

PARTITION PLAT FOR STANHOPE

PARTITION PLAT NO. 2008-28  
SHEET 1 OF 2

LOCATED IN SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. OCTOBER, 2008.

APPROVALS

EXAMINED AND APPROVED THIS  
18<sup>th</sup> DAY OF November 2008.

LAND DIVISION NO. LD-2N-167-08

Ken J. Malhotra  
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS  
5<sup>th</sup> DAY OF November 2008.

David Hill  
UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED THIS  
5<sup>th</sup> DAY OF November 2008.

Terry L. Warkol, Pres.  
TERRY L. WARKOL, PRESIDENT, MARION JACK IMPROVEMENT DISTRICT

TAXES ARE PAID IN FULL, THIS  
17<sup>th</sup> DAY OF November 2008.

Brittina Enright by Kristin Brand  
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded

ON November 18, 2008  
at 10:00 o'clock Am., in the record of  
PLATS of said County:  
YEAR NUMBER Slide  
2008 28

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2008-544051

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

William R. Wells

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/10

WELLS SURVEYING  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

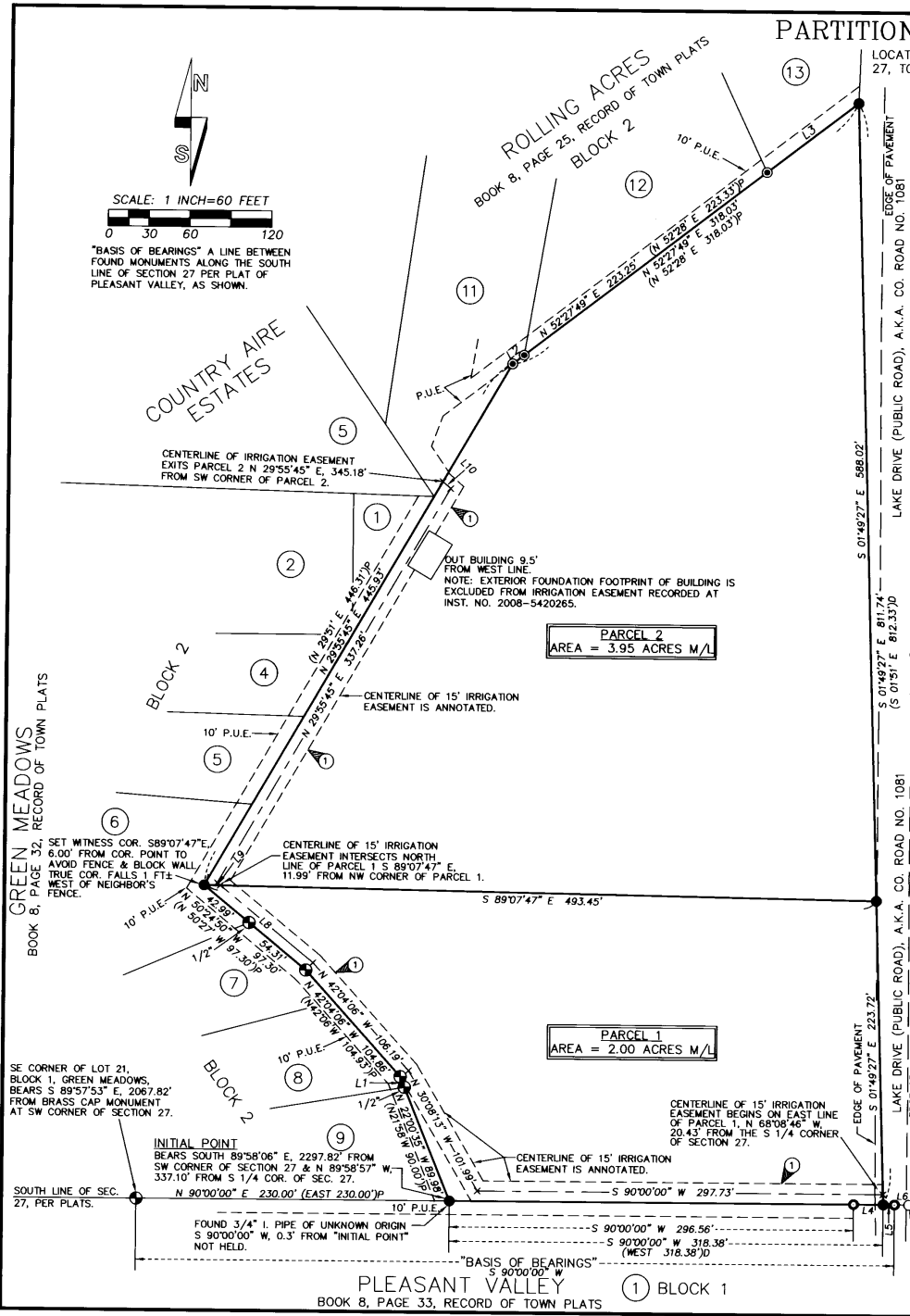
PROJECT: STANHOPE  
PARTITION PLAT FOR:  
STANLEY & LYNNEA  
STANHOPE

DATE: 8/08 DR. BY: JMW  
CK. BY: WRW NO: 08-1190

LOCATED IN THE SW 1/4 OF SECTION 27, T2N, R32E, W.M. UMATILLA COUNTY, OREGON

Umatilla County Surveyor

Date: 11-08  
DR. WELLS



LEGEND

- SET 5/8" X 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372"
- FOUND RECORD IRON REBAR PER PLAT OF PLEASANT VALLEY. REBARS ARE 5/8" DIAMETER UNLESS OTHERWISE NOTED.
- ⊙ FOUND RECORD IRON REBAR PER PLAT OF ROLLING ACRES. REBARS ARE 5/8" DIAMETER UNLESS OTHERWISE NOTED.
- ⊙ FOUND RECORD IRON REBAR PER PLAT OF GREEN MEADOWS. REBARS ARE 5/8" DIAMETER UNLESS OTHERWISE NOTED.
- OTHER MONUMENT FOUND AS NOTED.
- × CALCULATED POINT ONLY. NOT FOUND OR SET.
- (XOX) RECORD DIMENSION PER DEED DESCRIPTION.
- (XOX)P RECORD DIMENSION PER SUBDIVISION OR PARTITION PLAT.
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT DEDICATED ON ADJOINING SUBDIVISION PLATS.
- ① INDICATES LOT NUMBER IN ADJOINING SUBDIVISION PLATS.
- ① EXISTING 15 FOOT IRRIGATION EASEMENT TO MARION JACK IMPROVEMENT DISTRICT, RECORDED AT INST. NO. 2008-5420265, UMATILLA COUNTY OFFICE OF RECORDS.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 22°00'35" W	8.45'
(L1)	N 21°58' W	8.39')P
L2	N 52°27'49" E	10.57'
(L2)	N 52°28' E	10.50')P
L3	N 52°27'49" E	84.21'
(L3)	N 52°28' E	84.20')P
L4	S 90°00'00" W	21.82'
L5	S 90°00'00" W	8.28'
(L4+L5)	WEST	30.00')P
L6	S 89°26'03" E	10.44'
L7	S 89°27'46" E	11.71'
L8	N 50°24'50" W	88.49'
L9	N 50°24'50" W	3.03'
L10	N 48°09'50" W	7.66'

NOTE:

ACCORDING TO THE UMATILLA COUNTY ROAD DEPARTMENT, LAKE DRIVE IS A PUBLIC ROAD WITH NO OFFICIAL RIGHT-OF-WAY WIDTH. THE ROAD IS TO BE "LEGALIZED" PER STATE STATUTE IN THE FUTURE, WITH A SET RIGHT-OF-WAY WIDTH, ACCORDING TO THE ROAD DEPARTMENT. "LEGALIZATION" OF THE ROAD MAY DIMINISH THE LAND AREA OF PARCELS 1 AND 2. DEED FOR PARTITIONED AREA EXCEPTS PORTION "LYING WITHIN THE ROAD RIGHT-OF-WAY". ALSO SEE SURVEYORS CERTIFICATE AND NARRATIVE ON SHEET 2 OF 2.

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2008-28

William R. Wells  
WILLIAM R. WELLS, PLS

FOUND 5/8" REBAR WITH PLASTIC CAP, SW CORNER OF PARCEL 1, PARTITION PLAT NO. 2000-46.

SOUTH 1/4 CORNER SEC. 27, FOUND 2 1/2" BRASS CAP ON GALV. IRON PIPE PER SURVEY NO. R-98-C.

PARTITION PLAT FOR STANHOPE

LOCATED IN SOUTHWEST QUARTER OF SECTION  
27, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,  
UMATILLA COUNTY, OREGON.  
OCTOBER, 2008.

PARTITION PLAT NO. 2008-28  
SHEET 2 OF 2

OWNERS DECLARATION

STANLEY E. STANHOPE AND LYNNEA R. STANHOPE, TRUSTEES OF THE STANLEY AND LYNNEA STANHOPE REVOCABLE LIVING TRUST DATED JUNE 15, 2004, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

*Stanley E. Stanhope - Trustee*  
STANLEY E. STANHOPE  
TRUSTEE OF THE STANLEY &  
LYNNEA STANHOPE REVOCABLE  
LIVING TRUST DATED JUNE 15, 2004.

*Lynnea R. Stanhope - Trustee*  
LYNNEA R. STANHOPE  
TRUSTEE OF THE STANLEY &  
LYNNEA STANHOPE REVOCABLE  
LIVING TRUST DATED JUNE 15, 2004.

ACKNOWLEDGMENT

STATE OF OREGON) SS  
UMATILLA COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 30 DAY OF October 2008.

BY STANLEY E. STANHOPE AND LYNNEA R. STANHOPE, TRUSTEES OF THE STANLEY AND LYNNEA STANHOPE REVOCABLE LIVING TRUST DATED JUNE 15, 2004.

*Dawn M. Jubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2012

COMMISSION NUMBER: 432519

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2008-28

*William R. Wells*  
WILLIAM R. WELLS, PLS

SURVEYORS CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THE PARTITIONED PROPERTY IS ALSO KNOWN AS THE "ALTON WHITE TRACT" PER DEEDS RECORDED AT BOOK 211, PAGE 33, AND BOOK 243, PAGE 64, UMATILLA COUNTY DEED RECORDS, AND IS SENIOR TO THE SUBDIVISION PLATS ABUTTING IT. THE "WHITE TRACT" ALONG WITH CERTAIN OTHER TRACTS WERE SURVEYED BY STANLEY WALLULIS IN UMATILLA COUNTY SURVEY NO. Q-1279-B IN 1957, ALTHOUGH MONUMENTS FOR SAID "WHITE TRACT" WERE NOT SET. THE SAID SURVEY PRE-DATES THE SUBDIVISION PLATS OF ROLLING ACRES (1958), GREEN MEADOWS (1960), AND PLEASANT VALLEY (1960). THE SUBDIVISION PLATS AND SURVEY NO. Q-1279-B SHARE EXACT COMMON DIMENSIONS ALONG THE BOUNDARY OF THE "WHITE TRACT" AND I THEREFORE HOLD FOUND THE MONUMENTS SET ON SAID PLATS, AND AS SHOWN ON THIS PARTITION PLAT, AS THE BOUNDARY OF THE "WHITE TRACT."

TO REESTABLISH THE POSITIONS OF THE SOUTHWEST AND SOUTHEAST CORNERS OF THE PARTITIONED PROPERTY I HOLD A LINE BETWEEN FOUND MONUMENTS PER THE PLAT OF PLEASANT VALLEY, AS INDICATED ON THIS PARTITION PLAT, AS THE "BASIS OF BEARINGS" AND APPLY THE RECORD DISTANCES BETWEEN THEM. THE MOST WESTERLY CORNER OF THE PARTITIONED TRACT WAS REESTABLISHED BY PROJECTING THE MEASURED BEARING OF NORTH 50°24'50" WEST (BETWEEN THE TWO FOUND MONUMENTS 54.31 FEET APART) THE RECORD DISTANCE OF 97.30 FEET FROM THE MOST SOUTHEASTERLY FOUND MONUMENT. THE NORTHEASTERLY CORNER OF THE PARTITIONED TRACT WAS REESTABLISHED BY PROJECTING THE MEASURED BEARING OF NORTH 52°27'49" EAST THE RECORD DISTANCE OF 318.03 FEET FROM THE ANGLE POINT IN THE WESTERLY PARTITION PLAT BOUNDARY.

LAKE DRIVE ABUTTING THE PARTITIONED PROPERTY ON THE EAST, IS A PUBLIC ROAD. THE ROAD IS A PAVED TWO LANE ROAD MAINTAINED BY UMATILLA COUNTY. THE RIGHT-OF-WAY LINE FOR LAKE DRIVE ON THE EAST SIDE OF THE PROPERTY IS UNDEFINED. THE COUNTY WILL EVENTUALLY "LEGALIZE" LAKE DRIVE TO DEFINE RIGHT-OF-WAY LINES. THE MOST RECENT DEED FOR THE PARTITIONED PROPERTY, RECORDED AS INSTRUMENT NO. 2004-4640457, EXCEPTS PORTIONS LYING WITHIN THE ROAD RIGHT-OF-WAY. FOR THIS PARTITION PLAT, THE AREA OF EACH PARCEL IS CALCULATED TO THE RECORD DEED DESCRIPTION LINE. THE PARCELS ARE SUBJECT TO THE RIGHT-OF-WAY OF THE PUBLIC ROAD KNOWN AS LAKE DRIVE AND PARCEL AREAS MAY DIMINISH UPON OFFICIAL "LEGALIZATION" OF LAKE DRIVE.

THIS SURVEY WAS MADE WITH A TWO PERSON CREW USING TRIMBLE 5700 SERIES GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. NEW MONUMENTS WERE ESTABLISHED BY REAL TIME KINEMATIC METHODS AND VERIFIED BY REDUNDANT OBSERVATIONS.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 89°58'06" EAST A DISTANCE OF 2297.82 FEET TO THE SOUTHWEST CORNER OF THE ALTON WHITE TRACT AS RECORDED IN BOOK 211, PAGE 33, AND BOOK 243, PAGE 64, DEED RECORDS, UMATILLA COUNTY OREGON, THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE ALONG THE SAID WHITE TRACT THE FOLLOWING COURSES: NORTH 22°00'35" WEST A DISTANCE OF 98.43 FEET; THENCE NORTH 42°04'06" WEST A DISTANCE OF 104.86 FEET; THENCE NORTH 50°24'50" WEST A DISTANCE OF 97.30 FEET; THENCE NORTH 29°55'45" EAST A DISTANCE OF 445.93 FEET; THENCE NORTH 52°27'49" EAST A DISTANCE OF 318.03 FEET; THENCE SOUTH 01°49'27" EAST A DISTANCE OF 811.74 FEET TO THE SOUTHEAST CORNER OF SAID WHITE TRACT; A POINT WHICH BEARS NORTH 89°41'05" WEST A DISTANCE OF 18.72 FEET FROM THE PRESENTLY MONUMENTED SOUTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID WHITE TRACT A DISTANCE OF 318.38 FEET TO THE "INITIAL POINT."

EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

*William R. Wells*  
WILLIAM R. WELLS, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/10

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OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2008-5440551

WELLS SURVEYING 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: STANHOPE/ROT  PARTITION PLAT FOR: STANLEY & LYNNEA STANHOPE  LOCATED IN THE SW 1/4 OF SECTION 27 T2N, R32E, W.M. UMATILLA COUNTY, OREGON
DATE: 8/08	DR. BY: JMW	
CK. BY: WRW	NO: 08-1888-011-D BY	

Umatilla County Surveyor  
Date 11-05  
Filed by JK  
In 08-103-B