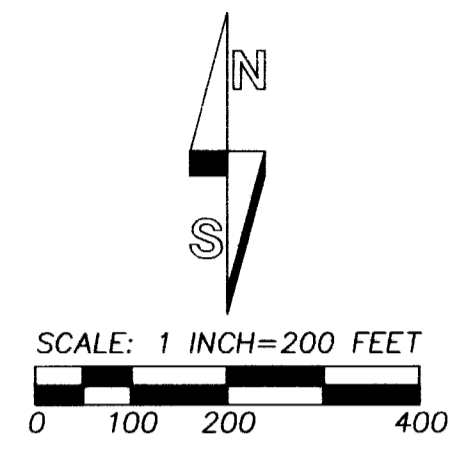
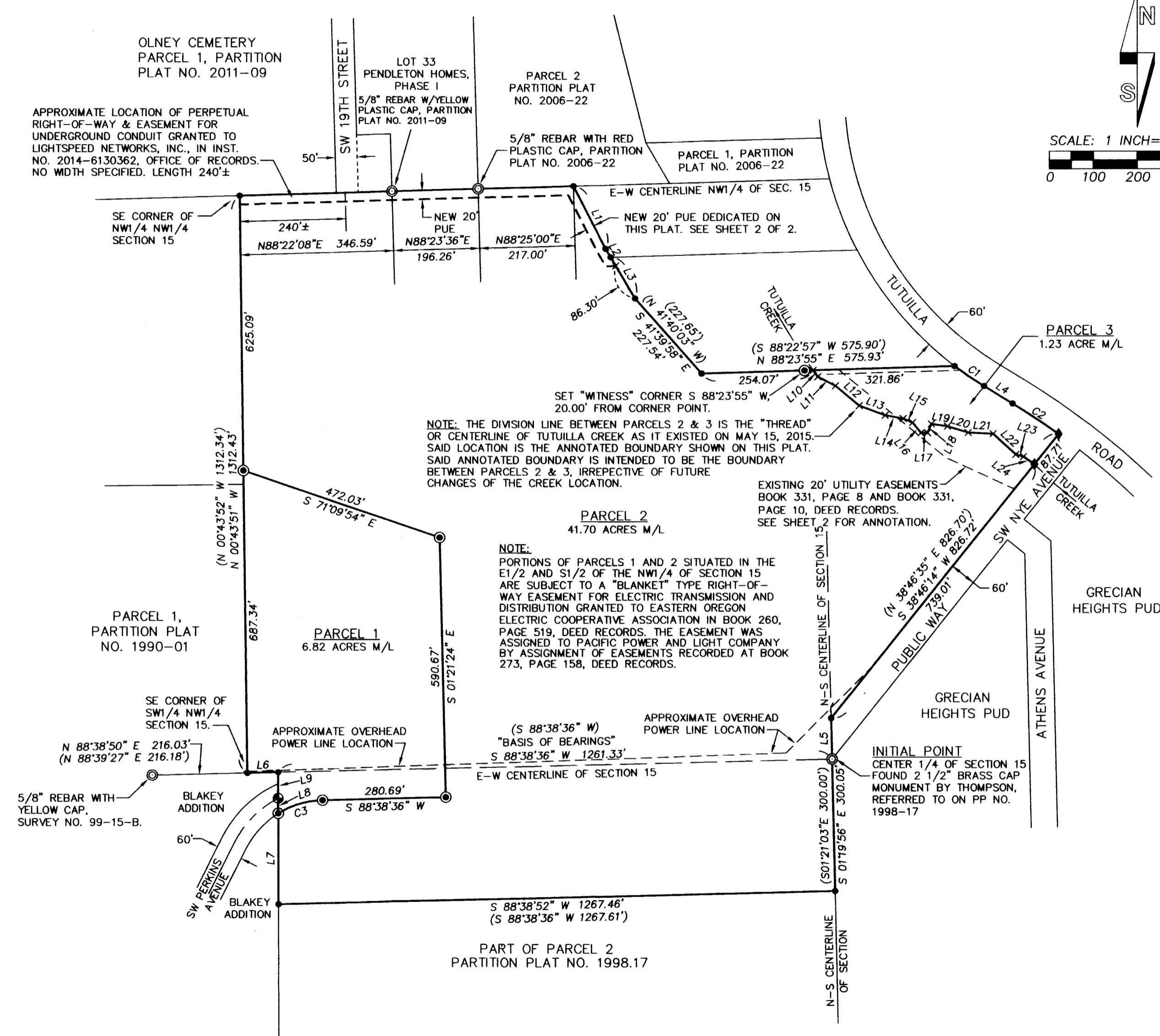


# PARTITION PLAT FOR GREGORY GALLOWAY

LOCATED IN THE NORTH HALF AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH,  
RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.  
MAY, 2015

PARTITION PLAT 2015-12

SHEET 1 OF 2



LINE NO.	BEARING	DISTANCE	COORDINATES
L1	S 27°17'24" E	160.34'	(N27°19'03" W 160.41')
L2	S 30°39'30" E	22.52'	(S30°28'03" E 22.49')
L3	S 30°29'42" E	109.14'	(N30°28'03" W 109.05')
L4	S 58°39'28" E	76.32'	(N58°38'06" W 76.36')
L5	S 01°21'49" E	93.22'	(S01°21'03" E 93.25')
L6	S 88°38'36" W	70.24'	(S88°38'36" W 70.24')
L7	N 00°09'43" W	205.99'	
L8	N 00°09'43" W	34.43'	
L9	N 00°09'43" W	59.60'	(N00°07'09" W 59.51')
L10	S 35°14'06" E	18.16'	
L11	S 62°46'09" E	45.14'	
L12	S 50°03'16" E	70.31'	
L13	S 69°34'45" E	63.08'	
L14	S 79°54'06" E	41.55'	
L15	S 66°27'41" E	23.41'	
L16	S 39°14'13" E	30.42'	
L17	N 88°58'41" E	14.80'	
L18	N 22°36'09" E	22.01'	
L19	S 81°29'32" E	37.36'	
L20	S 72°55'54" E	49.05'	
L21	S 87°18'20" E	56.88'	
L22	S 47°34'28" E	69.96'	
L23	S 74°44'55" E	18.44'	
L24	S 55°18'50" E	30.07'	

- LEGEND**
- - SET 5/8" BY 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "OR PLS 1106, WA PLS 17372", UNLESS OTHERWISE NOTED.
  - ◆ - CORNER FALLS IN CONCRETE OR BRIDGE CONSTRUCTION JOINT. SET 3/4" BRASS WASHER STAMPED "PLS 1106" WITH SCREW IN LEAD PLUG UNLESS OTHERWISE NOTED ON SHEET 2 OF 2.
  - - FOUND 5/8" REBAR WITH PLASTIC YELLOW CAP STAMPED "USKH 2360", FROM SURVEY 06-48-C.
  - ⊕ - FOUND 5/8" REBAR, BLAKEY ADDITION PLAT.
  - ⊙ - MONUMENT FOUND AS NOTED.
  - x - CALCULATED POINT ONLY. NOT SET OR FOUND.
- PUE - INDICATES NEW PUBLIC UTILITY EASEMENT DEDICATED ON THIS PLAT.  
(XOX) - RECORD DIMENSIONS FROM SURVEY 06-48-C.

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	5°53'17"	786.59'	80.83'	80.80'	N 55°43'19" W
	(5°53'23")	786.59'	80.87'	80.83'	N 55°41'23" W
C2	4°28'27"	1607.66'	125.54'	125.51'	S 56°25'14" E
	(4°28'27")	1607.66'	125.54'	125.51'	S 56°23'52" E
C3	30°30'58"	200.00'	106.52'	105.27'	N 73°23'06" E

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded

ON June 19, 2015  
at 1:37 o'clock Pm., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2015 12

OFFICE OF COUNTY RECORDS  
By: ...Steve Churchill...Records Officer  
Fees \$ 78.00 No. 2015-6300889

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 6/23/2015  
Rec'd By: G. Hensley  
No.: 15-061-B

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Will. R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/16

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 5/15 DR. BY: DMT  
CK. BY: WRW NO: 15-1545

PROJECT: \GALLOWAYOTPPS1

PARTITION PLAT FOR:  
GREG GALLOWAY

LOCATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT 2015-12  
*Will. R. Wells*  
WILLIAM R. WELLS, PLS

# PARTITION PLAT FOR GREGORY GALLOWAY

LOCATED IN THE NORTH HALF AND SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

MAY, 2015

# PARTITION PLAT 2015-12

SHEET 2 OF 2

## TRUST DEED BENEFICIARY'S CONSENT

COLUMBIA STATE BANK, AS SUCCESSOR-IN-INTEREST TO THE FDIC AS RECEIVER FOR COLUMBIA RIVER BANK, TRUST DEED BENEFICIARY BY ASSIGNMENT RECORDED AS INSTRUMENT NO. 2013-6120276, UMATILLA COUNTY OFFICE OF RECORDS, FOR THAT CERTAIN TRUST DEED DATED DECEMBER 22, 2005, EXECUTED AND DELIVERED BY GREGORY W. GALLOWAY, GRANTOR TO AMERITITLE AND RECORDED DECEMBER 28, 2005 AS INSTRUMENT NO. 2005-4930780, UMATILLA COUNTY OFFICE OF RECORDS, LAST MODIFIED BY DOCUMENT RECORDED JULY 26, 2010, AS INSTRUMENT NO. 2010-5680603, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92 AND ALSO CONSENTS TO THE PUBLIC UTILITY EASEMENT DEDICATION.

COLUMBIA STATE BANK BY:

J.M. BENNETT, VICE PRESIDENT-SPECIAL CREDITS

ACKNOWLEDGMENT

STATE OF Washington )  
COUNTY OF Clark )SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2015.

BY: J.M. BENNETT

Crystal M. Brown  
NOTARY PUBLIC FOR THE STATE OF Washington

MY COMMISSION EXPIRES: 4/29/2018

MY COMMISSION NUMBER: 171607

## OWNERS DECLARATION

I, GREGORY W. GALLOWAY, OWNER OF THE LANDS CONTAINED IN THIS LAND PARTITION, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

I HEREBY DEDICATE THE NEW 20 FOOT PUBLIC UTILITY EASEMENT ACROSS PARCEL 2, DEPICTED ON SHEET 1 OF 2, AS A NEW PUBLIC UTILITY EASEMENT FOR INGRESS-EGRESS AND CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.

GREGORY W. GALLOWAY, OWNER

ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF UMATILLA )SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF June, 2015.

BY: GREGORY W. GALLOWAY

Stacey Briley  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 3/13/2018

MY COMMISSION NUMBER: 925971

## TRUST DEED BENEFICIARY'S CONSENT

COLUMBIA STATE BANK, AS SUCCESSOR-IN-INTEREST TO THE FDIC AS RECEIVER FOR COLUMBIA RIVER BANK, TRUST DEED BENEFICIARY BY ASSIGNMENT RECORDED AS INSTRUMENT NO. 2013-6120277, UMATILLA COUNTY OFFICE OF RECORDS, FOR THAT CERTAIN TRUST DEED DATED MARCH 15, 2010, EXECUTED AND DELIVERED BY GREGORY W. GALLOWAY, GRANTOR, TO AMERITITLE AND RECORDED JULY 26, 2010 AS INSTRUMENT NO. 2010-5680601, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92 AND ALSO CONSENTS TO THE PUBLIC UTILITY EASEMENT DEDICATION.

COLUMBIA STATE BANK BY:

J.M. BENNETT, VICE PRESIDENT-SPECIAL CREDITS

ACKNOWLEDGMENT

STATE OF Washington )  
COUNTY OF Clark )SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2015.

BY: J.M. BENNETT

Crystal M. Brown  
NOTARY PUBLIC FOR THE STATE OF Washington

MY COMMISSION EXPIRES: 4/29/2018

MY COMMISSION NUMBER: 171607

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF PARTITION PLAT 2015-12  
Willi R. Wells  
WILLIAM R. WELLS, PLS

## APPROVALS

### CITY OF PENDLETON

#### CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

18 DAY OF June, 2015  
John Taylor PLANNING COMMISSION CHAIRPERSON  
Willi R. Wells CITY PLANNER

#### PENDLETON CITY SURVEYOR

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

18 DAY OF June, 2015  
Willi R. Wells CITY OF PENDLETON SURVEYOR

### UMATILLA COUNTY

#### UMATILLA COUNTY SURVEYOR

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

19th DAY OF June, 2015  
Wayne Z. Tolst Deputy  
UMATILLA COUNTY SURVEYOR

#### UMATILLA COUNTY TAX COLLECTOR

TAXES AND ASSESSMENTS ARE PAID IN FULL, THIS

19th DAY OF June, 2015  
Bethna Emright Deputy  
UMATILLA COUNTY TAX COLLECTOR

## SURVEYORS CERTIFICATE & NARRATIVE:

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND RECOVERED OR MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN ON THIS PARTITION PLAT.

ALL MONUMENTS FOUND AND HELD FOR THIS PARTITION PLAT SURVEY ARE NOTED. THE SURVEY WAS MADE BY A 2 PERSON CREW WITH USING TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. MONUMENT TIES AND SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

### REAL PROPERTY DESCRIPTION:

REAL PROPERTY DESCRIPTION IS RECITED FROM EXHIBIT "A" LEGAL DESCRIPTION CONTAINED IN AMERITITLE PRELIMINARY TITLE REPORT, FILE NO. 44577AM, DATED APRIL 13, 2015:

#### TRACT 1:

BEGINNING AT THE BRASS CAPPED MONUMENT AT THE CENTER OF SAID SECTION 15; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF, SOUTH 89°51'53" WEST 1331.49 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHWEST CORNER THEREOF, NORTH 00°29'26" EAST, 1313.70 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 186, PAGE 308 OF SAID UMATILLA COUNTY DEED RECORDS, NORTH 89°32'47" EAST, 759.24 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL, SOUTH 26°09'13" EAST, 160.41 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BOOK 186 ON PAGE 375, SOUTH 29°18'13" EAST, 22.49 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL, SOUTH 29°18'13" EAST, 109.05 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY, SOUTH 40°30'13" EAST, 227.65 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL TO THE NORTH SOUTH CENTERLINE OF SAID SECTION 15, NORTH 89°32'47" EAST, 276.08 FEET; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL NORTH 89°32'47" EAST, 296.81 FEET TO A POINT ON A LINE 30.00 FEET FROM AND PARALLEL WITH THE 2004 CENTERLINE OF COUNTY ROAD NO. 915, AS DETERMINED FROM SAID CITY OF PENDLETON RECORDS, (SAID POINT BEING 9.75 FEET WESTERLY OF THE DISTANCE GIVEN IN SAID BOOK 186, PAGE 375); THENCE ALONG SAID LINE, 85.23 FEET ON THE ARC OF A CURVE LEFT HAVING A RADIUS OF 786.59 FEET, A CENTRAL ANGLE OF 61°2'30", AND A LONG CHORD BEARING SOUTH 54°18'44" EAST, 85.19 FEET; THENCE CONTINUING ALONG SAID LINE, SOUTH 57°24'48" EAST, 76.36 FEET; THENCE CONTINUING ALONG SAID LINE TO A POINT ON A LINE 60.00 FEET FROM AND PARALLEL WITH THE NORTHWESTERLY BOUNDARY OF THE GRECIAN HEIGHTS P.U.D. SUBDIVISION PLAT, SAID LINE BEING THE LINE SHOWN ON SAID PLAT AS THE NORTHWESTERLY LINE OF A DEDICATED RIGHT OF WAY OUTSIDE SAID SUBDIVISION, 125.66 FEET ON THE ARC OF A CURVE RIGHT WITH A RADIUS OF 1607.66 FEET, A CENTRAL ANGLE OF 4°28'43", AND A LONG CHORD BEARING SOUTH 55°10'37" EAST, 125.63 FEET; THENCE ALONG SAID RIGHT OF WAY LINE TO THE NORTH SOUTH CENTERLINE OF SAID SECTION 15, SOUTH 40°00'00" WEST, 827.12 FEET; THENCE ALONG SAID NORTH SOUTH CENTERLINE TO SAID POINT OF BEGINNING, SOUTH 00°07'48" EAST, 93.09 FEET.

#### TRACT 11:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF BLAKEY ADDITION TO UMATILLA COUNTY, SAID POINT BEING AT THE CENTERLINE OF PERKINS STREET, AND BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 00°07'09" WEST ALONG THE EAST LINE OF BLAKEY ADDITION A DISTANCE OF 59.50 FEET TO THE NORTHEAST CORNER OF SAID ADDITION, SAID POINT BEING ALSO ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 88°38'36" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 A DISTANCE OF 1261.16 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 01°21'03" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 A DISTANCE OF 300.00 FEET; THENCE SOUTH 88°38'36" WEST A DISTANCE OF 1267.61 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED BLAKEY ADDITION; THENCE NORTH 00°07'09" WEST ALONG SAID EAST LINE OF BLAKEY ADDITION A DISTANCE OF 240.57 FEET TO THE TRUE POINT OF BEGINNING.

Willi R. Wells  
WILLIAM R. WELLS, PLS

RECEIVED BY  
Umatilla County Surveyor  
Date: 6/23/2015  
Rec'd By: G. Gensley  
No.: 15-061-B

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Willi R. Wells

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/16

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA )  
I certify that this instrument was received and recorded  
ON June 19, 2015  
at 1:37 o'clock Pm., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2015 12

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2015-6300889

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

PROJECT: \GALLOWAYROTPPS2

PARTITION PLAT FOR:  
GREG GALLOWAY

DATE: 5/15 DR. BY: DMT  
CK. BY: WRW NO: 15-1545

LOCATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

