

PARTITION PLAT FOR LENARD H. SHUPE & KELLY E. O'MALLEY

PARTITION PLAT NO. 1995-05

SURVEYOR'S CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS MINOR PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND CITY OF PENDLETON ORDINANCE.

THE BOUNDARIES OF PARCEL 1, 2 AND 3 WERE MONUMENTED AS SHOWN. THE SURVEY WAS MADE AT THE REQUEST OF LENARD H. SHUPE AND KELLY E. O'MALLEY.

THIS SURVEY WAS MADE WITH A 2 PERSON GREY USING A LIETZ SET 38 AUTOMATIC ONE SECOND TOTAL STATION BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSE. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, 11M, UMATILLA COUNTY, OREGON; THENCE NORTH 27°13'35" WEST A DISTANCE OF 45.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 60°46'15" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 27°13'35" EAST A DISTANCE OF 200.91 FEET; THENCE NORTH 62°46'25" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 27°13'35" WEST A DISTANCE OF 129.72 FEET; THENCE ALONG THE ARC OF A 228.40 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 0.77 FEET, (LONG CHORD BEARS SOUTH 27°10'48" WEST A DISTANCE OF 0.77 FEET); TO A POINT ON THE CENTERLINE OF THE VACATED PORTION OF COUNTY ROAD NO. 306; THENCE ALONG THE CENTERLINE OF THE VACATED PORTION OF COUNTY ROAD NO. 306; ON THE ARC OF A 204.25 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.42 FEET, (LONG CHORD BEARS SOUTH 30°38'59" EAST A DISTANCE OF 24.42 FEET); THENCE SOUTH 27°13'35" EAST, CONTINUING ALONG THE CENTERLINE OF THE VACATED PORTION OF COUNTY ROAD NO. 306 A DISTANCE OF 127.28 FEET TO THE POINT OF BEGINNING.

WILLIAM R. WELLS
WILLIAM R. WELLS, PLS NO. 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/98

LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 1732"
- - MONUMENT FOUND AS NOTED
- ⊙ - MONUMENT FOUND FROM PARTITION PLAT 1940-04
- (XXX) - RECORD DIMENSION FROM DESCRIPTION
- (XXX) - OTHER RECORD DIMENSION AS NOTED
- - FENCE LINE
- - WATER LINE
- P --- OVERHEAD POWER LINE
- S --- SANITARY SEWER LINE
- USP --- UNDERGROUND POWER LINE
- --- SANITARY SEWER MANHOLE
- ⊖ --- POWER POLE
- --- TELEPHONE PEDISTAL
- ⊕ --- WATER VALVE
- ⊖ --- POWER VAULT
- ◇ --- SEE ACCOMPANYING NOTE IN NOTE TABLE

STATE OF OREGON,
COUNTY OF UMATILLA, } ss
I, Thomas L. Groat, County Clerk, certify that
this instrument was received and recorded
February 13, 1995
ON
at _____ o'clock _____ M. in the record
of Partition Plat... of said County in
Book _____ Page _____
1995. 05

THOMAS L. GROAT
County Clerk
By s/GEORGIA MCNAUGHT Deputy
Fees \$ _____ No. 95-203356

LINE NO.	BEARING	DISTANCE
L1	N 27°13'35" E	29.23'
L2	S 62°46'25" E	50.00'
L3	S 62°46'25" E	10.00'
L4	S 62°46'25" E	20.00'
L5	S 27°13'35" W	45.00'
L6	N 62°46'25" W	20.00'
L7	S 27°13'35" W	44.49'
L8	N 62°46'25" W	20.00'
L9	S 27°13'35" W	52.35'
L10	N 29°13'45" W	24.00'
L11	N 27°13'35" E	39.09'
L12	N 62°46'25" W	60.00'
L13	S 15°05'10" E	22.21'
L14	N 60°46'15" E	15.00'
L15	N 27°13'35" E	18.00'

CURVE NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	0°11'54"	228.40'	0.77'	S 27°07'48" W 0.77'
C2	2°40'12"	524.05'	24.42'	S 30°33'55" E 24.42'
C3	4°32'03"	228.40'	18.07'	N 24°46'24" E 18.07'

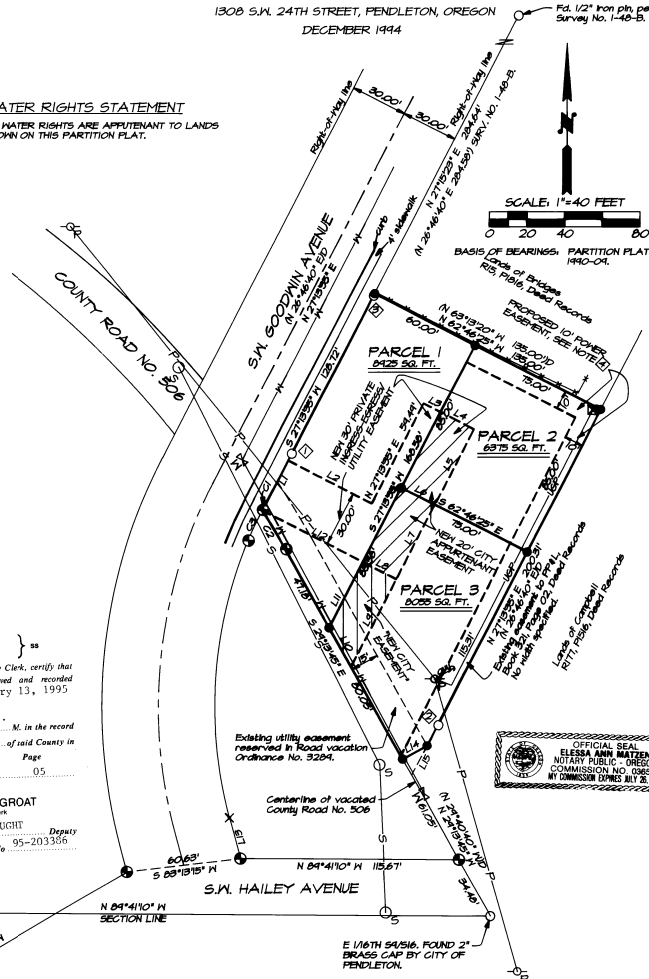
I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1995-05

WILLIAM R. WELLS
WILLIAM R. WELLS

WATER RIGHTS STATEMENT

NO WATER RIGHTS ARE APPURTENANT TO LANDS SHOWN ON THIS PARTITION PLAT.

1308 S.W. 24TH STREET, PENDLETON, OREGON
DECEMBER 1944



APPROVALS

CITY OF PENDLETON PLANNING DIRECTOR

THIS MINOR PARTITION PLAT IS APPROVED THIS 10TH DAY OF February 1995.

Michael A. Hyde
PLANNING DIRECTOR

CITY OF PENDLETON SURVEYOR

THIS MINOR PARTITION PLAT IS APPROVED THIS 10TH DAY OF Feb. 1995.

David A. ...
CITY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE CURRENT THIS 13TH DAY OF February 1995.

Shonda A. ...
COUNTY TAX COLLECTOR

OWNER'S DECLARATION

LENARD H. SHUPE AND KELLY E. O'MALLEY, OWNERS, DO HEREBY ACKNOWLEDGE THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND CITY OF PENDLETON ORDINANCE.

PRIVATE INGRESS-EGRESS & UTILITY EASEMENT DESIGNATION

WE HEREBY DESIGNATE, FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS 1, 2 AND 3, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE NEW 30 FOOT PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT IDENTIFIED ON THIS PLAT.

PUBLIC UTILITY EASEMENT DEDICATION

WE HEREBY DEDICATE TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, AN APPURTENANT EASEMENT ACROSS THE SOUTHEASTERLY 20 FEET OF THE NEW 30 FOOT PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT AND DEDICATE TO THE CITY OF PENDLETON A 20 FOOT EASEMENT DESIGNATED "NEW CITY EASEMENT" ON THIS PLAT.

THE EASEMENTS DEDICATED TO THE CITY OF PENDLETON ARE PERPETUAL AND NON-EXCLUSIVE. THE EASEMENTS ARE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND SERVICE OF UTILITY LINES. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY GRANTEE. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF SAID UTILITY LINES. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO ITS ORIGINAL CONDITION. THE GRANTEE AGREES TO KEEP THE EASEMENTS FREE FROM ANY AND ALL TREES AND STRUCTURES.

Lenard H. Shupe
LENARD H. SHUPE

Kelley E. O'Malley
KELLY E. O'MALLEY

SUBSCRIBED AND SWORN BEFORE ME THIS 13TH DAY OF FEBRUARY 1995.

NOTARY PUBLIC FOR OREGON
Elessa Ann Matzen

MY COMMISSION EXPIRES July 26, 1998

NOTES

- ◇ FOUND 1/2" IRON PIN FROM SURVEY NO. H-32-AX, BEARS N 27°14'0" E 98.7' FROM S.W. CORNER OF PARCEL 1.
- ◇ FOUND 1/2" IRON PIN SHOWN ON SURVEY NO. 1-40-B, BEARS N 27°14'0" E 120.1' FROM MOST EASTERLY SOUTH CORNER OF PARCEL 1.
- ◇ FOUND 1/2" IRON PIN FROM SURVEY NO. H-32-AX, BEARS S 25°36' W 1.1' FROM N.W. CORNER OF PARCEL 1.
- ◇ A RIGHT-OF-WAY EASEMENT FOR POWER LINE, PREPARED ON PACIFICORP STANDARD FORM 15 IS TO BE RECORDED DESIGNATING THIS PROPOSED 10' EASEMENT.

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (503) 276-6362

DATE: 12/16/94 DR. BY: DMT
CK. BY: RWJ NO: 44-275

PROJECT:
MINOR PARTITION
FOR
SHUPE & O'MALLEY

LOCATED IN THE SE 1/4 OF SECTION 9,
T2N, R32E, W4M, CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.