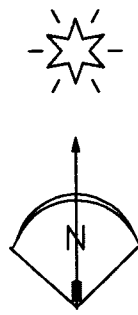


A PARTITION OF THE SCHOOL BLOCK
IN THE SOUTH ADDITION TO THE TOWN
OF PILOT ROCK, UMATILLA COUNTY,
OREGON

AT INTERSECTION OF
NW 2ND AND SW BIRCH
CENTERLINES

PARTITION PLAT 2021 - 20

A partition of the School Block in the South Addition to the
Town of Pilot Rock, located in the SE1/4 of the NE1/4 of
Section 17, T1S, R32E, W.M., Umatilla County, Oregon.



RECEIVED BY
Umatilla County Surveyor
Date: 7/27/21
Rec'd By: CT
No.: 21-081-8

BASIS OF BEARINGS

AT INTERSECTION OF
SW 3RD AND SW BIRCH
CENTERLINES

OWNER'S DECLARATION & DEDICATION

Schoolhouse Village, LLC, an Oregon limited liability company, owner of the lands described on this plat, do hereby declare that they have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the Ordinance of the City of Pilot Rock. They do also hereby dedicate the new gas and sewer line easements as shown and the new public easement for road purposes along the southeast corner of Parcel 2 as shown hereon.

APPROVALS

**CITY OF PILOT ROCK
PLANNING DIRECTOR**

This plat is approved this

15th day of June, 2021.

Teri L. Baum

CITY PLANNING DIRECTOR

**UMATILLA COUNTY
TAX COLLECTOR**

Taxes are paid in full this

26th day of July, 2021.

Rachael Reynolds by Nomad Builders
UMATILLA COUNTY TAX COLLECTOR *Deputy*

COUNTY SURVEYOR

This plat is examined and approved this

26 day of July, 2021.

David H. Keller
UMATILLA COUNTY SURVEYOR

State of: Oregon
County of: Umatilla

On this 26th Day of JULY, 2021, the above named individual appeared personally before me and are known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Teri Lynn Bacus

Printed name: TERI LYNN BACUS
Notary Public for Oregon

Commission number: 968741

My commission expires: December 11, 2021

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the parcels shown hereon. I do also state that the Initial Point is at the NE corner of this plat and is marked with a 5/8"x30" Iron Rebar with an orange plastic cap stamped WTS and 56295LS.

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 17, Township 1 South, Range 32 East, W.M., City of Pilot Rock, Umatilla County, Oregon, said tract being described in Umatilla County Deed recorded on March 15th, 2019 as instrument No. 2019-6830584 as follows:
Beginning at a point on the west line of S.W. Birch (formerly Main Street) 130 feet South of the Southwest corner of the intersection of S.W. Birch and S.W. 3rd Street (formerly Alder Street) and running thence South along the West line of S.W. Birch 300 feet; thence West 240 feet; thence North 300 feet to an alley; thence East 240 feet to the point of beginning.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N89°22'24"W	40.00'
L2	N00°44'33"E	20.03'
L3	N00°52'52"E	10.04'
L4	S00°37'36"W	20.00'
L5	S00°37'36"W	25.54'
L6	S00°37'36"W	16.22'
L7	N00°37'36"E	88.74'

**SEWER EASEMENT
CENTERLINE DATA**

Document 2019-6850494.

S1	N72°25'15"W	69.93'
S2	N02°40'53"W	62.24'
S3	N14°24'09"E	34.95'
S4	N89°56'11"W	85.07'

PARTITION FOR

JANELLE G. HAMPTON
P.O. Box 98
Pilot Rock, OR 97868

LOCATION: SE1/4 OF THE NE1/4, S17, T1S,
R32E, W.M., UMATILLA COUNTY, OREGON

PROJECT DATE: 5-05-21

Project No. 21-8

SCALE: 1" = 40'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CfedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-23

Stephen K. Haddock

THIS IS A TRUE AND
EXACT COPY

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received
and recorded on 07-26-2021

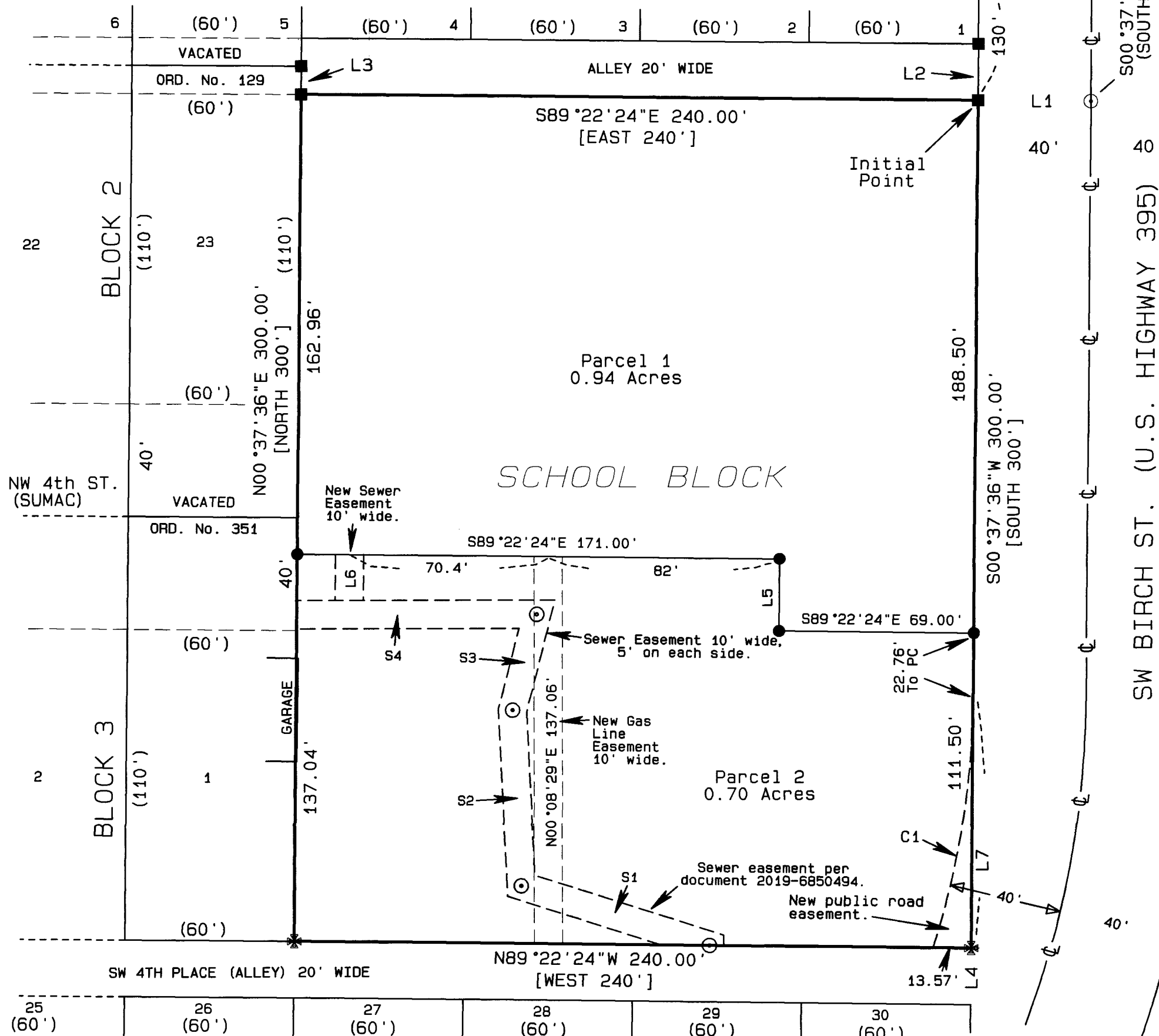
at 4:13 o'clock p. m., in the record of
PLATS of said County.

YEAR 2021 NUMBER 20

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7250673



BLOCK 3

NARRATIVE OF SURVEY

This survey was performed at the request of Janelle Hampton. The purpose of the survey was to partition that tract of land shown as the School Block in the South Addition to Pilot Rock as that block is shown on the original plat recorded in Book 1, Page 95 of the Umatilla County Plat Records.

The exterior boundary of the School Block was surveyed and monumented by me in survey 18-031-B. For additional information concerning the location of the school block boundary that survey should be consulted. The legal description in the record deed, Reel 683, Page 584 is a metes and bounds description. I have held that description to be identical with the lot and block description based on the original plat. The description of South Addition shown on the original plat does not close and appears to have omitted the final course which I hold to have been "Thence Northwardly, 240 feet to the place of beginning".

This survey was performed with a Trimble R7/RB RTK GPS System.

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	90.12'	17°23'07"	297.00'	89.77'	S09°19'10"W

LEGEND

- ⊙ FOUND BRASS CAP IN MONUMENT BOX - Q-925-C
- FOUND A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS PER 08-058-B AND 18-031-B.
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- * FOUND A MAG NAIL WITH A 2" STAINLESS STEEL WASHER STAMPED WTS & 56295LS
- ⊙ COMPUTED POINT
- [xxx] RECORD DEED DATA
- (XX.XX) RECORD SURVEY DATA
- R1 PLAT OF PILOT ROCK WITH NORTH AND SOUTH ADDITIONS BOOK 1, PAGE 95
- R2 ODOT MAP 1R-1-1165
- R3 ODOT MAP 5B-33-2
- R4 COUNTY SURVEY Q-925-C
- R5 COUNTY SURVEY 05-110-B
- R6 COUNTY SURVEY 08-058-B
- R7 COUNTY SURVEY 18-031-B