

PARTITION PLAT NO. 2017-21 SHEET 1 OF 2

SITUATED IN THE NE1/4 OF SECTION 10, T2N., R32E., W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

MONUMENT NOTES

- ① 5/8" REBAR FROM S.N.95-188-A BEARS N 01°53'59" W, 0.3' FROM CORNER POINT.
- ② HELD STAEBLER MONUMENT FOR LATITUDE ONLY. MONUMENT BEARS N 88°05'49" E, 0.7' FROM CORNER POINT.
- ③ FOUND STAEBLER MONUMENT IS N 01°54'00" W, 31.55' AND N 88°06'00" E, 0.97' FROM SET MONUMENT AT SOUTH END OF L9.
- ④ FOUND STAEBLER MONUMENT IS N 01°54'00" W, 77.15' AND N 88°06'00" E, 0.83' FROM SET MONUMENT AT SOUTH END OF L9.
- ⑤ FOUND "X" IN CONCRETE PER KRUMBEIN SURVEY NO. 85.44-B.
- ⑥ MONUMENT SHOWN 25' NORTH OF CORNER ON SURVEY NO. 06-534-AX WAS NOT FOUND.
- ⑦ A BENT 5/8" REBAR FROM S.N. E-9-A BEARS N 72°51' W, 0.2' FROM MONUMENT SET.
- ⑧ FOUND 1/2" REBAR FROM HARRIS SURVEY NO. 14-045-AX WHICH BEARS S 74°40' W, 0.5' FROM COMPUTED CORNER POINT.
- ⑨ FOUND 1/2" REBAR FROM HARRIS SURVEY NO. Q-279-B. HELD FOR POSITION AND TO ESTABLISH BEARING BASE FOR SAID SURVEY NO. Q-279-B.

LEGEND

- SET 5/8 BY 24" REBAR WITH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" UNLESS OTHERWISE NOTED.
- ◊ FOUND 5/8" REBAR PER STAEBLER S.N. 95-188-A OR H-21-AX.
- ⊙ FOUND 5/8" REBAR PER ENGLISH S.N. 07-234-C.
- ⊙ FOUND 1/2" REBAR PER HARRIS S.N. 14-045-AX OR Q-279-B.
- BW FOUND 3/4" BRASS WASHER STAMPED "PLS 1106" PER WELLS S.N. 00-021-B.
- OTHER MONUMENT FOUND AS NOTED.
- x CALCULATED POINT ONLY, NOT SET OR FOUND.
- S.N. INDICATES SURVEY NUMBER.
- (XOX) RECORD DIMENSION PER STAEBLER S.N. 95-188-A OR H-21-AX.
- (XOX)D RECORD DIMENSION PER DEED DESCRIPTION.
- (XOX)P RECORD DIMENSION PER SUBDIVISION PLAT.
- (XOX)1 RECORD DIMENSION PER HARRIS S.N. Q-279-B.
- (XOX)2 RECORD DIMENSION PER ENGLISH S.N. 07-234-C.
- (XOX)3 RECORD DIMENSION PER CRIGER S.N. 06-162-AX.
- (XOX)4 RECORD DIMENSION PER B. WELLS S.N. 00-021-B.
- ▲ MONUMENT NOTE, SEE TABLE.
- ◻ OTHER NOTE, SEE TABLE.

LINE TABLE

| NO. | BEARING | DISTANCE | RECORD DIMENSION |
|-----|---------------|----------|-------------------------|
| L1 | N 88°06'01" E | 30.00' | (N 88°06'11" E 30.00') |
| L2 | S 01°53'59" E | 27.85' | (S 01°53'49" E 27.85') |
| L3 | S 01°53'59" E | 72.15' | (S 01°53'49" E 72.15') |
| L4 | N 87°55'00" E | 99.78' | (N 88°06'11" E 100.00') |
| L5 | S 02°46'42" E | 8.14' | (S 01°53'49" E 7.85') |
| L6 | N 88°06'54" E | 100.03' | (N 88°05'13" E 99.98') |
| L7 | S 01°50'09" E | 92.14' | |
| L8 | S 01°54'00" E | 6.46' | |
| L9 | N 00°08'44" W | 31.56' | (N 01°57'30" W 32.00') |
| L10 | N 02°04'08" W | 45.60' | (N 01°57'30" W 45.15') |
| L11 | N 88°06'00" E | 29.71' | |
| L12 | N 69°47'08" E | 42.13' | |
| L13 | S 01°54'00" E | 7.75' | |
| L14 | N 88°06'00" E | 100.00' | (100.00')D |
| L15 | N 88°06'00" E | 123.94' | (N 88°02' E 123.62')D |
| L16 | N 00°03'07" E | 60.93' | |
| L17 | N 00°03'07" E | 34.11' | (N 00°00' E 34.11')1 |
| L18 | N 00°03'07" E | 100.00' | (N 00°00' E 100.00')1 |
| L19 | N 00°03'07" E | 80.07' | |
| L20 | S 88°06'00" W | 125.91' | (S 88°02' W 125.64')D |
| L21 | SOUTH | 160' M/L | |
| L22 | S 01°54'17" W | 51.11' | |
| L23 | S 01°54'17" W | 9.02' | (N 01°50'50" E 9' M/L)D |
| L24 | S 01°54'00" E | 85.00' | (N 00°58' W 85.00')D |
| L25 | S 88°06'00" W | 30.00' | (30')P |
| L26 | S 88°06'00" W | 100.00' | (100')P |
| L27 | S 01°54'00" E | 50.00' | (50')P |
| L28 | S 88°06'00" W | 99.30' | (99.3')3 |
| L29 | N 88°06'00" E | 60.00' | (N 88°02'30" E 59.99')4 |

SW COR OF LOT "S" HOUSER'S ADDITION PER S.N. 95-188-A

N 88°05'49" E, 1' M/L

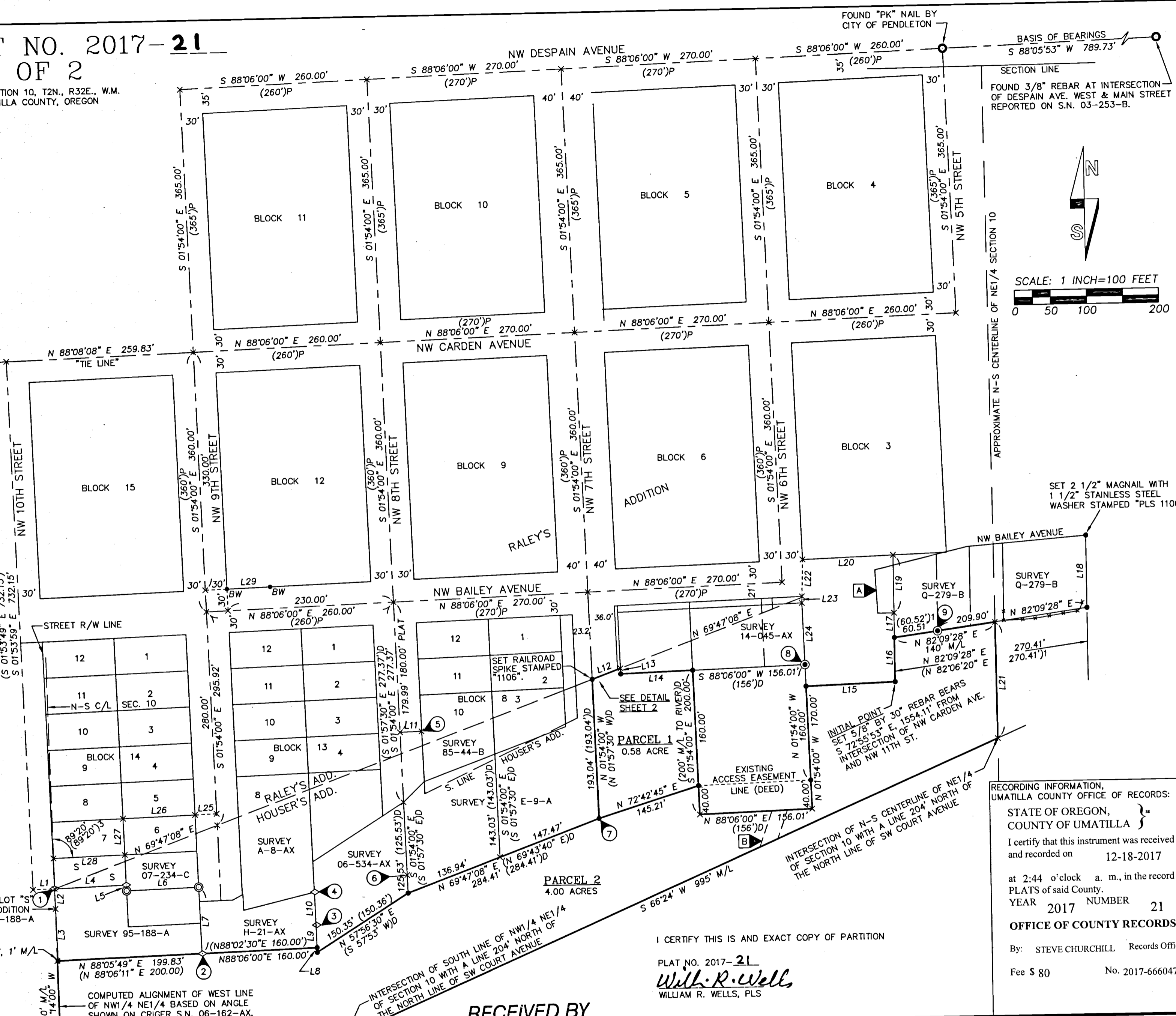
COMPUTED ALIGNMENT OF WEST LINE OF NW1/4 NE1/4 BASED ON ANGLE SHOWN ON CRIGER S.N. 06-162-AX.

APPROX. S. LINE OF NW1/4 NE1/4 SEC. 10 WEST 395' M/L

APPROX. SW CORNER OF NW1/4 NE1/4 SEC. 10

OTHER NOTES

- ▲ [A] PARCEL 1 OF TRACTS DEEDED TO JOHN J. BAUER, ET AL IN BOOK 262, PAGE 597.
- ▲ [B] 20 FOOT EASEMENT FOR WATER LINE AND OTHER UTILITIES, REEL 28, PAGE 1152, DEED RECORDS.

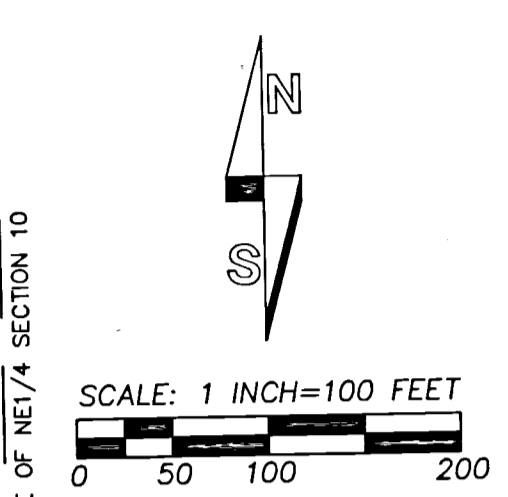


FOUND "PK" NAIL BY CITY OF PENDLETON

BASIS OF BEARINGS
S 88°05'53" W 789.73'

SECTION LINE

FOUND 3/8" REBAR AT INTERSECTION OF DESPAIN AVE. WEST & MAIN STREET REPORTED ON S.N. 03-253-B.



SET 2 1/2" MAGNAIL WITH 1 1/2" STAINLESS STEEL WASHER STAMPED "PLS 1106".

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12-18-2017

at 2:44 o'clock a. m., in the record of PLATS of said County.
YEAR 2017 NUMBER 21

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer
Fee \$ 80 No. 2017-6660472

I CERTIFY THIS IS AN EXACT COPY OF PARTITION

PLAT NO. 2017-21
William R. Wells
WILLIAM R. WELLS, PLS

RECEIVED BY
Umatilla County Surveyor
Date: 12/21/17
Rec'd By: CT
No.: 17-136-B

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/18

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

| | |
|-------------|-----------------|
| DATE: 07-16 | DR. BY: DMT/WRW |
| CK. BY: WRW | NO: 16-1604 |

PROJECT:
PARTITION PLAT FOR:
PENDLETON DEVELOPMENT COMMISSION

SITUATED IN THE NE1/4 OF SECTION 10 T2N., R32E., W.M. CITY OF PENDLETON UMATILLA COUNTY, OREGON.

PARTITION NO. 2017-21
SHEET 2 OF 2

SITUATED IN THE NE1/4 OF SECTION 10, T2N., R32E., W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

I CERTIFY THIS IS AN EXACT COPY OF PARTITION

PLAT NO. 2017-21
Will. R. Wells
WILLIAM R. WELLS, PLS

SURVEYORS CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCEL 1 IS MONUMENTED AS SHOWN. THE NORTHERLY LINE OF PARCEL 2 IS MONUMENTED AS SHOWN. THE SOUTHERLY LINE OF PARCEL 2, BEING PRIMARILY ON THE RIVER SIDE OF THE LEVEE IS NOT MONUMENTED, AS WAS ALLOWED BY THE UMATILLA COUNTY SURVEYOR.

THE BASIS OF CONTROL ARE THE RECORD SURVEYS IDENTIFIED ON SHEET 1 OF 2. THE BASIS OF BEARINGS FOR THIS PARTITION SURVEY IS NORTH 88°05'53" EAST BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF CENTERLINES OF NW DESPAIN AVENUE AND NW 5TH AND MAIN STREETS. THE RECORD COURSES IN THE LEGAL DESCRIPTION OF THE PARTITIONED LAND ARE WRITTEN ON TWO SEPARATE BEARING BASIS, 3 MINUTES AND 30 SECONDS OF ANGLE APART. GENERALLY BEARINGS SOUTH OF THE RIVER ARE BASED ON THE RESERVE ADDITION PLAT AND BEARINGS NORTH OF THE RIVER ARE BASED ON THE BEARING OF NW DESPAIN AVENUE BEING SOUTH 88°02'30" WEST AND NORTH 88°02'30" EAST. HARRIS SURVEY NO. Q-279-B SOUTH OF NW 5TH STREET WAS DETERMINED TO BE WRITTEN WITH REFERENCE TO THE NW DESPAIN AVENUE BEARING BASE.

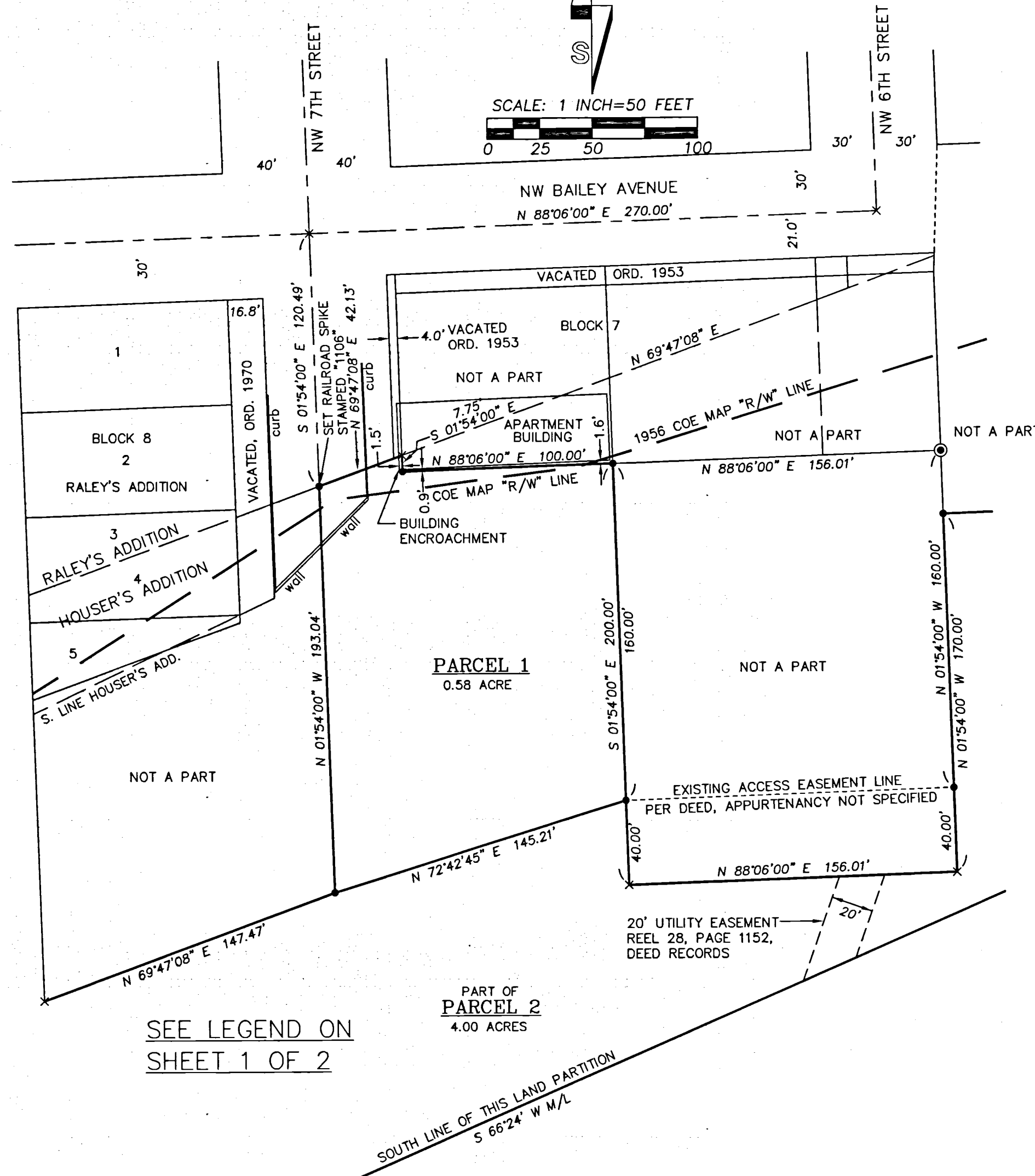
VIRTUALLY ALL OF THE PARTITIONED PROPERTY IS SHOWN WITHIN THE "RIGHT-OF-WAY" SHOWN ON THE 1956 CORPS OF ENGINEERS LEVEE MAPS. I FIND NO RECORD THAT THE "RIGHT-OF-WAY" SHOWN ON THE CORPS OF ENGINEERS MAPS WAS EVER ACQUIRED BY THE CORPS OR THE CITY OF PENDLETON.

THIS PARTITION SURVEY WAS MADE BY A TWO PERSON CREW USING A LEICA TCR 3 SECOND TOTAL STATION. CONTROL MONUMENT TIES AND CORNER SET WERE VERIFIED BY REDUNDANT MEASUREMENTS.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTER LINES OF NW CARDEN AVENUE AND NW 11TH STREET; THENCE SOUTH 72°55'53" EAST A DISTANCE OF 1554.11 FEET TO THE INITIAL POINT, SAID INITIAL POINT BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO DENNIS A. HACHLER, ET UX, BY DEED RECORDED IN BOOK 268, PAGE 323, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 88°06'00" WEST ALONG THE SOUTH LINE OF SAID HACHLER TRACT A DISTANCE OF 123.94 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO STEPHEN WEIL, ET UX, BY DEED RECORDED APRIL 25, 1979, MICROFILM R-49, PAGE 13, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON; THENCE SOUTH 01°54'00" EAST ALONG THE EAST LINE OF SAID WEIL TRACT A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°06'00" WEST ALONG THE SOUTH LINE OF SAID WEIL TRACT A DISTANCE OF 156.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°54'00" WEST ALONG THE WEST LINE OF SAID WEIL TRACT A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MAX KERN RECORDED IN BOOK 127, PAGE 265, DEED RECORDS; THENCE SOUTH 88°06'00" WEST ALONG THE SOUTH LINE OF SAID KERN TRACT A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°54'00" WEST ALONG THE WEST LINE OF SAID KERN TRACT A DISTANCE OF 7.75 FEET TO THE SOUTH LINE OF RALEY'S ADDITION; THENCE SOUTH 69°47'08" WEST ALONG THE SOUTH LINE OF RALEY'S ADDITION A DISTANCE OF 42.13 FEET TO THE NORTHEAST CORNER OF TRACT I OF THAT TRACT OF LAND CONVEYED TO SIMS DEVELOPMENT CORPORATION, BY DEED RECORDED IN BOOK 351, PAGE 595, DEED RECORDS; THENCE SOUTH 1°54'00" EAST A DISTANCE OF 193.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT I OF THE SIMS DEVELOPMENT TRACT; THENCE SOUTH 69°47'08" WEST ALONG THE SOUTH LINE OF SAID TRACT I AND ALONG THE SOUTH LINE OF TRACT II OF SAID SIMS DEVELOPMENT TRACT A DISTANCE OF 284.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT II, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO RUTH SIMONS, BY DEED RECORDED IN BOOK 294, PAGE 384, DEED RECORDS; THENCE SOUTH 57°56'30" WEST ALONG THE SOUTH LINE OF THE SAID SIMONS TRACT A DISTANCE OF 150.35 FEET TO THE SOUTHWEST CORNER OF SAID SIMONS TRACT; THENCE NORTH 01°54'00" WEST A DISTANCE OF 6.46 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO CALVARY BAPTIST CHURCH OF PENDLETON BY DEED RECORDED IN BOOK 334, PAGE 647, DEED RECORDS; THENCE SOUTH 88°06'00" WEST ALONG THE SOUTH LINE OF SAID CHURCH TRACT A DISTANCE OF 160.00 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO CHARLES A. ANDEREGG, ET AX, BY DEED RECORDED IN BOOK 280, PAGE 203, DEED RECORDS; THENCE SOUTH 88°05'49" WEST ALONG THE SOUTH LINE OF SAID ANDEREGG TRACT A DISTANCE OF 199.83 FEET TO THE SOUTHWEST CORNER OF SAID ANDEREGG TRACT, THENCE CONTINUING SOUTH 88°05'49" WEST A DISTANCE OF 1 FOOT, MORE OR LESS, TO THE A POINT ON THE QUARTER SECTION LINE RUNNING NORTH AND SOUTH THROUGH SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.; THENCE SOUTH 01°14'00" EAST ALONG SAID QUARTER SECTION LINE A DISTANCE OF 120 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 395 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE 204 FEET NORTHERLY FROM THE NORTH LINE OF S.W. COURT AVENUE; THENCE NORTH 66°24' EAST ON A LINE PARALLEL WITH S.W. COURT AVENUE A DISTANCE OF 995 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 160 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO LESTER HEISE, ET UX, BY DEED RECORDED IN BOOK 272, PAGE 100, DEED RECORDS; THENCE SOUTH 82°09'28" WEST ALONG THE SOUTH LINE OF SAID HEISE TRACT AND ALONG THE SOUTH LINE OF SAID HEISE TRACT IF EXTENDED WESTERLY A DISTANCE OF 140 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID HACHLER TRACT AS RECORDED IN BOOK 268, PAGE 323, DEED RECORDS; THENCE SOUTH 00°03'07" WEST A DISTANCE OF 60.93 FEET TO THE "INITIAL POINT".



SEE LEGEND ON SHEET 1 OF 2

PARCEL 1
0.58 ACRE

PARCEL 2
4.00 ACRES

OWNERS DECLARATION:
THE PENDLETON DEVELOPMENT COMMISSION DOES HEREBY ACKNOWLEDGE IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.
PENDLETON DEVELOPMENT COMMISSION HEREBY ACKNOWLEDGES EXISTING EASEMENTS OF RECORD, AUTHORIZED BY THE PENDLETON DEVELOPMENT COMMISSION ON October 10, 2017.
PAUL CHALMERS, CHAIR
ATTEST: Robb Corbett
ROBB CORBETT, EXECUTIVE DIRECTOR

STATE OF OREGON)
COUNTY OF UMATILLA) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 11, 2017
BY PAUL CHALMERS, AS CHAIR AND ROBB CORBETT, AS EXECUTIVE DIRECTOR OF THE PENDLETON DEVELOPMENT COMMISSION
Donna M. Biggerstaff
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: January 2, 2021
MY COMMISSION NUMBER: 957442

REGISTERED PROFESSIONAL LAND SURVEYOR
Will. R. Wells
WILLIAM R. WELLS, PLS
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/18

RECEIVED BY
Umatilla County Surveyor
Date: 12/21/17
Rec'd By: CT
No.: 17-136-B

APPROVALS
EXAMINED AND APPROVED THIS 7th DAY OF September, 2017.
LAND PARTITION APPROVAL NO. _____
CITY OF PENDLETON PLANNING COMMISSION CHAIRPERSON
Steve Churchill
PENDLETON CITY PLANNER
EXAMINED AND APPROVED THIS 9th DAY OF AUGUST, 2017.
PENDLETON CITY SURVEYOR
EXAMINED AND APPROVED THIS 13th DAY OF August, 2017.
David H. K. K.
UMATILLA COUNTY SURVEYOR
TAXES ARE PAID IN FULL, THIS 19 DAY OF October, 2017.
Esther A. Wright
UMATILLA COUNTY TAX COLLECTOR
RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12-18-2017
at 2:44 o'clock a. m., in the record of PLATS of said County.
YEAR 2017 NUMBER 21
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 80 No. 2017-6660472

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 07-16 DR. BY: DMT/WRW
CK. BY: WRW NO: 16-1604

PROJECT:
PARTITION PLAT FOR:
PENDLETON DEVELOPMENT COMMISSION
SITUATED IN THE NE1/4 OF SECTION 10 T2N., R32E., W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON.