

UMATILLA COUNTY

PARTITION PLAT NO. 2013-01

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HENRY GALE MARSHALL AND ANITA EILEEN MARSHALL, OWNERS, TO PARTITION THEIR PROPERTY INTO 2 DISTINCT PARCELS.

THEIR HAVE BEEN SEVERAL SURVEYS PERFORMED ON ADJACENT PROPERTIES TO THIS PROPERTY OVER THE YEARS, AS REFERENCED ON THIS PLAT.

BASIS OF BEARING WAS HELD TO THE WARRANTY DEED DESCRIPTION, DOCUMENT NO. 2005-4770315, WHICH MATCHES TO MONUMENTS FOUND ON SAID ADJACENT PROPERTIES, AND ALSO MATCHES TO THE CITY COORDINATE BASE USED FOR THE ST. ANTHONY HOSPITAL PROJECT WHICH IS ONGOING AT THIS DATE.

I SET MONUMENTS ALONG THE NORTHERLY CALLS TO THE DEDICATION DEED, DOCUMENT NO. 2012-5990689, AS MARKING THE SOUTHERLY BOUNDARY OF THIS REVISED PARCEL, AND MONUMENTING THE NEW RIGHT-OF-WAY.

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A SOKKIA SET 500 TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

REFERENCES:

- (R1) - COUNTY SURVEY NO. R-48-B, WELLS FOR WTW, INC. 1980.
- (R2) - COUNTY SURVEY NO. R-194-B, WELLS FOR LES SCHWAB, 1981.
- (R3) - PARTITION PLAT NO. 1990-2, MUNRO FOR MARSHALL, 1990.
- (R4) - COUNTY SURVEY NO. Q-1128-A, HARRIS FOR RIDDLE, 1979
- (R5) - COUNTY SURVEY NO. 00-119-B, WELLS FOR MARSHALL, 2000.
- ASSESSOR'S MAP 2N 32 16, 2N 32 16AD, 2N 32 16CD, AND 2N 32 16DB
- SPECIAL WARRANTY DEED, REEL 77, PAGE 611, UM CO RECORDS, LES SCHWAB, 1980.
- WARRANTY DEED, REEL 188, PAGE 965, UM CO RECORDS, LES SCHWAB, 1990.
- WARRANTY DEED, DOC. NO. 2005-4770315, UM CO RECORDS, MARSHALL, 2005.
- RIGHT-OF-WAY EASEMENT, BOOK 192, PAGE 293, UM CO RECORDS, PACIFIC POWER, 1950.
- WARRANTY DEED, BOOK 237, PAGE 359, UM CO RECORDS, ODOT, 1956.
- WARRANTY DEED, BOOK 238, PAGE 320, UM CO RECORDS, STATE HIGHWAY COMM., 1956.
- WARRANTY DEED, BOOK 239, PAGE 198, UM CO RECORDS, STATE HIGHWAY COMM., 1956.
- AGREEMENT FOR COND. USE AND MINOR PARTITION, REEL 193, PAGE 1839, UCR, MARSHALL, 1990.
- RIGHT-OF-WAY EASEMENT, REEL 238, PAGE 1154, UM CO RECORDS, PACIFIC CORP, 1993.
- BARGAIN AND SALE DEED, REEL 165, PAGE 1695, UM CO RECORDS, WALLULIS, THOMPSON, WELLS, 1988.
- DEDICATION DEED, DOC. NO. 2012-5990689, UM CO RECORDS, CITY, 2012.
- BARGAIN AND SALE DEED, DOC. NO. 1999-3520511, UM CO RECORDS, MARSHALL, 1999.
- WARRANTY DEED, BOOK 190, PAGE 497, UM CO RECORDS, JENISON, 1949.

LEGEND

- SET 5/8" X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 5/8" IRON REBAR, AS NOTED.
- ⊙ FOUND 5/8" IRON REBAR FROM SURVEY S-18-B
- FOUND MONUMENT AS NOTED
- X CALCULATED POSITION, CORNER NOT FOUND.
- EASEMENT OF RECORD
- CENTERLINE U.S. HIGHWAY AND STREETS
- PROPERTY BOUNDARY

EASEMENT DEDICATIONS TO CITY FOR SW SOUTHGATE PLACE

RECEIVED BY

Umatilla County Surveyor
Date: 2/1/2013
Rec'd By: S. Alex
No.: 13-016-B

REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT D. ENGLISH
OREGON
JANUARY 17, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/13

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION OF LOT 3, YOUNG'S ADDITION REPLAT TO THE CITY OF PENDLETON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH
ROBERT D. ENGLISH, ORPLS 43406LS
PAGE 1 OF 2

DATE: 01/05/13	DWN. BY: RDE	PARTITION PLAT FOR: H. GALE & ANITA MARSHALL 3540 NE KING PLACE PENDLETON, OREGON 97801
SCALE: 1"=100'	CHK. BY: RDE	
JOB NO. 2012-045	REV. DATE: 00/00/00	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 Ph: 541-276-2055 Fax: 541-276-3480
DWG NO. StAH MARSHALLPP.dwg		

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 31, 2013
at 3:15 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2013 01
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 73.00 No. 2013-6010225
county recorders stamp

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	568.64	3349.04	9°43'42"	567.95	S27° 49' 32"W
C2	442.99	686.30	36°58'59"	435.34	S08° 59' 10"W
C3	444.69	770.00	33°05'23"	438.54	S11° 21' 04"W
C4	444.23	686.15	37°05'41"	436.51	S09° 55' 06"W
C5	246.18	686.15	20°33'24"	244.86	S38° 44' 35"W
C6	284.00	770.00	21°07'56"	282.39	N38° 27' 41"E
C7	295.62	540.00	31°21'59"	291.94	S57° 03' 25"E
C8	313.29	500.00	35°54'00"	308.19	S59° 19' 25"E
C9	95.90	350.00	15°41'58"	95.60	N53° 49' 22"W
C10	181.34	500.00	20°46'50"	180.35	S66° 53' 01"E
C11	155.94	456.50	19°34'20"	155.18	S51° 09' 35"E
C12	330.35	1880.05	10°04'04"	329.93	N54° 03' 37"E
C13	206.83	180.00	65°50'13"	195.64	N87° 59' 11"W
C14	24.10	540.00	2°33'24"	24.09	S57° 46' 17"E

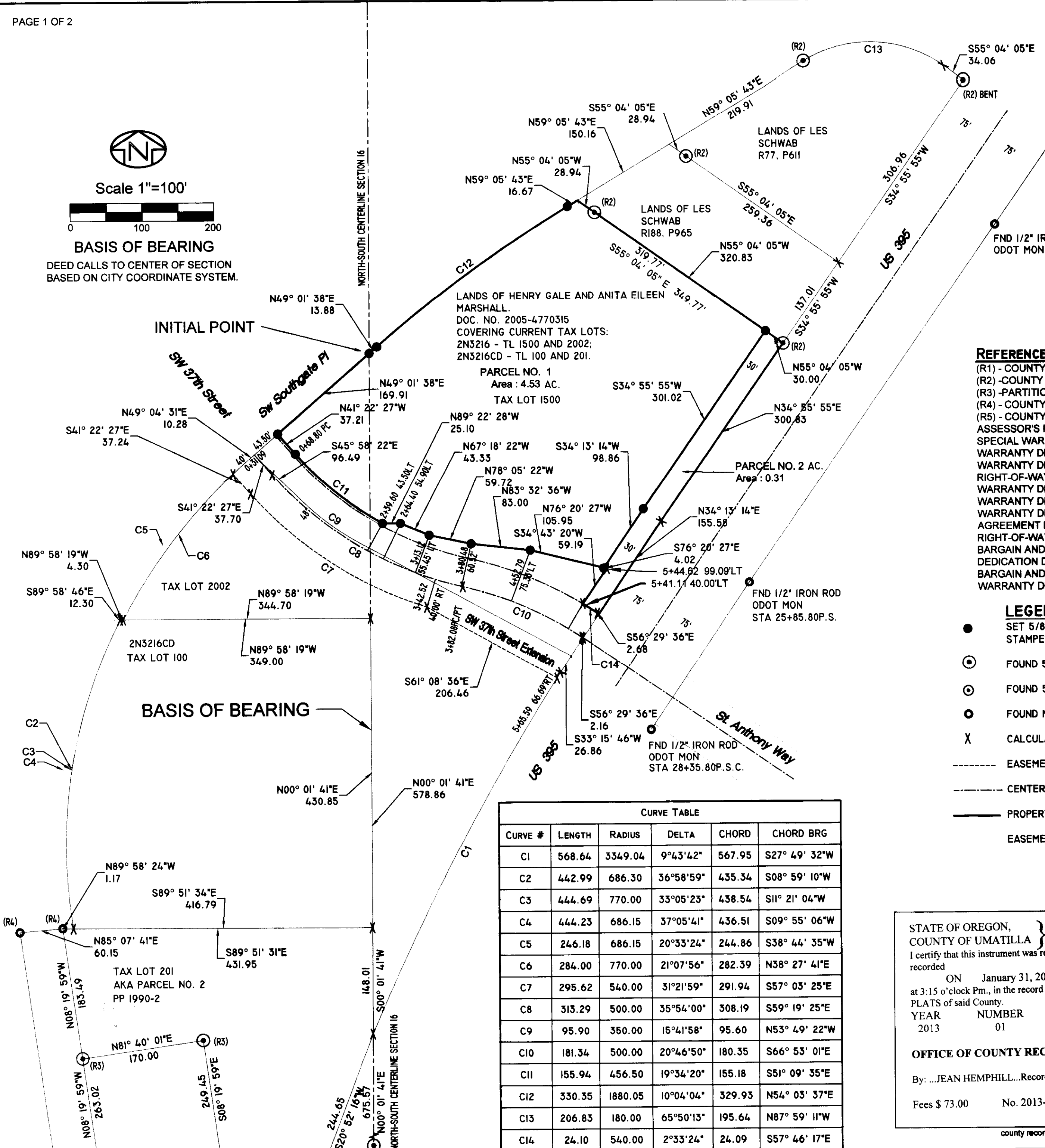


Scale 1"=100'



BASIS OF BEARING

DEED CALLS TO CENTER OF SECTION
BASED ON CITY COORDINATE SYSTEM.



UMATILLA COUNTY

PARTITION PLAT NO. 2013-01

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF PENDLETON - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 25 DAY OF January, 2013.

[Signature]
EVAN MCKENZIE, PLANNER, CITY OF PENDLETON

CITY OF PENDLETON - SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 25 DAY OF January, 2013.

[Signature]
TIMOTHY SIMONS, CITY SURVEYOR/ENGINEER

~~UMATILLA COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.~~

~~THIS _____ DAY OF _____, 2013.~~

~~COMMISSIONER~~

~~COMMISSIONER~~

~~COMMISSIONER~~

UMATILLA COUNTY SURVEYOR
I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 31 DAY OF January, 2013.

[Signature]
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSMENT & TAXATION DEPT.
TAXES ARE PAID IN FULL.

THIS 30th DAY OF January, ~~2012~~ 2013

[Signature]
UMATILLA COUNTY TAX COLLECTOR

~~UMATILLA COUNTY ASSESSOR~~

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND PLATTED THE ANNEXED PARTITION AS SHOWN HEREIN. SAID PARTITION SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LANDS OF HENRY GALE & ANITA EILEEN MARSHALL INTO TWO PARCELS IN ORDER TO SELL ADDITIONAL RIGHT-OF-WAY (FOR HIGHWAY 395) TO ST. ANTHONY HOSPITAL FOR DEDICATION TO OREGON DEPARTMENT OF TRANSPORTATION, AND MONUMENT THE NORTHERLY BOUNDARY OF SOUTHWEST 37TH EXTENSION, AS SHOWN ON THIS PLAT. THE ORIGINAL PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I:
BEGINNING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 0°01'41" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 16, A DISTANCE OF 1622.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONTEE DRIVE AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 49°01'38" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 13.88 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1000.05 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 330.36 FEET (LONG CHORD BEARS NORTH 54°03'41" EAST, 329.93 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 59°05'43" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.67 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO W.T. & W. INCORPORATED, BY DEED RECORDED IN REEL 41, PAGE 674, OFFICE OF COUNTY RECORDS; THENCE SOUTH 55°04'05" EAST, ALONG THE SOUTH LINE OF SAID W.T. & W. TRACT, A DISTANCE OF 349.77 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395; THENCE SOUTH 34°55'55" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395, A DISTANCE OF 300.85 FEET TO HIGHWAY ENGINEER'S CENTERLINE STATION 25+85.80 P.S. ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A 75.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE LEFT (RECORD CENTERLINE SPIRAL CURVE DATA: LENGTH = 250 FEET, S = 2°18'11", A=0.7) A DISTANCE OF 225.90 FEET (LONG CHORD BEARS SOUTH 34°13'14" WEST, A DISTANCE OF 225.88 FEET); THENCE NORTH 61°40'20" WEST, A DISTANCE OF 334.34 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 95.90 FEET (LONG CHORD BEARS NORTH 53°49'21" WEST, A DISTANCE OF 95.60 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 45°58'22" WEST, A DISTANCE OF 96.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONTEE DRIVE; THENCE NORTH 49°01'38" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 213.87 FEET TO THE TRUE POINT OF BEGINNING.

- SUBJECT TO THE FOLLOWING, AS NOTED ON :
- 1) EASEMENT TO PACIFIC POWER & LIGHT, BOOK 192, PAGE 293, UM CO RECORDS.
 - 2) ACCESS RESTRICTIONS & EASEMENTS, ODOT, BOOK 237, PAGE 359; BOOK 238, PAGE 320; BOOK 239, PAGE 198, UM CO RECORDS.
 - 3) CONDITIONAL USE AND PARTITION, HENRY GALE MARSHALL ET UX, REEL 193, PAGE 1839, UM CO RECORDS.
 - 4) CONSTRUCTION EASEMENT, CITY, REEL 235, PAGE 322, UM CO RECORDS.
 - 5) EASEMENT TO PACIFICORP, REEL 238, PAGE 1154, UM CO RECORDS.
- EXCEPTING OUT THE RIGHT-OF-WAY AS NOTED ON:
DEDICATION DEED, CITY OF PENDLETON, DOC. NO. 2012-5990689, UM CO RECORDS.

I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL PARCEL CORNERS AND BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

[Signature]
ROBERT D. ENGLISH, ORPLS 43406LS

OWNER'S DECLARATION:

WE, HENRY GALE AND ANITA EILEEN MARSHALL, OWNERS, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

[Signature]
HENRY GALE MARSHALL, OWNER

[Signature]
ANITA EILEEN MARSHALL, OWNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 25, 2013

BY [Signature], AND
HENRY GALE MARSHALL, OWNER

OF [Signature] AND
ANITA EILEEN MARSHALL, OWNER

[Signature]
NOTARY SIGNATURE

Jutta Haliewicz
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 453972

MY COMMISSION EXPIRES: 11/18/14



SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PARTITION PLAT, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION PLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

[Signature]
ROBERT D. ENGLISH, ORPLS 43406LS

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 31, 2013
at 3:15 o'clock Pm., in the record of PLATS of said County.
YEAR NUMBER Slide
2013 01
OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL...Records Officer
Fees \$ 73.00 No. 2013-6010225
county recorders stamp

REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED BY
Umatilla County Surveyor
Date: 2/1/2013
Rec'd By: [Signature]
No.: 13-016-B

[Signature]
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/13

DATE: 01/05/13	DWN. BY: RDE	PARTITION PLAT FOR: H. GALE & ANITA MARSHALL 3540 NE KING PLACE PENDLETON, OREGON 97801
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2012-045	REV. DATE: 00/00/00	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 Ph: 541-276-2055 Fax: 541-276-3480
DWG NO. StAH MARSHALLPP.dwg		