

PARTITION PLAT

~~2020~~ 2021-04

PARCEL 1 OF
PARTITION 1998-033

SW1/4 SE1/4, SECTION 1
TOWNSHIP 2 NORTH., RANGE 32 EAST, W.M.

CITY OF PENDLETON,
UMATILLA COUNTY,
OREGON

EASEMENTS

EXISTING

A 30-FT. WIDE INGRESS-EGRESS EASEMENT, SERVING THIS PROPERTY, LIES ALONG THE EAST SIDE OF PROPERTY PER PPLAT 1998-33 AND DEED 2005-4850555

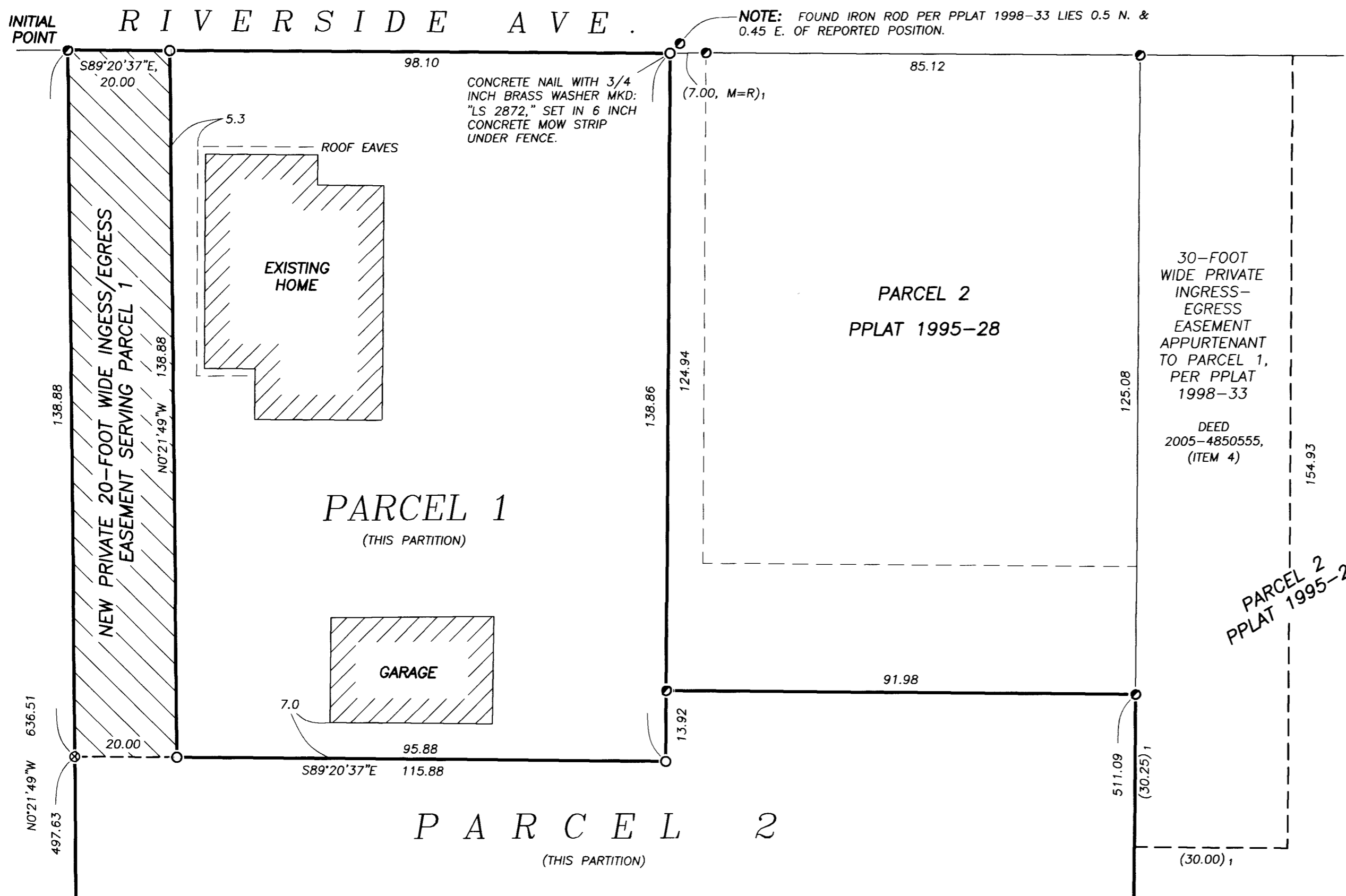
REFERENCES

CITY OF PENDLETON PLANNING COMMISSION
MINOR PARTITION PERMIT, FILE NUMBER
MP20-01 (SOKOLOSKI)

UMATILLA COUNTY DEEDS:
2005-5080387 2005-4850555

TITLE REPORT:
PIONEER TITLE COMPANY,
TITLE NO.: 101189
JULY 24, 2020

SURVEYS / PARTITIONS :
PPLAT 1998-33 PPLAT 1995-026



APPROVALS

CITY OF PENDLETON

EXAMINED AND APPROVED ON THIS
5th DAY OF Feb., 2021

BY Ray Cross
CITY OF PENDLETON PLANNER

UMATILLA COUNTY

TAXES ARE PAID IN FULL THIS
24 DAY OF February, 2021

BY Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

RECEIVED BY

Umatilla County Surveyor
Date: FEB 26 2021
Rec'd By: TMA
O: 21-020-B

I CERTIFY THIS IS A TRUE AND EXACT
COPY OF PARTITION 2021-04

Rodney J. Lewis
RODNEY J. LEWIS, PLS

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received
and recorded on 02-24-2021

at 1:08 o'clock p. m., in the record of
PLATS of said County.

YEAR 2021 NUMBER 04

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021 7160329

EXAMINED AND APPROVED ON THIS

5th DAY OF Feb., 2021

BY [Signature]
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED ON THIS

24 DAY OF Feb., 2021

BY David H. Kline
UMATILLA COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-20

PARTITION PLAT 2021-04

FOR MARC AND ANNE SOKOLOSKI

LOCATED WITHIN
SW1/4 OF SE1/4, SECTION 1,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 INCH = 20 FT.	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: 17 JUL 20 Ending: 12 OCT 20
DRAWN BY R J L	CHECKED K L P	PROJECT No. G203-01 / 3037ms

PARTITION PLAT
~~2020~~ **2021-04**
 PARCEL 1 OF
 PARTITION 1998-033

SW1/4 SE1/4 SECTION 1,
 TOWNSHIP 2 NORTH.,
 RANGE 32 EAST, W.M.

CITY OF PENDLETON,
 UMATILLA COUNTY,
 OREGON

E 1/16 SEC. 1 * SEC. 12

OWNER'S DECLARATION

WE, MARC D. SOKOLOSKI AND ANNE E. SOKOLOSKI, OWNERS, HEREBY ACKNOWLEDGE WE HAVE CAUSED THIS PARTITION OF PARCEL 1 OF PARTITION 1998-33; TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT CODE.

WE HEREBY DEDICATE A 20-FOOT WIDE INGRESS-EGRESS EASEMENT ACROSS PARCEL 2 AS A NEW PRIVATE EASEMENT SERVING PARCEL 1.

Marc D. Sokoloski
 MARC D. SOKOLOSKI, OWNER

Anne E. Sokoloski
 ANNE E. SOKOLOSKI, OWNER

ACKNOWLEDGEMENT

STATE OF OREGON) S S
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF October, 2020

BY MARC D. AND ANNE E., OWNERS

Rodney J. Lewis
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: Aug 18, 2023
 COMMISSION NUMBER: 990469

CONSENT TO LAND PARTITION AND EASEMENT DEDICATION

MANN MORTGAGE, THE MORTGAGE HOLDER ON THIS PARTITION PLAT, HEREBY CONSENTS TO THIS LAND PARTITION AND NEW EASEMENT DESIGNATION AND DEDICATION.

MANN MORTGAGE
Cherie Henslee
 CHERIE HENSLEE,
 CORPORATE PROCESSING MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON) S S
 COUNTY OF UMATILLA)

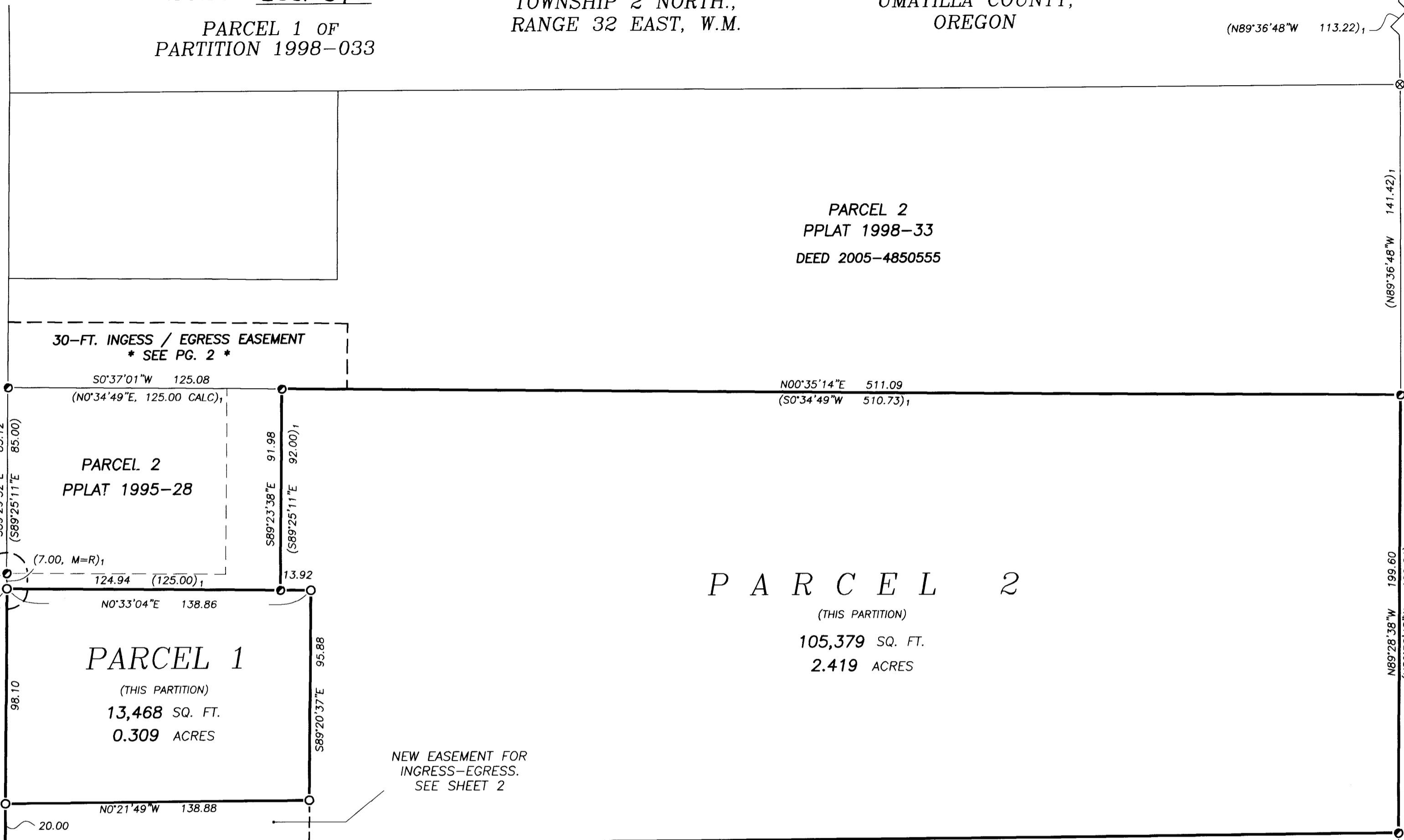
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF October, 2020

BY CHERIE HENSLEE,
 CORPORATE PROCESSING MANAGER
 MANN MORTGAGE

Rodney J. Lewis
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 02/19/2021
 COMMISSION NUMBER: 958832

RIVERSIDE AVENUE



INITIAL POINT
 5/8 INCH IRON ROD (NO CAP),
 NORTHWEST CORNER OF PARCEL 1,
 PPLAT 1998-33

BASIS OF BEARING

PPLAT 1998-33
 N0°21'49"W 636.51 (636.49)

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 02-24-2021
 at 1:08 o'clock p. m., in the record of
 PLATS of said County.
 YEAR 2021 NUMBER 04

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. ~~2020~~ 2021-7160329

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AND THE CITY OF ENTERPRISE DEVELOPMENT CODE.

PARCEL 1 OF PARTITION 1998-33

THE INITIAL POINT OF THIS PARTITION IS THE NORTH-WEST CORNER OF PARCEL 1 OF PARTITION PLAT 1998-33.

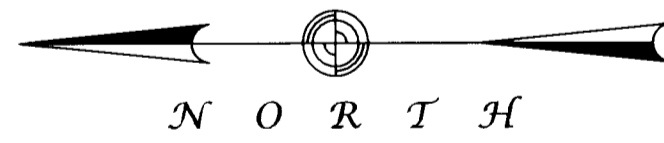
RODNEY J. LEWIS, P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
Rodney J. Lewis
 OREGON JULY 14, 1998
RODNEY J. LEWIS
 2872
 EXPIRES 12-31-20

LEGEND

- * PUBLIC LAND SURVEY CORNER PER PPLAT 1998-33, SHOWN HERE AS REFERENCE ONLY, NOT MEASURED OR VERIFIED DURING THIS SURVEY
- o 5/8 INCH IRON ROD WITH YELLOW PLASTIC MKD: "OR PLS 1106, WA PLS 17372," PER PPLAT 1995-28 OR 1998-33 (BOTH BY WELLS), UNLESS OTHERWISE NOTED
- o SET THIS SURVEY, A 5/8 X 30 INCH IRON ROD WITH LIGHT BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.," UNLESS OTHERWISE NOTED
- o CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- PROPERTY LINE
- - - 30-FT. WIDE ACCESS EASEMENT SERVING THIS PROPERTY, PER PPLAT 1998-33
- - - 20-FT. WIDE ACCESS EASEMENT CREATED BY THIS PARTITION

- PPLAT PARTITION PLAT
- (XXX) RECORD DIMENSION PER PPLAT 1998-33
- (CALC) CALCULATED DISTANCE PER PPLAT 1998-33
- (M=R) MEASURED EQUALS RECORD DISTANCE PER PPLAT 1998-33



NARRATIVE

THE PROPERTY HERE SHOWN IS PARCEL 1 OF PARTITION 1998-33. THIS CURRENT PARTITION WAS APPROVED PER CITY OF PENDLETON PLANNING COMMISSION DECISION ORDER, "MINOR PARTITION PERMIT, FILE NUMBER MP20-01, EFFECTIVE JULY 14, 2020.

THE CORNERS OF SAID PARCEL 1 WERE RECOVERED AS SHOWN, WITHSTANDING THE NORTHEAST CORNER. THE SAID NORTHEAST CORNER WAS REESTABLISHED ON THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE, PER PPLAT 1998-33, AT A DISTANCE OF 7.00 FEET WESTERLY OF THE NORTHWEST CORNER OF PARCEL 2 OF PPLAT 1995-28.

THE PARTITION LINES HERE CREATED WERE ESTABLISHED AT THE DIRECTION OF THE OWNERS.

THIS WORK WAS ACCOMPLISHED USING TRIMBLE R-8 G.P.S. RECEIVERS, A TRIMBLE TSC-2 DATA CONTROLLER AND A NIKON DTM-522 THEODOLITE WITH E.D.M. CAPABILITY.

RECEIVED BY

Umatilla County Surveyor
 Date: FEB 26 2021
 Rec'd By: TMA
 No.: 21-020-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION 2021-04

Rodney J. Lewis
 RODNEY J. LEWIS, PLS

PARTITION 2021-04
 FOR MARC AND ANNE SOKOLOSKI

LOCATED WITHIN
 SW1/4 OF SE1/4, SECTION 1,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON

Wallowa Associates
 303 S.E. Alamo Street
 Enterprise, Oregon 97828
 (541) 426-9049

SCALE 1 INCH = 40 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 17 JUL 20 Ending: 12 OCT 20
DRAWN BY R J L	CHECKED K L P	PROJECT No. G203-01 / 3037ms