

ON DEC. 10, 1992

at 9:00 o'clock A.M. in the record
PARTITION PLATS
of said County in
Book Page
1992 26

THOMAS L. GROAT
County Clerk

By s/z GEORGIA McCRAIGHT Deputy
Fees \$ 15.00 No. 92-17782

PARTITION PLAT NO. 1992 - 26

TO THE CITY OF PENDLETON, OREGON
NW 1/4, NW 1/4, SECTION 21, T.2 N., R.32 E.W.M.

OWNER:
PENDLETON BAPTIST CHURCH SBC
4450 S.W. QUINNEY AVE.
PENDLETON, OR. 97801
276-7590

SURVEYOR:
KRUMBEIN ENGINEERING LTD.
361 S.E. SECOND
PENDLETON, OREGON 97801
276-3244

SCALE: 1"=50'
AUGUST 1992

APPROVALS - CITY OF PENDLETON

David H. Krumbein
PENDLETON CITY SURVEYOR
DATE 12/8/92

Shirley F. Munnett
PLANNING COMMISSION CHAIRMAN
Margaret James
PLANNING COMMISSION SECRETARY
DATE 12-8-92

SURVEYORS CERTIFICATE

PURPOSE OF THIS PARTITION PLAT WAS TO PARTITION INTO TWO PARCELS AS SHOWN THAT LAND BELONGING TO PENDLETON BAPTIST CHURCH AS RECORDED ON PAGE 215 IN BOOK 906 OF THE UMATILLA COUNTY DEED RECORDS. THE NORTHWEST CORNER OF THIS PARCEL IS A 2 1/2" BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 21. THE NORTH QUARTER CORNER OF SECTION 21 WAS ALSO TIED AS SHOWN. THE WEST LINE OF THE PARCEL WAS ESTABLISHED BY A TIE TO A 1" GALVANIZED PIPE WHICH MARKS THE NORTHWEST CORNER OF THAT PARCEL BELONGING TO FRANCIS BOWMAN, AS CALLED FOR IN THE DEED. THE SOUTH AND EAST LINES OF THIS PARCEL WERE SET FROM THE DEED BEARINGS AND DISTANCES WHICH ALSO FIT THE DEED BEARINGS AND DISTANCES AS CALLED FOR IN THE FIRST FREE METHODIST CHURCH OF PENDLETON DEED AS RECORDED ON PAGE 1225, ROLL 116 OF THE UMATILLA COUNTY DEED RECORDS.

BEARINGS ARE BASED UPON THE DEED BEARINGS AS CALLED FOR IN THE DEED BETWEEN THE NORTHWEST CORNER OF SECTION 21 AND THE NORTHWEST CORNER OF THE BOWMAN TRACT. THIS BEARING WAS ALSO USED IN A SURVEY OF THE FREE METHODIST CHURCH PROPERTY AS SHOWN ON COUNTY SURVEY NO. A-44-AX.

David H. Krumbein

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David H. Krumbein
OREGON
DAVID H. KRUMBEIN
1988

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.; THENCE NORTH 89°19'05" EAST ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 314.00 FEET TO THE WESTERLY LINE OF THAT PARCEL CONVEYED TO SCHOOL DISTRICT 16-R BY DEED RECORDED IN BOOK 271, PAGE 609 OF THE UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 00°03'30" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 18.94 FEET; THENCE NORTH 89°56'30" EAST ALONG THE SOUTHERLY LINE OF SAID SCHOOL DISTRICT PARCEL A DISTANCE OF 48.34 FEET TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO THE FIRST FREE METHODIST CHURCH OF PENDLETON, OREGON BY DEED RECORDED ON PAGE 679 OF ROLL 108 OF SAID DEED RECORDS; THENCE SOUTH 12°11'22" EAST ALONG THE WEST LINE OF SAID FREE METHODIST PARCEL A DISTANCE OF 100.23 FEET; THENCE NORTH 89°56'30" EAST ALONG THE SOUTH LINE OF SAID FREE METHODIST PARCEL A DISTANCE OF 89.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO THE FIRST FREE METHODIST CHURCH OF PENDLETON, OREGON BY DEED RECORDED ON PAGE 1225 OF ROLL 116 OF SAID DEED RECORDS; THENCE SOUTH 11°28'30" WEST ALONG THE WESTERLY LINE OF SAID PAGE 1225, ROLL 116 FREE METHODIST PARCEL A DISTANCE OF 365.82 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ON THE NORTH LINE OF THAT PARCEL CONVEYED TO FRANCIS BOWMAN, et al. BY WARRANTY DEED RECORDED ON PAGE 523 OF BOOK 192 OF SAID DEED RECORDS; THENCE SOUTH 89°56'30" WEST ALONG THE NORTH LINE OF SAID BOWMAN TRACT A DISTANCE OF 401.49 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER LYING ON THE WEST LINE OF SAID SECTION 21; THENCE NORTH 00°03'30" WEST ALONG SAID WEST LINE OF SECTION 21 A DISTANCE OF 468.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF PENDLETON BY DEED RECORDED IN BOOK 274, PAGE 501, SAID DEED RECORDS.

ALL BEING IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
AREA = 4.46 ACRES.

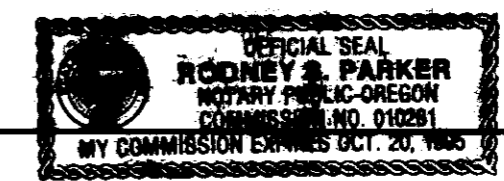
EASEMENT & PLAT DEDICATION

THE PRIVATE EASEMENTS SHOWN, WATER, SEWER AND ACCESS ARE FOR THE USE OF PARCEL 1 AND THOSE PARTIES HAVING BUSINESS WITH, OR INVITED BY THE OWNER OF PARCEL 1. PARCELS 1 & 2 ARE ALSO SUBJECT TO THE PACIFIC POWER EASEMENT AND A NEW CASCADE GAS EASEMENT AS SHOWN. PARCEL 2 HAS A PUBLIC STORM SEWER EASEMENT DEDICATED BELOW.

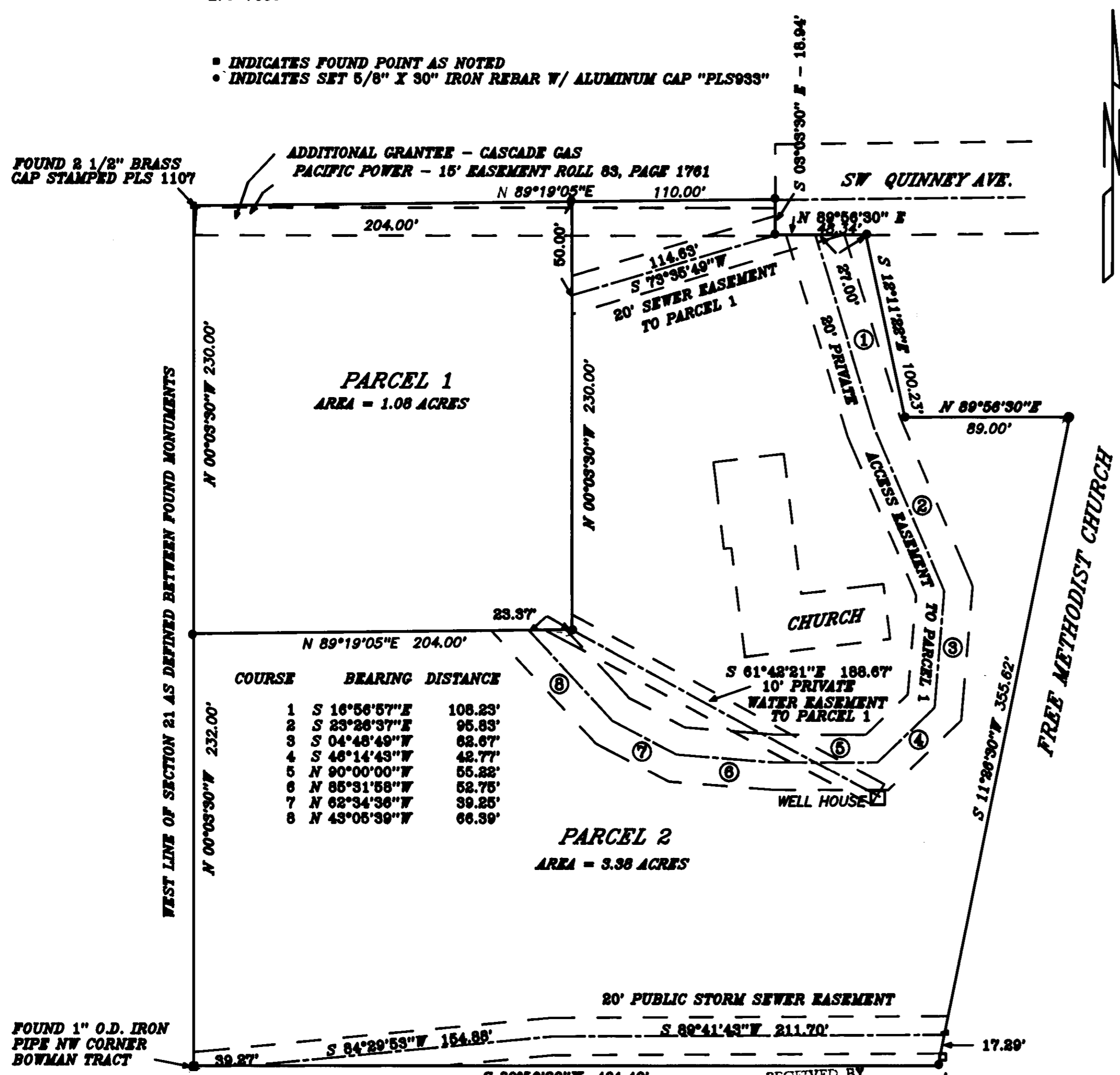
THE UNDERSIGNED BEING THE OWNERS OF THE ABOVE PROPERTY, GRANTORS, HEREBY DEDICATES TO THE CITY OF PENDLETON, GRANTEE, AN OREGON MUNICIPAL CORPORATION, THE STORM SEWER EASEMENT SHOWN ON THIS PLAT. EASEMENT DEDICATED IS PERPETUAL AND NON-EXCLUSIVE. THIS EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND SERVICE OF UTILITY LINES. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY THE GRANTEE. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSES LISTED ABOVE. 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 EASEMENT FREE FROM ANY AND ALL TREES AND STRUCTURES.

IN WITNESS WHEREOF, WE HAVE SIGNED THIS EASEMENT DEDICATION AND DECLARE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED IN ACCORDANCE WITH CURRENT STATUTES. BEFORE ME THIS ___ DAY OF NOVEMBER 1992. BEFORE ME THIS 3 DAY OF NOVEMBER 1992.

Tom Ruston



Rodney S. Parker



COURSE	BEARING	DISTANCE
1	S 16°56'57"E	108.23'
2	S 23°28'37"E	95.83'
3	S 04°48'49"W	62.67'
4	S 48°14'43"W	42.77'
5	N 90°00'00"W	55.22'
6	N 85°31'58"W	52.75'
7	N 62°34'36"W	39.25'
8	N 43°05'39"W	66.39'

THIS IS A TRUE AND EXACT COPY
OF PARTITION PLAT NO. 1992-26

David H. Krumbein

RECEIVED BY
Umatilla County Surveyor
Date 12-9-92
Rec'd By *JK*
No. 92-16

FOUND 1/2" IRON REBAR
N 26°05'45" E - 4.86'
FROM TRUE POINT

FOUND 2 1/2" BRASS
CAP STAMPED PLS 1107

FOUND 1" O.D. IRON
PIPE NW CORNER
BOWMAN TRACT