

PARTITION PLAT FOR THE CITY OF PENDLETON

PARTITION NO. 2010-22
SHEET 1 OF 6

PLAT SHEET INDEX

- SHEET 1 OF 6 - PLAT SHEET INDEX.
- SHEET 2 OF 6 - OVERALL BOUNDARY OF PARTITION PLAT AND ANNOTATION OF PARCELS 1 AND 2.
- SHEET 3 OF 6 - BUILDING LOCATIONS, NEW AND EXISTING EASEMENT ANNOTATION.
- SHEET 4 OF 6 - EASEMENT ANNOTATION DETAILS AND RECORD ENCUMBRANCES.
- SHEET 5 OF 6 - NEW AND EXISTING EASEMENT DETAILS AND ANNOTATION ON WEST SIDE OF PARCEL 1 IN VICINITY OF PENDLETON DAIRY QUEEN.
- SHEET 6 OF 6 - APPROVALS, SURVEYORS CERTIFICATE AND NARRATIVE, OWNERS DECLARATION AND EASEMENT DEDICATION.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

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

ON August 26, 2010
at 4:00 o'clock P.m., in the record of
PLATS of said County.

YEAR	NUMBER	Slide
2010	22	

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees \$ 65.00 No. 2010-5690726

I CERTIFY THIS IS AN EXACT COPY OF
THE INDEX SHEET FOR PARTITION PLAT NO. 2010-22

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/10	DR. BY: DMT
CK. BY: WRW	NO: 09-1259

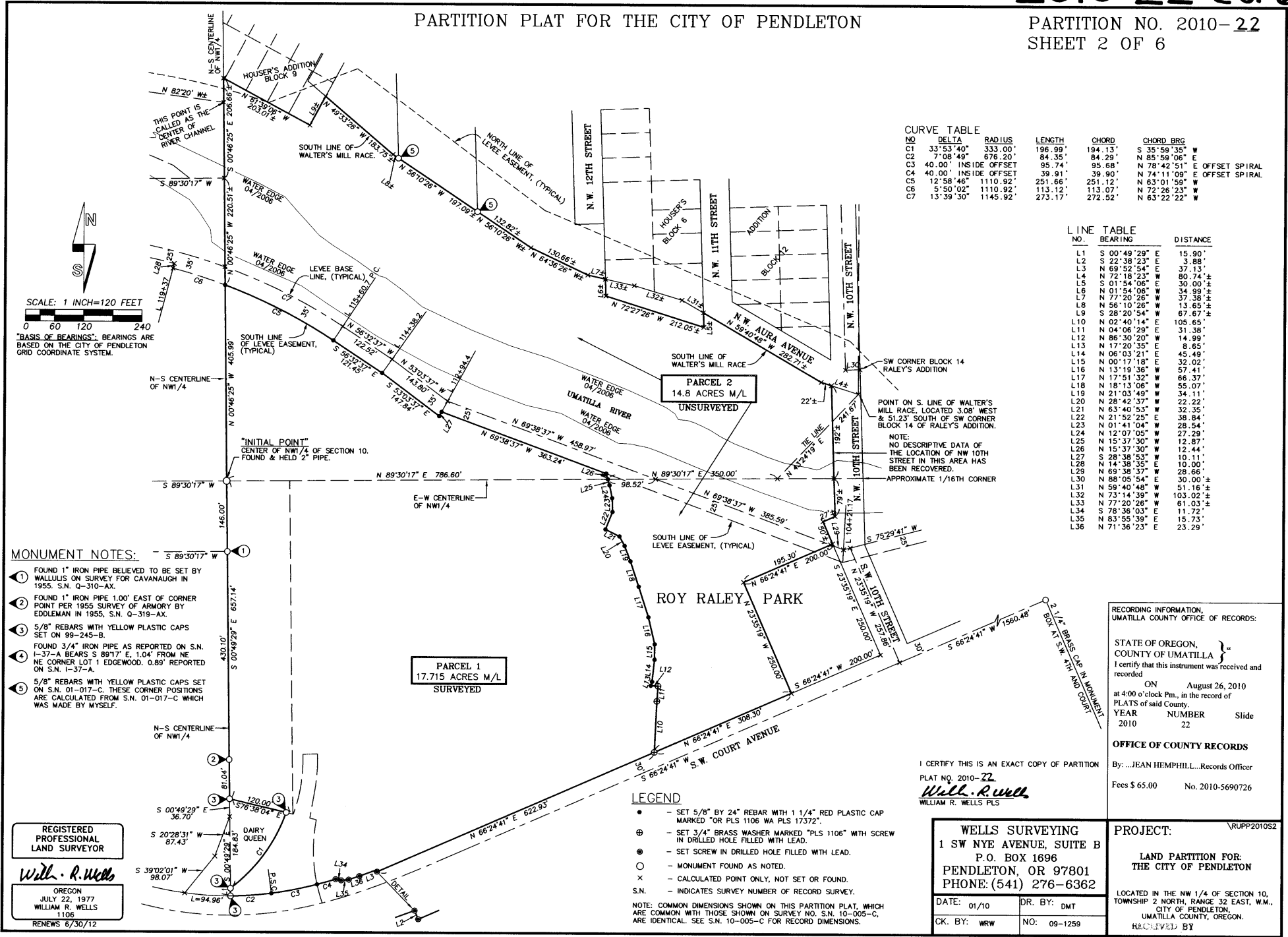
PROJECT: \RUPP201051
LAND PARTITION FOR:
THE CITY OF PENDLETON

LOCATED IN THE NW1/4 OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.

Umatilla County Surveyed
Date: 11-10
Drawn by: KK
No. 10-165-B

PARTITION PLAT FOR THE CITY OF PENDLETON

PARTITION NO. 2010-22
SHEET 2 OF 6

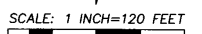


CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	33°53'40"	333.00'	196.99'	194.13'	S 35°59'35" W
C2	7°08'49"	676.20'	84.35'	84.29'	N 85°59'06" E
C3	40.00'	INSIDE OFFSET	95.74'	95.68'	N 78°42'51" E OFFSET SPIRAL
C4	40.00'	INSIDE OFFSET	39.91'	39.90'	S 74°11'09" E OFFSET SPIRAL
C5	12°58'46"	1110.92'	251.66'	251.12'	N 63°01'51" W
C6	5°50'02"	1110.92'	113.12'	113.07'	N 72°26'23" W
C7	13°39'30"	1145.92'	273.17'	272.52'	N 63°22'22" W

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 00°49'29" E	15.90'
L2	S 22°38'23" E	3.88'
L3	N 69°52'54" E	37.13'
L4	N 72°18'23" E	80.74'±
L5	S 01°54'06" E	30.00'±
L6	N 01°54'06" E	34.99'±
L7	N 71°40'06" W	37.38'±
L8	N 56°10'26" W	13.65'±
L9	S 28°20'54" W	67.67'±
L10	N 02°40'14" E	105.65'
L11	N 04°06'29" E	31.38'
L12	N 86°30'20" W	14.99'
L13	N 17°20'35" E	8.65'
L14	N 06°03'21" E	45.49'
L15	N 00°17'18" E	32.02'
L16	N 13°19'36" W	57.41'
L17	N 17°51'32" W	66.37'
L18	N 18°13'06" W	55.07'
L19	N 21°03'45" W	34.11'
L20	N 28°42'37" W	22.22'
L21	N 63°40'53" W	32.35'
L22	N 21°52'25" E	38.84'
L23	N 01°41'04" W	28.54'
L24	N 12°07'05" W	27.29'
L25	N 15°37'30" W	12.87'
L26	N 15°37'30" W	12.44'
L27	S 28°38'53" W	34.11'
L28	N 14°38'35" E	10.00'
L29	N 69°38'37" W	28.66'
L30	N 88°05'54" E	30.00'±
L31	N 59°40'48" W	51.16'±
L32	N 73°14'39" W	103.02'±
L33	N 77°20'26" W	61.03'±
L34	S 78°36'03" E	11.72'
L35	N 83°55'39" E	15.73'
L36	N 71°36'23" E	23.29'



SCALE: 1 INCH=120 FEET
"BASIS OF BEARINGS": BEARINGS ARE BASED ON THE CITY OF PENDLETON GRID COORDINATE SYSTEM.

MONUMENT NOTES:

- 1 FOUND 1" IRON PIPE BELIEVED TO BE SET BY WALLIUS ON SURVEY FOR CAVANAUGH IN 1955. S.N. Q-310-AX.
- 2 FOUND 1" IRON PIPE 1.00' EAST OF CORNER POINT PER 1955 SURVEY OF ARMORY BY EDDLEMAN IN 1955. S.N. Q-319-AX.
- 3 5/8" REBARS WITH YELLOW PLASTIC CAPS SET ON 99-245-B.
- 4 FOUND 3/4" IRON PIPE AS REPORTED ON S.N. I-37-A BEARS S 89°17' E, 1.04' FROM NE NE CORNER LOT 1 EDGEWOOD. 0.89' REPORTED ON S.N. I-37-A.
- 5 5/8" REBARS WITH YELLOW PLASTIC CAPS SET ON S.N. 01-017-C. THESE CORNER POSITIONS ARE CALCULATED FROM S.N. 01-017-C WHICH WAS MADE BY MYSELF.

REGISTERED PROFESSIONAL LAND SURVEYOR
Will. R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

LEGEND

- SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊕ SET 3/4" BRASS WASHER MARKED "PLS 1106" WITH SCREW IN DRILLED HOLE FILLED WITH LEAD.
- SET SCREW IN DRILLED HOLE FILLED WITH LEAD.
- MONUMENT FOUND AS NOTED.
- × CALCULATED POINT ONLY, NOT SET OR FOUND.
- S.N. INDICATES SURVEY NUMBER OF RECORD SURVEY.

NOTE: COMMON DIMENSIONS SHOWN ON THIS PARTITION PLAT, WHICH ARE COMMON WITH THOSE SHOWN ON SURVEY NO. S.N. 10-005-C, ARE IDENTICAL. SEE S.N. 10-005-C FOR RECORD DIMENSIONS.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-22
Will. R. Wells
WILLIAM R. WELLS PLS

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/10 DR. BY: dmt
CK. BY: WRW NO: 09-1259

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:
STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON August 26, 2010
at 4:00 o'clock P.m., in the record of PLATS of said County.
YEAR NUMBER Slide
2010 22

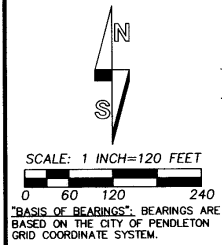
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL...Records Officer
Fees \$ 65.00 No. 2010-5690726

PROJECT: \RUPP201052
LAND PARTITION FOR: THE CITY OF PENDLETON
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
RECEIVED BY

Umatilla County Surveyor
Date: 11-10
Checked: KK
10-165-B

PARTITION PLAT FOR THE CITY OF PENDLETON

PARTITION NO. 2010-22
SHEET 3 OF 6

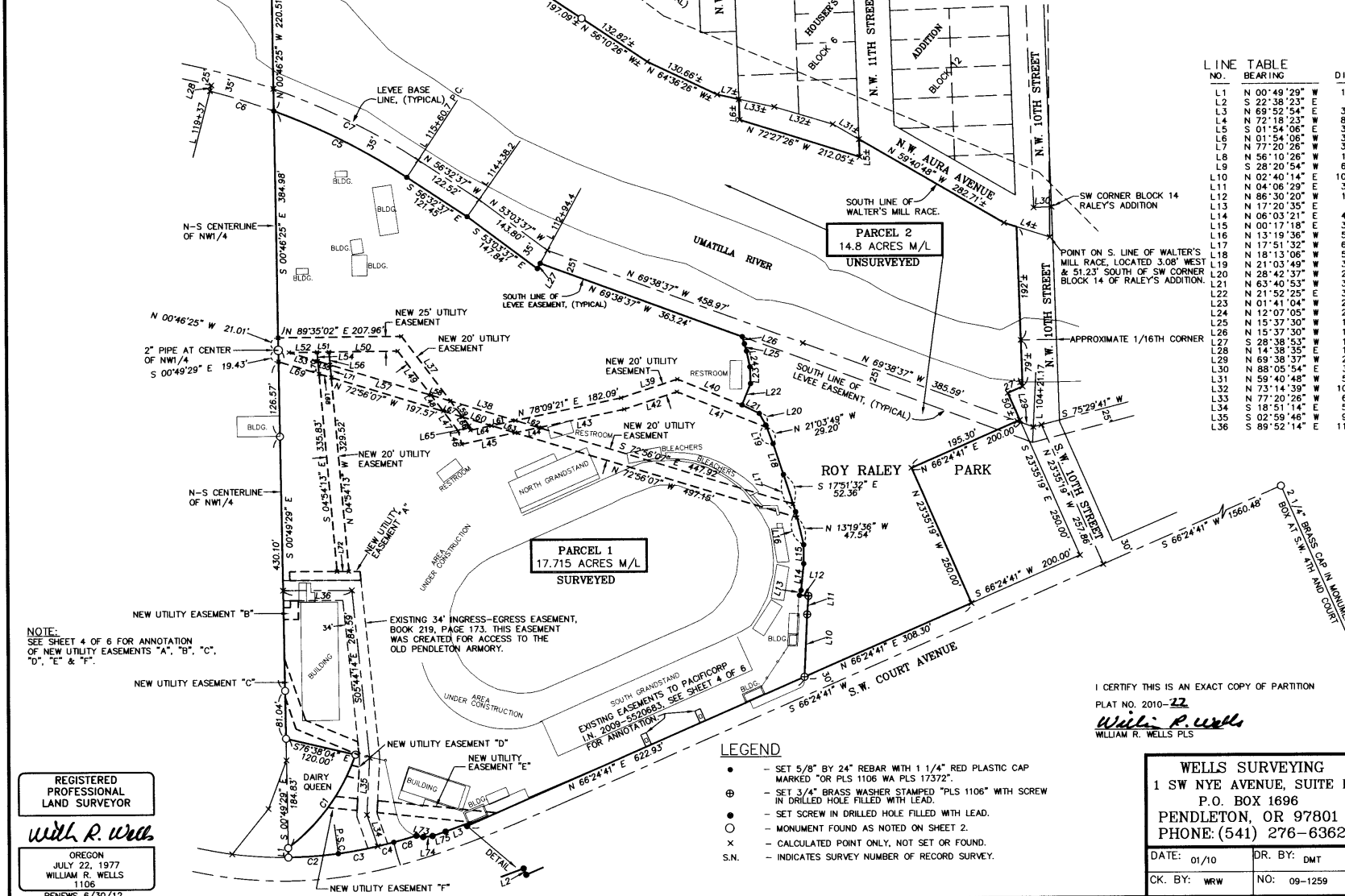


CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	33°53'35"	333.00	186.95'	194.13'	S 35°53'35" W
C2	7°08'49"	676.20'	84.35'	84.29'	N 85°59'06" E
C3	40.00' INSIDE OFFSET		67.98'	67.95'	N 79°42'47" E OFFSET SPIRAL
C4	40.00' INSIDE OFFSET		27.76'	27.76'	N 76°16'08" E OFFSET SPIRAL
C5	12°58'46"	1110.92'	251.66'	251.12'	N 63°01'59" W
C6	5°50'02"	1110.92'	113.12'	113.07'	N 72°26'33" W
C7	13°39'30"	1145.92'	273.17'	272.52'	N 63°22'22" W
C8	40.00' INSIDE OFFSET		39.91'	39.90'	N 74°11'09" E OFFSET SPIRAL

LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 00°49'29" W	15.90'	L37	S 36°47'48" E	137.27'
L2	S 22°38'23" W	3.88'	L38	S 72°56'07" E	114.74'
L3	N 69°52'54" W	37.13'	L39	N 71°56'01" E	100.30'
L4	N 72°18'23" W	80.74'	L40	S 67°53'45" E	117.63'
L5	S 01°54'06" W	30.00'	L41	N 67°53'45" W	163.16'
L6	N 01°54'06" W	34.99'	L42	S 71°56'01" W	94.08'
L7	S 77°20'26" W	37.38'	L43	S 78°09'21" W	146.96'
L8	N 56°10'26" W	13.65'	L44	S 78°09'21" W	41.37'
L9	S 28°20'54" W	67.67'	L45	S 78°09'21" W	91.93'
L10	N 02°40'14" W	105.65'	L46	N 14°20'36" W	23.02'
L11	N 04°06'29" W	31.38'	L47	N 36°47'48" W	42.04'
L12	N 86°30'20" W	14.99'	L48	N 36°47'48" W	33.91'
L13	N 17°20'35" W	8.65'	L49	N 36°47'48" W	93.57'
L14	N 06°03'21" W	45.49'	L50	S 89°35'02" W	116.23'
L15	N 00°17'18" W	32.02'	L51	S 89°35'02" W	20.06'
L16	N 13°19'36" W	57.41'	L52	S 89°35'02" W	47.41'
L17	N 17°51'32" W	66.37'	L53	S 72°56'07" E	50.96'
L18	N 18°13'08" W	55.07'	L54	S 04°54'13" E	15.36'
L19	N 21°03'49" W	34.11'	L55	S 72°56'07" E	21.57'
L20	N 28°42'37" W	22.22'	L56	N 04°54'13" W	21.85'
L21	N 63°40'53" W	32.35'	L57	S 72°56'07" E	178.25'
L22	N 21°52'25" W	38.84'	L58	S 72°56'07" E	33.91'
L23	N 01°41'04" W	28.54'	L59	N 36°47'48" E	33.91'
L24	N 12°07'05" W	27.29'	L60	S 72°56'07" E	51.14'
L25	N 15°37'30" W	12.87'	L61	N 78°09'21" E	41.37'
L26	N 15°37'30" W	12.44'	L62	S 72°56'07" E	41.37'
L27	S 28°38'53" W	10.11'	L63	S 72°56'07" E	41.37'
L28	N 14°38'35" W	10.00'	L64	S 09°09'21" W	36.57'
L29	N 69°38'37" W	28.66'	L65	N 14°20'36" W	7.84'
L30	N 88°05'54" W	30.00'	L66	N 36°47'48" W	18.63'
L31	N 59°40'48" W	51.16'	L67	S 72°56'07" W	33.91'
L32	N 73°14'39" W	103.02'	L68	N 72°56'07" W	33.91'
L33	N 77°20'26" W	61.03'	L69	S 72°56'07" W	71.15'
L34	S 18°51'14" E	55.98'	L70	S 04°54'13" E	21.57'
L35	S 02°59'46" W	96.76'	L71	N 04°54'13" W	20.08'
L36	S 89°52'14" E	115.95'	L72	N 89°52'14" W	20.08'
			L73	S 78°36'03" E	11.72'
			L74	N 83°55'39" E	15.73'
			L75	N 71°36'23" E	23.29'



LEGEND

- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊕ - SET 3/4" BRASS WASHER STAMPED "PLS 1106" WITH SCREW IN DRILLED HOLE FILLED WITH LEAD.
- - SET SCREW IN DRILLED HOLE FILLED WITH LEAD.
- - MONUMENT FOUND AS NOTED ON SHEET 2.
- ⊗ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- S.N. - INDICATES SURVEY NUMBER OF RECORD SURVEY.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION

PLAT NO. 2010-22

William R. Wells
WILLIAM R. WELLS PLS

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/10 DR. BY: DMT
CK. BY: WRW NO: 09-1259

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON August 26, 2010
at 4:00 o'clock P.M. by the record of
PLATS of said County.
YEAR NUMBER Slide
2010 22

OFFICE OF COUNTY RECORDS

By: JANE HEMPHILL, Records Officer
Fees \$ 65.00 No. 2010-5690726

PROJECT: \RUPP201053

LAND PARTITION FOR:
THE CITY OF PENDLETON
LOCATED IN THE NW 1/4 OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

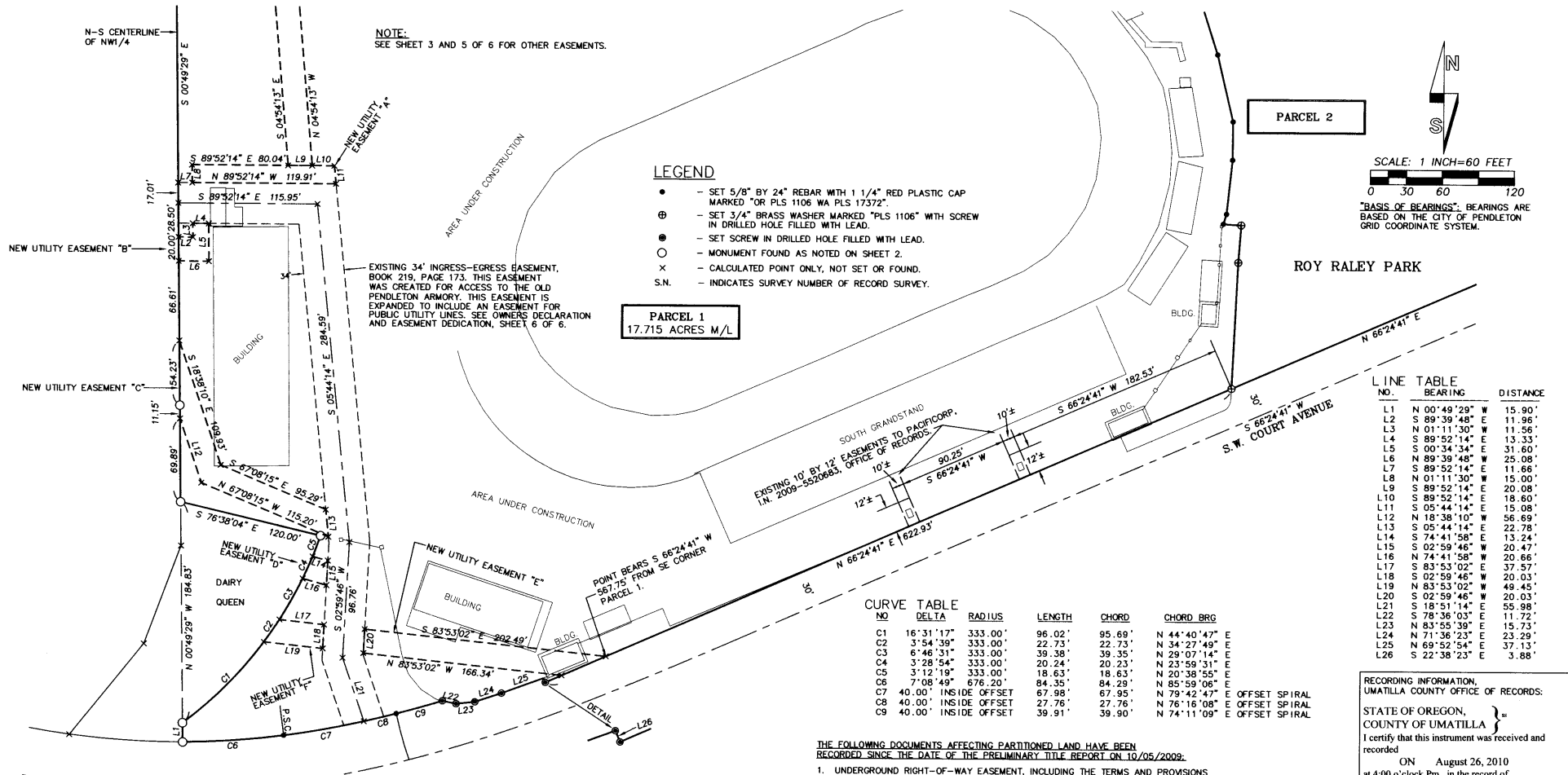
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

RENEWS 6/30/12

Umatilla County Surveyor:
11-10
10-165-B

PARTITION PLAT FOR THE CITY OF PENDLETON

PARTITION NO. 2010-22
SHEET 4 OF 6



RECORD ENCUMBRANCES AFFECTING PARTITIONED LANDS AS DISCLOSED BY PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 132 SE COURT AVENUE, PENDLETON, OREGON, REPORT NO. 85794, DATED OCTOBER 5, 2009.

- PIPELINE CROSSING AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
FIRST PARTY: OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY.
SECOND PARTY: HARRY BOYD.
RECORDED: JUNE 9, 1932, BOOK 143, PAGE 212, DEED RECORDS.
SURVEYORS NOTE: INSUFFICIENT DESCRIPTION DATA TO PLOT LOCATION.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: PACIFIC POWER & LIGHT COMPANY.
RECORDED: FEBRUARY 3, 1944, BOOK 170, PAGE 160, DEED RECORDS.
SURVEYORS NOTE: "BLANKET" EASEMENT IN THE E1/2 NW1/4 OF SECTION 10.
- ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED.
GRANTOR: THE CITY OF PENDLETON.
GRANTEE: STATE OF OREGON, ACTION BY AND THROUGH THE GENERAL STAFF OF THE OREGON NATIONAL GUARD.
RECORDED: JULY 17, 1954, BOOK 219, PAGE 173, DEED RECORDS.
SURVEYORS NOTE: THIS EASEMENT IS SHOWN ON SHEET 4 OF 6.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: PACIFICORP.
RECORDED: JUNE 22, 2009, INSTRUMENT NO. 2009-5520663, OFFICE OF COUNTY RECORDS.
SURVEYORS NOTE: THIS EASEMENT IS SHOWN ON SHEET 4 OF 6.

CONTINUED FROM LEFT.....

- LEASE, EASEMENTS AND AMENDMENTS THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED UNDER AGREEMENT.
LESSOR: THE CITY OF PENDLETON.
LESSEE: ROUND UP ASSOCIATION.
DATED: NOVEMBER 1, 1974, RECORDED: NOVEMBER 30, 1978, MICROFILM REEL 42, PAGE 1541, OFFICE OF UMATILLA COUNTY RECORDS.
SURVEYORS NOTE: I FIND NO EASEMENTS ADDRESSED IN THIS DOCUMENT.
- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE MEAN HIGH WATER MARK AND WITHIN THE LEVEES OF THE UMATILLA RIVER AND ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LANDS HAVE BEEN REMOVED, FROM OR BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE UMATILLA RIVER OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.

THE FOLLOWING DOCUMENTS AFFECTING PARTITIONED LAND HAVE BEEN RECORDED SINCE THE DATE OF THE PRELIMINARY TITLE REPORT ON 10/05/2009:

- UNDERGROUND RIGHT-OF-WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTOR: THE CITY OF PENDLETON.
GRANTEE: PACIFICORP.
RECORDED: FEBRUARY 16, 2010, INSTRUMENT NO. 2010-5620470, OFFICE OF COUNTY RECORDS.
LESSOR: THE CITY OF PENDLETON.
SURVEYORS NOTE: EASEMENT IS SHOWN ON SHEET 5 OF 6.
- EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
PARTIES: THE CITY OF PENDLETON AND GWENA HARRIS AND ZANE HARRIS SR., CO-TRUSTEES OF THE HARRIS JOINT TRUST, U/A DATED MAY 8, 2006.
RECORDED: MARCH 22, 2010, INSTRUMENT NO. 2010-5630641, OFFICE OF COUNTY RECORDS.
SURVEYORS NOTE: PORTIONS OF AGREEMENT AFFECTING PARTITIONED LAND ARE SHOWN ON SHEET 5 OF 6.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-22

Will R. Wells
WILLIAM R. WELLS PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/10 DR. BY: DMT
CK. BY: WRW NO: 09-1259

RECORDING INFORMATION:
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
COUNTY OF UMATILLA

I certify that this instrument was received and recorded

ON August 26, 2010
at 4:00 o'clock Pm., in the record of
PLATS of said County.

YEAR	NUMBER	Slide
2010	22	

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees \$ 65.00 No. 2010-5690726

PROJECT: VRUPP2010S4

LAND PARTITION FOR:
THE CITY OF PENDLETON

LOCATED IN THE NW 1/4 OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.



11-10
KK
10-165-5

PARTITION PLAT FOR THE CITY OF PENDLETON

PARTITION NO. 2010-22
SHEET 5 OF 6

LINE NO.	BEARING	DISTANCE
L1	S 00°49'29" W	15.89'
L2	S 04°29'42" W	9.42'
L3	N 02°07'38" E	11.11'
L4	N 89°48'27" E	15.30'
L5	S 19°13'56" W	2.17'
L6	S 14°35'20" E	1.89'
L7	S 19°02'21" E	14.33'
L8	S 28°05'21" E	2.03'
L9	S 39°48'11" E	14.12'
L10	S 46°22'18" E	2.01'
L11	S 57°08'37" E	14.18'
L12	S 67°32'48" E	1.96'
L13	S 79°05'24" E	3.76'
L14	S 78°36'03" E	11.72'
L15	N 83°55'39" E	15.73'
L16	N 71°36'23" E	23.29'
L17	N 69°52'54" E	37.13'
L18	S 22°38'23" E	3.88'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	7°08'49"	676.20'	84.35'	84.29'	N 85°59'06" E
C2	33°31'16"	333.00'	194.82'	192.06'	S 36°10'47" W
C3	40.00" INSIDE OFFSET		95.74'	95.68'	S 78°42'51" W OFFSET SPIRAL
C4	146°28'18"	2.00'	5.13'	3.83'	S 68°57'06" E
C5	88°51'14"	5.00'	7.73'	7.00'	N 46°34'36" E
C6	3°08'36"	333.00'	18.27'	18.27'	N 51°22'06" E
C7	5°21'01"	676.20'	63.16'	63.12'	N 87°36'03" W
C8	40.00" INSIDE OFFSET		39.91'	39.90'	N 74°11'08" E OFFSET SPIRAL
C9	40.00" INSIDE OFFSET		48.42'	48.41'	N 80°27'09" E OFFSET SPIRAL

LEGEND

- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- - MONUMENT FOUND AS NOTED ON SHEET 2.
- - SET SCREW IN DRILLED HOLE FILLED WITH LEAD.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.



- INDICATES HARRIS EASEMENT AREA PER EASEMENT AGREEMENT AS INSTRUMENT NO. 2010-5630641, UMATILLA COUNTY OFFICE OF RECORDS.

PART OF PARCEL 1

EASEMENT "C" NOTE:
NEW EASEMENT "C" IS A NEW 10 FOOT WIDE UTILITY EASEMENT TO COVER EXISTING OVERHEAD UTILITY WIRES. THE EASEMENT IS CENTERED ON EXISTING OVERHEAD WIRES BETWEEN POWER POLES. THE EASEMENT DOES NOT NEED TO EXTEND FURTHER NORTH BECAUSE THE REMAINDER OF PARTITIONED LAND IS COVERED BY A "BLANKET" EASEMENT GRANTED BY THE CITY OF PENDLETON TO PACIFIC POWER AND LIGHT COMPANY BY RIGHT-OF-WAY EASEMENT RECORDED AT BOOK 170, PAGE 160, DEED RECORDS. THE CENTERLINE OF THE EASEMENT IS ANNOTATED.

EXISTING EASEMENT TO HARRIS FOR INGRESS-EGRESS AND OTHER USES DESCRIBED IN EASEMENT AGREEMENT RECORDED AS INST. NO. 2010-5630641. THIS EASEMENT IS PLOTTED PER RECORD DESCRIPTION CALLS, WHICH ARE ANNOTATED.

EAST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF PENDLETON BY AND THROUGH THE STATE HIGHWAY COMMISSION, THROUGH I.T.S. STATE HIGHWAY 152, RECORDED JULY 29, 1937 IN BOOK 152, PAGE 463, DEED RECORDS.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-22.

Will R. Wells
WILLIAM R. WELLS PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/10	DR. BY: DMT
CK. BY: WRW	NO: 09-1259

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

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

ON August 26, 2010 at 4:00 o'clock P.m., in the record of PLATS of said County:
YEAR NUMBER Slide
2010 22

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

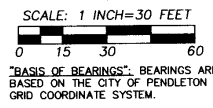
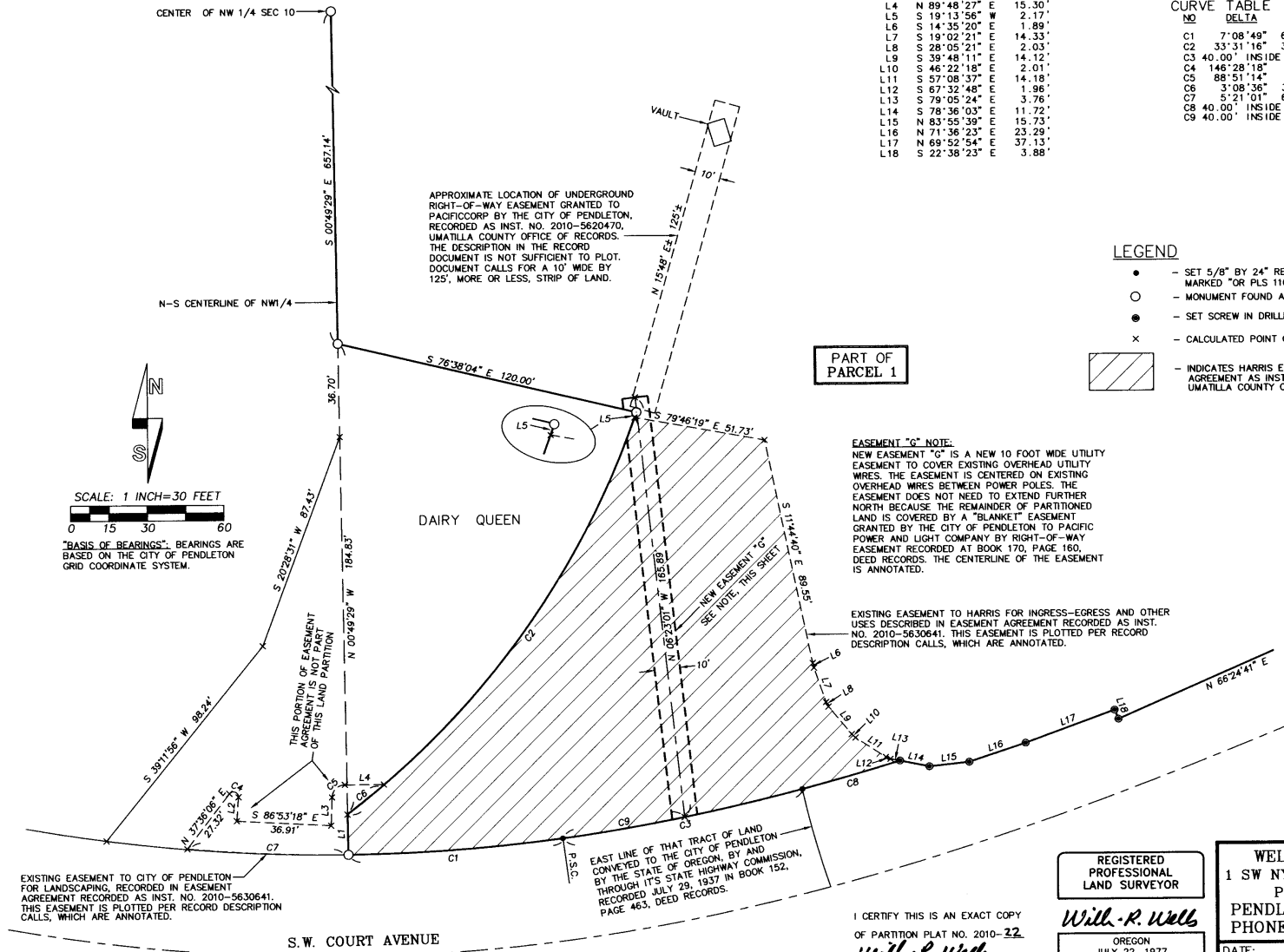
Fees \$ 65.00 No. 2010-5690726

PROJECT: \RUPP201055

LAND PARTITION FOR: THE CITY OF PENDLETON

LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

Umatilla County Surveyor
11-10
KK
10-165-B



"BASIS OF BEARINGS": BEARINGS ARE BASED ON THE CITY OF PENDLETON GRID COORDINATE SYSTEM.

EXISTING EASEMENT TO CITY OF PENDLETON FOR LANDSCAPING, RECORDED IN EASEMENT AGREEMENT RECORDED AS INST. NO. 2010-5630641. THIS EASEMENT IS PLOTTED PER RECORD DESCRIPTION CALLS, WHICH ARE ANNOTATED.

APPROXIMATE LOCATION OF UNDERGROUND RIGHT-OF-WAY EASEMENT GRANTED TO PACIFICORP BY THE CITY OF PENDLETON, RECORDED AS INST. NO. 2010-5620470, UMATILLA COUNTY OFFICE OF RECORDS. THE DESCRIPTION IN THE RECORD DOCUMENT IS NOT SUFFICIENT TO PLOT. DOCUMENT CALLS FOR A 10' WIDE BY 125', MORE OR LESS, STRIP OF LAND.

S.W. COURT AVENUE

PARTITION PLAT FOR THE CITY OF PENDLETON

PARTITION NO. 2010-22
SHEET 6 OF 6

SURVEYORS CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCEL 1 IS MONUMENTED AS SHOWN. PARCEL 2 IS UNSURVEYED, BUT PORTIONS OF THE BOUNDARY HAVE BEEN PARTLY DETERMINED BASED ON CALCULATION, SURVEY TIES AND DEED CALLS.

THE BASIS OF CONTROL FOR THIS PARTITION SURVEY IS SURVEY NO. 10-005-C, WHICH DETERMINED OVERLAP BOUNDARY INFORMATION FOR THIS PARTITION PLAT. SEE SURVEY NO. 10-005-C FOR ADDITIONAL SURVEY CONTROL AND INFORMATION.

THIS PARTITION SURVEY WAS MADE BY A TWO PERSON CREW USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL TIES AND MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS. IN AREAS WHERE VEGETATION OR BUILDING OBSCURED G.P.S. SIGNAL RECEPTION, A LEICA TCR 3 SECOND TOTAL STATION WAS USED FOR CONTROL TIES AND MONUMENT SETS.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID NORTHWEST QUARTER OF SECTION 10, A 2 INCH DIAMETER IRON PIPE AND THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE SOUTH 00°49'29" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 657.14 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO OWENA HARRIS AND ZANE HARRIS, SR. TRUSTEES OF THE HARRIS JOINT TRUST U/A DATED MAY 8, 2006 IN STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2006-506071, UMATILLA COUNTY OFFICE OF RECORDS; THENCE SOUTH 76°38'04" EAST ALONG THE NORTH LINE OF SAID HARRIS JOINT TRUST TRACT A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID HARRIS JOINT TRUST TRACT, ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 196.99 FEET (LONG CHORD BEARS SOUTH 35°59'35" WEST A DISTANCE OF 194.13 FEET) TO A POINT ON SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER; THENCE SOUTH 00°49'29" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID HARRIS JOINT TRACT AND ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER A DISTANCE OF 15.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. COURT AVENUE, (A.K.A. U.S. HIGHWAY NO. 30); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. COURT AVENUE, ALONG THE ARC OF A 676.20 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 84.35 FEET (LONG CHORD BEARS NORTH 85°59'06" EAST A DISTANCE OF 84.29 FEET) TO THE P.S.C. OF A 40.00 FOOT OFFSET SPIRAL CURVE TO THE LEFT; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. COURT AVENUE, ALONG SAID OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 95.68 FEET, (LONG CHORD BEARS NORTH 78°42'51" EAST A DISTANCE OF 95.68 FEET), TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF PENDLETON BY THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED JULY 29, 1937 IN BOOK 152, PAGE 463, DEED RECORDS OF UMATILLA COUNTY; THENCE CONTINUING ALONG SAID 40.00 FOOT OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 39.91 FEET (LONG CHORD BEARS NORTH 74°11'00" EAST A DISTANCE OF 39.90 FEET); THENCE SOUTH 78°36'03" EAST A DISTANCE OF 11.72 FEET; THENCE NORTH 83°55'39" EAST A DISTANCE OF 15.73 FEET; THENCE NORTH 71°36'23" EAST A DISTANCE OF 23.29 FEET; THENCE NORTH 69°52'54" EAST A DISTANCE OF 37.13 FEET; THENCE SOUTH 22°38'23" EAST A DISTANCE OF 3.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. COURT AVENUE; THENCE NORTH 66°24'41" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 931.23 FEET TO THE SOUTHWEST CORNER OF THAT BLOCK OF LAND CONVEYED TO THE CITY OF PENDLETON BY WARRANTY DEEDS RECORDED AT BOOK 79, PAGE 36, BOOK 79, PAGE 37 AND BOOK 79, PAGE 38, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 13°35'19" WEST ALONG THE WEST LINE OF SAID CITY OF PENDLETON LANDS A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 66°24'41" EAST ALONG THE NORTHERLY LINE OF SAID CITY OF PENDLETON LANDS A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY CORNER THEREOF AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S. 10TH STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 50 FEET, MORE OR LESS; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 27 FEET, MORE OR LESS; THENCE NORTHERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 3.98 FEET, MORE OR LESS; TO A POINT ON THE SOUTH LINE OF WALTER'S MILL RACE; THENCE NORTH 72°18'23" WEST ALONG SAID SOUTH LINE OF WALTER'S MILL RACE A DISTANCE OF 22 FEET, MORE OR LESS; THENCE NORTH 59°40'48" WEST, CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 282.71 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF TRACT II OF THAT LAND CONVEYED TO OREGON TRAIL CHURCH OF CHRIST IN BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NUMBER 2005-4890450, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 01°54'06" EAST ALONG THE EAST LINE OF SAID TRACT II A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 72°27'26" WEST ALONG THE SOUTH LINE OF SAID TRACT II A DISTANCE OF 212.05 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°54'06" WEST ALONG THE WEST LINE OF SAID TRACT II A DISTANCE OF 34.99 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF AND A POINT ON THE SOUTH LINE OF THE WALTER'S MILL RACE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESIGNATED AS EAGLE CREST CONDOMINIUM IN DECLARATION OF UNIT OWNERSHIP RECORDED AT BOOK 324, PAGE 1, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 77°20'28" WEST ALONG SAID SOUTH LINE OF WALTER'S MILL RACE AND SAID SOUTH LINE OF EAGLE CREST CONDOMINIUM A DISTANCE OF 37.38 FEET, MORE OR LESS; THENCE NORTH 64°36'26" WEST CONTINUING ALONG SAID SOUTH LINE OF WALTER'S MILL RACE AND SAID SOUTH LINE OF EAGLE CREST CONDOMINIUM A DISTANCE OF 130.66 FEET, MORE OR LESS; THENCE NORTH 56°10'26" WEST CONTINUING ALONG SAID SOUTH LINE OF WALTER'S MILL RACE AND SAID SOUTH LINE OF EAGLE CREST CONDOMINIUM A DISTANCE OF 132.82 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO PENDLETON RIVERSIDE APARTMENTS, LLC, BY SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2001-3870261, UMATILLA COUNTY OFFICE OF RECORDS; THENCE NORTH 56°10'26" WEST, CONTINUING ALONG SAID SOUTH LINE OF WALTER'S MILL RACE AND ALONG THE SOUTH LINE OF SAID PENDLETON RIVERSIDE APARTMENTS TRACT A DISTANCE OF 197.09 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO PENDLETON LODGE NO. 52 AF AND AM, BY WARRANTY DEED RECORDED AT REEL 89, PAGE 925, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 56°10'26" WEST ALONG THE SOUTH LINE OF WALTER'S MILL RACE AND ALONG THE SOUTH LINE OF SAID PENDLETON LODGE NO. 52, A DISTANCE OF 13.65 FEET, MORE OR LESS; THENCE NORTH 49°13'26" WEST ALONG THE SOUTH LINE OF SAID WALTER'S MILL RACE AND ALONG THE SOUTH LINE OF SAID PENDLETON LODGE NO. 52 A DISTANCE OF 183.75 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE BLOCK 9 IN HOUSER'S ADDITION TO THE CITY OF PENDLETON; THENCE SOUTH 28°20'54" WEST ALONG THE EAST LINE OF BLOCK 9 OF HOUSER'S ADDITION A DISTANCE OF 67.67 FEET, MORE OR LESS, TO THE SOUTH CORNER THEREOF; THENCE NORTH 61°39'06" WEST ALONG THE SOUTH LINE OF SAID BLOCK 9 A DISTANCE OF 203.01 FEET, MORE OR LESS, TO A POINT ON THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°46'25" EAST ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 427.17 FEET, MORE OR LESS, TO THE SOUTH EASEMENT LINE OF THE WALTER'S MILL RIVER LEVEE; THENCE CONTINUING SOUTH 00°46'25" EAST ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER A DISTANCE OF 405.99 FEET TO THE "INITIAL POINT".

Will R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-22
Will R. Wells
WILLIAM R. WELLS PLS

OWNERS DECLARATION & EASEMENT DEDICATION

THE CITY OF PENDLETON, A MUNICIPAL CORPORATION, DOES HEREBY ACKNOWLEDGE IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

THE CITY OF PENDLETON HEREBY ACKNOWLEDGES EXISTING EASEMENTS OF RECORD, AND HEREBY DEDICATES THE NEW UTILITY EASEMENTS SHOWN AND ANNOTATED ON PLAT SHEETS 3, 4 AND 5 OF 6 AS NEW PUBLIC UTILITY EASEMENTS FOR INGRESS-EGRESS, INSTALLATION, MAINTENANCE, REPAIR AND RE-CONSTRUCTION OF EXISTING AND NEW PUBLIC UTILITIES.

BY DEED RECORDED JULY 17, 1954 AT BOOK 219, PAGE 173, DEED RECORDS OF UMATILLA COUNTY, A 34 FOOT WIDE INGRESS-EGRESS IS DESCRIBED BY CENTERLINE DESCRIPTION. THIS EASEMENT IS FOR INGRESS AND EGRESS TO THE FORMER PENDLETON ARMORY BUILDING WHICH IS NOW THE PENDLETON CONVENTION CENTER. THE LOCATION OF THIS EASEMENT IS SHOWN AND ANNOTATED ON PLAT SHEETS 3 AND 4 OF 6. BY THIS REFERENCE IN THIS DEDICATION, THE USE OF THIS EXISTING EASEMENT AREA IS HEREBY EXPANDED TO INCLUDE A NEW PUBLIC UTILITY EASEMENT FOR INGRESS-EGRESS, INSTALLATION, MAINTENANCE, REPAIR AND RE-CONSTRUCTION OF EXISTING AND NEW PUBLIC UTILITIES.

THE CITY OF PENDLETON HEREBY ACKNOWLEDGES THAT EXISTING STRUCTURES EXIST WITHIN PORTIONS OF NEW PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. THE CITY OF PENDLETON HEREBY GRANTS A PERPETUAL EASEMENT TO ALLOW EXISTING STRUCTURES TO REMAIN AS "ALLOWED ENCROACHMENTS" WITHIN NEW PUBLIC UTILITY EASEMENTS. NO EXPANSION OF THE STRUCTURE FOOTPRINT IS ALLOWED WITHIN EASEMENT AREAS. IF PORTIONS OF STRUCTURES WITHIN EASEMENT AREAS ARE DECLARED UNUSABLE IN THE FUTURE, THE UNUSABLE PORTIONS OF THE STRUCTURES SHALL BE REMOVED ENTIRELY FROM EASEMENT AREAS.

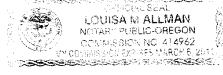
AUTHORIZED BY THE PENDLETON CITY COUNCIL ON 8-17-10, 2010.

Phillip W. Houk
PHILLIP W. HOUK, MAYOR
ATTEST: *Andrea F. Denton*
ANDREA F. DENTON, CITY RECORDER
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 18, 2010 BY PHILLIP W. HOUK AS MAYOR AND ANDREA F. DENTON AS CITY RECORDER OF THE CITY OF PENDLETON, OREGON.

Louisa M. Allman
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: March 6, 2011
MY COMMISSION NUMBER: 419962



APPROVALS

EXAMINED AND APPROVED THIS 26th DAY OF July, 2010.
LAND PARTITION APPROVAL NO. MP10-01
PENDLETON CITY MANAGER

EXAMINED AND APPROVED THIS 23rd DAY OF July, 2010.
PENDLETON CITY SURVEYOR

EXAMINED AND APPROVED THIS 26th DAY OF August, 2010.
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 23rd DAY OF August, 2010.
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 August 26, 2010 at 4:00 o'clock P.m., in the record of PLATS of said County.
YEAR 2010 NUMBER 22 Slide
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 65.00 No. 2010-5690726

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT: URPP201056
LAND PARTITION FOR THE CITY OF PENDLETON
LOCATED IN THE NW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

DATE: 01/10 DR. BY: DMT
CK. BY: WRW NO: 09-1259

11-10
KK
10:16:5-B