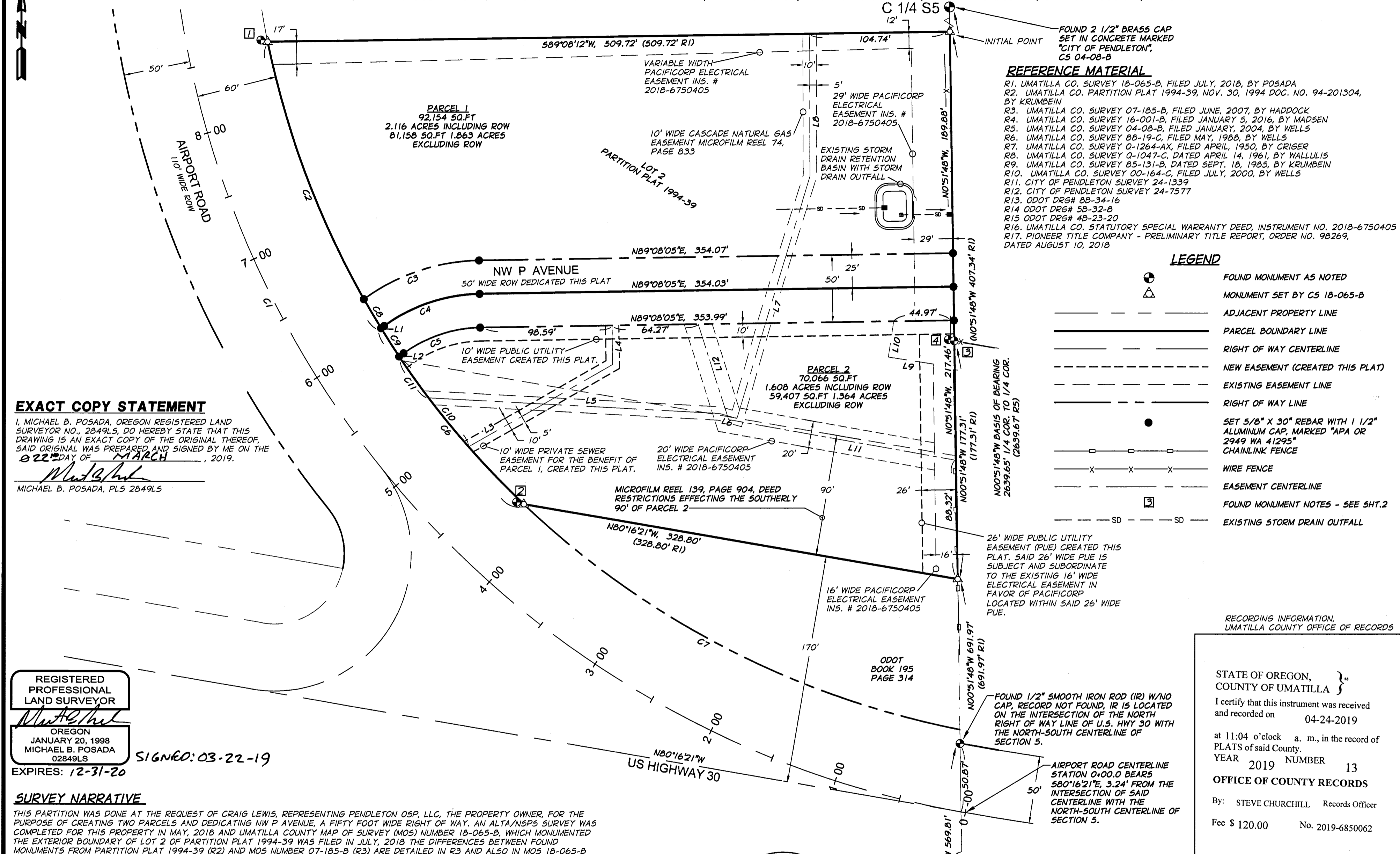


# PARTITION PLAT 2019-13 A REPLAT OF LOT 2 PARTITION PLAT 1994-39

LOCATED WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 IN TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON



- REFERENCE MATERIAL**
- R1. UMATILLA CO. SURVEY 18-065-B, FILED JULY, 2018, BY POSADA
  - R2. UMATILLA CO. PARTITION PLAT 1994-39, NOV. 30, 1994 DOC. NO. 94-201304, BY KRUMBEIN
  - R3. UMATILLA CO. SURVEY 07-185-B, FILED JUNE, 2007, BY HADDOCK
  - R4. UMATILLA CO. SURVEY 16-001-B, FILED JANUARY 5, 2016, BY MADSEN
  - R5. UMATILLA CO. SURVEY 04-08-B, FILED JANUARY, 2004, BY WELLS
  - R6. UMATILLA CO. SURVEY 88-19-C, FILED MAY, 1988, BY WELLS
  - R7. UMATILLA CO. SURVEY Q-1264-AX, FILED APRIL, 1950, BY CRIGER
  - R8. UMATILLA CO. SURVEY Q-1047-C, DATED APRIL 14, 1961, BY WALLULIS
  - R9. UMATILLA CO. SURVEY 85-131-B, DATED SEPT. 18, 1985, BY KRUMBEIN
  - R10. UMATILLA CO. SURVEY 00-164-C, FILED JULY, 2000, BY WELLS
  - R11. CITY OF PENDLETON SURVEY 24-1339
  - R12. CITY OF PENDLETON SURVEY 24-7577
  - R13. ODOT DRG# 8B-34-16
  - R14. ODOT DRG# 5B-32-8
  - R15. ODOT DRG# 4B-23-20
  - R16. UMATILLA CO. STATUTORY SPECIAL WARRANTY DEED, INSTRUMENT NO. 2018-6750405
  - R17. PIONEER TITLE COMPANY - PRELIMINARY TITLE REPORT, ORDER NO. 98269, DATED AUGUST 10, 2018

**LEGEND**

	FOUND MONUMENT AS NOTED
	MONUMENT SET BY CS 18-065-B
	ADJACENT PROPERTY LINE
	PARCEL BOUNDARY LINE
	RIGHT OF WAY CENTERLINE
	NEW EASEMENT (CREATED THIS PLAT)
	EXISTING EASEMENT LINE
	RIGHT OF WAY LINE
	SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP, MARKED "APA OR 2949 WA 41295" CHAINLINK FENCE
	WIRE FENCE
	EASEMENT CENTERLINE
	FOUND MONUMENT NOTES - SEE SHT.2
	EXISTING STORM DRAIN OUTFALL

**EXACT COPY STATEMENT**

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 22<sup>ND</sup> DAY OF MARCH, 2019.

*Michael B. Posada*

MICHAEL B. POSADA, PLS 2849LS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Michael B. Posada*

OREGON  
JANUARY 20, 1998  
MICHAEL B. POSADA  
02849LS

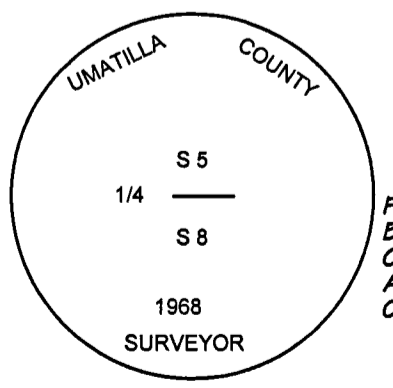
SIGNED: 03-22-19

**SURVEY NARRATIVE**

THIS PARTITION WAS DONE AT THE REQUEST OF CRAIG LEWIS, REPRESENTING PENDLETON OSP, LLC, THE PROPERTY OWNER, FOR THE PURPOSE OF CREATING TWO PARCELS AND DEDICATING NW P AVENUE, A FIFTY FOOT WIDE RIGHT OF WAY. AN ALTA/NSPS SURVEY WAS COMPLETED FOR THIS PROPERTY IN MAY, 2018 AND UMATILLA COUNTY MAP OF SURVEY (MOS) NUMBER 18-065-B, WHICH MONUMENTED THE EXTERIOR BOUNDARY OF LOT 2 OF PARTITION PLAT 1994-39 WAS FILED IN JULY, 2018. THE DIFFERENCES BETWEEN FOUND MONUMENTS FROM PARTITION PLAT 1994-39 (R2) AND MOS NUMBER 07-185-B (R3) ARE DETAILED IN R3 AND ALSO IN MOS 18-065-B (R1). MONUMENTS FROM MOS 07-185-B (R3) AND MOS 18-065-B (R1) WERE RECOVERED AND HELD FOR THE EXTERIOR BOUNDARY OF THIS PARTITION AND FIT WELL WITH THE RECORD INFORMATION. THE LOCATION OF THE NW P AVENUE RIGHT OF WAY DEDICATION AND THE INTERIOR PARCEL LINE DEFINING PARCELS ONE AND TWO WERE COMPUTED AT THE DIRECTION FROM CRAIG LEWIS. THE BASIS OF BEARING FROM R1 WAS USED FOR THIS PARTITION.

THE ALTA/NSPS SURVEY PORTION OF THIS PROJECT ALSO INCLUDED A TOPOGRAPHIC SURVEY OF THE PROPERTY. A DUAL FREQUENCY TOPCON HIPER MODEL GPS RECEIVER IN RTK MODE WITH AN AVERAGE HORIZONTAL ACCURACY OF 1 CM + 1 PPM WAS USED TO COMPLETE THIS PARTITION. THE DISTANCES SHOWN ARE GROUND DISTANCES.

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 4/25/19  
Rec'd By: CT  
No.: 19-043-B



FOUND 2 1/2" BRASS CAP SET IN CONCRETE, MARKED AS SHOWN, SEE CS 04-08-B



ANDERSON PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 04-24-2019 at 11:04 o'clock a. m., in the record of PLATS of said County. YEAR 2019 NUMBER 13 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 120.00 No. 2019-6850062

**PARTITION PLAT \_\_\_\_\_, A REPLAT OF LOT 2 PARTITION PLAT 1994-39 LOCATED IN THE SW 1/4 OF THE SW 1/4, SEC. 5, T.2N., R.32E., W.M. CITY OF PENDLETON, UMATILLA COUNTY, OR.**

PENDLETON OSP, LLC 1705 SW TAYLOR, SUITE 250 PORTLAND, OREGON 97205

SCALE: 1"=50'

DATE: MAR. 22, 2019

JOB NO. 2732-73 (101)

**Anderson Perry & Associates, Inc.**  
engineering surveying natural resources

SHEET 1/2

# PARTITION PLAT 2019-13 \_\_\_\_\_ A REPLAT OF LOT 2 PARTITION PLAT 1994-39

LOCATED WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 IN TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON

### SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849LS, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN THE RECORD BOUNDARIES OF THIS PARTITION PLAT, AND HAVE SET THE NORTHEAST CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS PARTITION PLAT AND THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND THE CITY OF PENDLETON ORDINANCES. SAID LAND IS SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, T.2N., R.32 E., WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, PARTITION PLAT NO. 1994-39 RECORDED NOVEMBER 30, 1994 AS INSTRUMENT NO. 1994-201304, BOOK 1994, PAGE 39 OF PARTITION PLAT RECORDS OF UMATILLA COUNTY, OREGON.

CONTAINING 162,220 SQUARE FEET OR 3.724 ACRES OF LAND.

### EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 22<sup>ND</sup> DAY OF MARCH, 2019.

MICHAEL B. POSADA, PLS 2849LS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 20, 1998  
MICHAEL B. POSADA  
02849LS

SIGNED: 03-22-19

EXPIRES: 12-31-20

### DECLARATION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, DANIEL J. PETRUSICH, MANAGING MEMBER OF PENDLETON OSP, LLC, THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID LANDS TO BE PARTITIONED, ROAD RIGHT OF WAY TO BE DEDICATED TO THE PUBLIC FOREVER, AND EASEMENTS CREATED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

DANIEL J. PETRUSICH, MANAGING MEMBER OF PENDLETON OSP, LLC

### ACKNOWLEDGEMENT

STATE OF OREGON

55

COUNTY OF

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF April, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DANIEL J. PETRUSICH, MANAGING MEMBER OF PENDLETON OSP, LLC AND, ON OATH, STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC OF THE STATE OF

May 29, 2021  
MY COMMISSION EXPIRES

962943  
NOTARY NUMBER



### UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING PARTITION PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

CHAIRMAN

COMMISSIONER

COMMISSIONER

### PENDLETON CITY RECORDER - DEDICATION ACCEPTANCE

RIGHT OF WAY DEDICATION ACCEPTANCE ON BEHALF OF THE CITY OF PENDLETON, OREGON  
ACCEPTED THIS 15 DAY OF April, 2019

PENDLETON CITY RECORDER - ANDREA DENTON

### PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS 11 DAY OF April, 2019

PENDLETON CITY PLANNER - GEORGE CRESS

### PENDLETON CITY SURVEYOR

APPROVED THIS 15 DAY OF April, 2019

PENDLETON CITY SURVEYOR - TIM SIMONS

### UMATILLA COUNTY SURVEYOR

APPROVED THIS 15<sup>th</sup> DAY OF April, 2019

UMATILLA COUNTY SURVEYOR - DAVE KRUMBEIN

### UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PARTITION PLAT AND THAT ALL AD VALOREM TAXES, AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 24<sup>th</sup> DAY OF April, 2019

UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY ASSESSOR

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 04-24-2019  
at 11:04 o'clock a. m., in the record of PLATS of said County.  
YEAR 2019 NUMBER 13  
OFFICE OF COUNTY RECORDS  
By: STEVE CHURCHILL Records Officer  
Fee \$ 120.00 No. 2019-6850062

### CURVE TABLE

CURVE #	LENGTH	RAD	DELTA	CHORD	CHORD BRG
C1	1142.30	716.20	91°23'00"	1025.01	N34°34'31"W
C2	230.48	656.20	20°07'28"	229.30	N21°43'37"W
C3	92.22	150.00	35°13'29"	90.77	S71°26'00"W
C4	76.35	125.00	34°59'48"	75.17	S71°32'51"W
C5	61.08	100.00	34°59'48"	60.14	S71°32'51"W
C6	169.56	656.20	14°48'18"	169.09	N39°11'30"W
C7	371.19	656.20	32°24'38"	366.26	N62°47'57"W
C8	25.10	656.20	2°11'30"	25.10	S30°41'36"E
C9	25.04	656.20	2°11'09"	25.03	S32°52'55"E
C10	84.90	656.20	7°24'46"	84.84	S37°40'53"E
C11	37.71	656.20	3°17'33"	37.70	S35°37'17"E

### LINE TABLE

LINE	LENGTH	DIRECTION
L1	2.90'	S54°08'17"W
L2	4.24'	S54°08'17"W
L3	123.82'	N60°22'45"E
L4	28.95'	N0°51'55"W
L5	217.84'	S86°53'52"E
L6	13.31'	N74°11'08"W
L7	188.22'	S16°49'50"W
L8	106.04'	S0°10'24"E
L9	33.94'	S81°13'58"E
L10	26.86'	N8°46'02"E
L11	172.58'	N79°52'54"W
L12	74.50'	N17°48'15"W

### FOUND MONUMENT NOTES

- MONUMENT FROM R3, A 5/8" REBAR W/ORANGE PLASTIC CAP, MARKED "WTS 56295", BEARS N76°43'07"W, 5.19' FROM THE NORTHWEST CORNER OF PARCEL 1. DIFFERENCES BETWEEN FOUND MONUMENTS AND THE COMPUTED LOCATION OF THE RIGHT OF WAY OF AIRPORT ROAD ARE DISCUSSED IN R3 & R1; ALSO SEE SURVEY NARRATIVE.
- MONUMENT FROM R2, A BADLY BENT 5/8" REBAR W/ILLEGIBLE ALUMINUM CAP, BEARS N73°55'46"W, 5.75' FROM THE SOUTHWEST CORNER OF PARCEL 1. DIFFERENCES BETWEEN FOUND MONUMENTS AND THE COMPUTED LOCATION OF THE RIGHT OF WAY OF AIRPORT ROAD ARE DISCUSSED IN R3 & R1; ALSO SEE SURVEY NARRATIVE.
- MONUMENT FROM R3, A 5/8" REBAR W/ORANGE PLASTIC CAP, MARKED "WTS 56295".
- MONUMENT FROM R7, A 1" GALVANIZED IRON PIPE, BEARS N77°47'05"W, 4.45' FROM MONUMENT DESCRIBED IN NOTE 3, FROM R3.

### RECEIVED BY

Umatilla County Surveyor  
Date: 4/25/19  
Rec'd By: CT  
No.: 19-043-6

ANDERSON PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

**PARTITION PLAT \_\_\_\_\_, A REPLAT OF LOT 2  
PARTITION PLAT 1994-39 LOCATED IN THE  
SW 1/4 OF THE SW 1/4, SEC. 5, T.2N., R.32E., W.M.  
CITY OF PENDLETON, UMATILLA COUNTY, OR.**

PENDLETON OSP, LLC

SCALE: NONE  
DATE: MAR. 22, 2019  
JOB NO. 2732-73 (101)

**apanderson  
perry**  
& associates, inc.  
engineering surveying natural resources

SHEET  
**2/2**