

1993-09

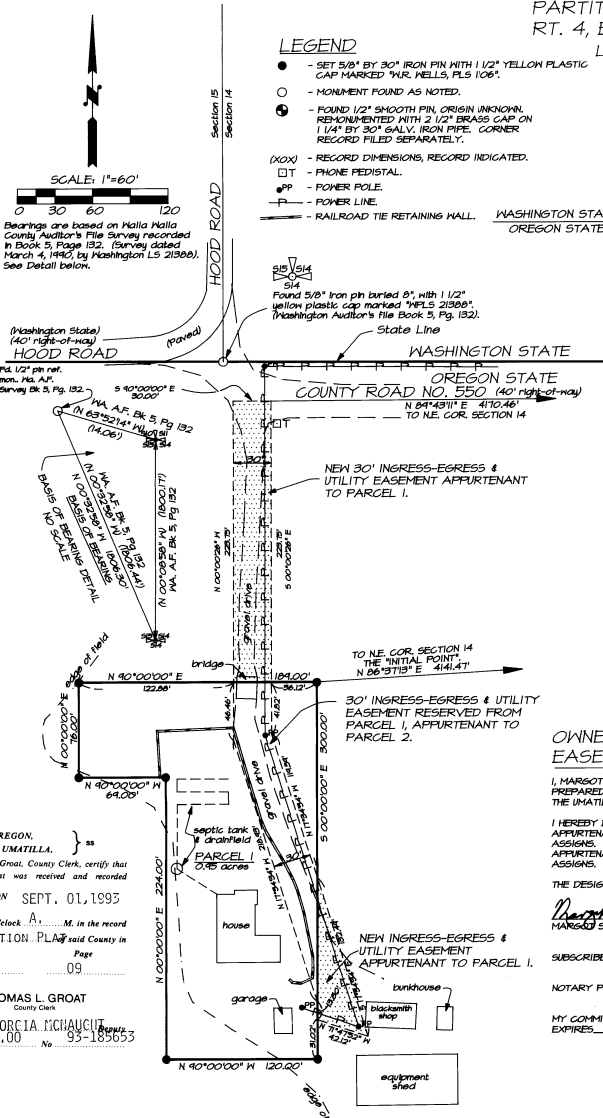
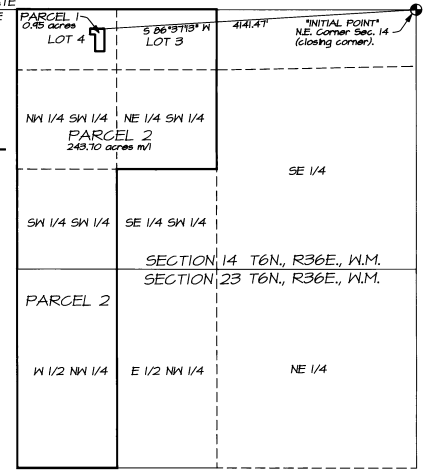
PARTITION PLAT FOR EDWARD AND CARRINE LEAHY
 RT. 4, BOX 618, MILTON-FREEWATER, OREGON 97862
 LOCATED IN SECTIONS 14 & 23, T6N, R36E, W.M.
 UMATILLA COUNTY, OREGON
 MAY, 1993

PARTITION PLAT NO. 1993-09

LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "W.R. WELLS, PLS 106"
- - MONUMENT FOUND AS NOTED.
- ⊙ - FOUND 1/2" SMOOTH PIN, ORIGIN UNKNOWN, RECOMMENDED WITH 2 1/2" BRASS CAP ON 1 1/4" BY 30" GALV. IRON PIPE. CORNER RECORD FILED SEPARATELY.
- (XX) - RECORD DIMENSIONS, RECORD INDICATED.
- - PHONE PEDISTAL.
- ⊕ - POWER POLE.
- - POWER LINE.
- - RAILROAD TIE RETAINING WALL.

VICINITY MAP
 SCALE: 1" = 1000'



APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR
 THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 31ST DAY OF August, 1993.
 LAND PARTITION APPROVAL NO. LD-6N-246-93
Dei O'Dell
 PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR
 THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 20TH DAY OF August, 1993.
David H. Kline
 COUNTY SURVEYOR

STATE OF OREGON
 COUNTY OF UMATILLA
 I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 1ST DAY OF Sept, 1993, AT 8:00 O'CLOCK A.M. AND WAS RECORDED AS PARTITION PLAT NO. 1993-09, UMATILLA COUNTY RECORDS.
Wm. J. Groat
 UMATILLA COUNTY CLERK

NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF ED LEAHY, TO MONUMENT THE BOUNDARIES A HOMESITE PARCEL TO BE PARTITIONED FROM A 244.65 ACRE PARCEL OWNED BY MARGOT S. TURNER. THE HOMESITE PARCEL IS TOTALLY WITHIN THE BOUNDARIES OF THE 244.65 ACRE PARCEL.
 RESEARCH IN THE UMATILLA COUNTY SURVEYORS OFFICE REVEALED NO SURVEY RECORDS IN SECTION 14 OTHER THAN THE ORIGINAL SLO SURVEY IN THE 1860'S. RESEARCH IN THE MALLA MALLA COUNTY SURVEYORS OFFICE REVEALED A RECORDED SURVEY IN SECTIONS 14 AND 15 ON THE WASHINGTON SIDE OF THE STATE LINE. THE RECORDED WASHINGTON SURVEY, RECORDED IN MALLA MALLA COUNTY AUDITOR'S BOOK 5, PAGE 152, WAS USED AS THE BASIS OF BEARINGS FOR THIS PARTITION PLAT SURVEY. A 1/2" SMOOTH PIN OF UNKNOWN ORIGIN WAS FOUND AT THE POSITION FOR THE CLOSING CORNER BETWEEN SECTIONS 13 AND 14 ON THE OREGON SIDE OF THE STATE LINE. THIS MONUMENT FALLS AT INTERSECTION OF AN ANCIENT FENCE CORNER WITH A STANDINGS FENCE EXTENDING SOUTH, AND FENCE REMAINS AND FIELD LINES EXTENDING EAST AND WEST. THIS SMOOTH PIN WAS ACCEPTED AS THE BEST REMAINING EVIDENCE OF THE CLOSING CORNER BETWEEN SECTIONS 13 AND 14 ON THE OREGON SIDE OF STATE LINE AND WAS RE-MONUMENTED TO UMATILLA COUNTY STANDARDS.
 THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 3 B AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF PLUS OR MINUS 3 SECONDS ANGULAR, AND 5 MM, PLUS OR MINUS 3 PARTS PER MILLION TIMES DISTANCE FOR LINEAR MEASUREMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS MINOR PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THE BOUNDARIES OF PARCEL 1 WERE MONUMENTED AS SHOWN. THE BOUNDARIES OF PARCEL 2 WERE NOT MONUMENTED.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS:

TRACT I, (AS RECITED FROM DEED RECORDED IN BOOK 284, PGS 108) COMMENCING AT THE NORTHWEST CORNER OF LOT FOUR (4) IN THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SIX (6) NORTH, RANGE THIRTY SIX (36), THENCE EAST 80 RODS; THENCE SOUTH PARALLEL, WITH WEST LINE OF SAID SECTION FOURTEEN (14) 100 RODS; THENCE WEST 80 RODS TO THE WEST LINE OF SAID SECTION FOURTEEN (14); THENCE NORTH 100 RODS ON THE WEST LINE OF SAID SECTION (14) TO THE PLACE OF BEGINNING, ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.
 TRACT II, (AS RECITED FROM DEED RECORDED IN BOOK 286, PGS 234), THE SOUTH 14.40 ACRES OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OTHERWISE KNOWN AS LOT 3 OF SAID NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 36 EAST, N.M.
 WILLIAM R. WELLS, PLS
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (503) 276-6362

OWNER'S DECLARATION AND EASEMENT DESIGNATION

I, MARGOT S. TURNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.
 I HEREBY DESIGNATE THE NEW INGRESS-EGRESS AND UTILITY EASEMENTS AS PERPETUAL EASEMENTS APPURTENANT TO PARCEL 1, FOR THE BENEFIT OF THE OWNERS OF PARCEL 1, THEIR SUCCESSORS AND ASSIGNS. I ALSO RESERVE FOR PARCEL 1, A PERPETUAL INGRESS-EGRESS AND UTILITY EASEMENT, APPURTENANT TO PARCEL 2, FOR THE BENEFIT OF THE OWNERS OF PARCEL 2, THEIR SUCCESSORS AND ASSIGNS.
 THE DESIGNATED EASEMENTS ARE SHOWN ON THIS PARTITION PLAT.

Margot S. Turner
 MARGOT S. TURNER, OWNER

SUBSCRIBED AND SHOWN BEFORE ME THIS 26TH DAY OF JULY, 1993.

NOTARY PUBLIC FOR OREGON WASHINGTON
Jan Matthea
 MY COMMISSION EXPIRES 15TH OCT 93



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1993-
William R. Wells
 WILLIAM R. WELLS

STATE OF OREGON } ss
 COUNTY OF UMATILLA, }
 I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded on SEPT. 01, 1993 at 8:00 o'clock A.M. in the record of PARTITION PLATS said County in Book 1993-09
 THOMAS L. GROAT
 County Clerk
 By s/ GEORGIA MICHAUCHI Notary Public
 Fee \$ 1.00 No 93-189653

WATER RIGHTS STATEMENT:
 NO WATER RIGHTS EXIST ON PARCEL 1 OR 2 OF THIS PARTITION PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR <i>William R. Wells</i> OREGON JULY 22, 1977 WILLIAM R. WELLS 1105 EXPRESS 12/21/94	WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362	PROJECT: PARTITION PLAT FOR: ED AND CARRINE LEAHY
DATE: 5/31/93 CK. BY: RWV DR. BY: RWV NO: 43-177		