

PARTITION PLAT FOR WILLIAM H. ROESCH AND CAROL M. ROESCH

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 15, T2N., R32E., W1M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
JUNE 1995

PARTITION PLAT NO. 1995-25

APPROVALS

CITY OF PENDLETON PLANNING DIRECTOR

THIS MINOR PARTITION PLAT IS APPROVED THIS 24th DAY OF July, 1995.

Michael A. Hyde
PLANNING DIRECTOR

CITY OF PENDLETON SURVEYOR

THIS MINOR PARTITION PLAT IS APPROVED THIS 24 DAY OF July, 1995.

David O. ...
CITY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE CURRENT THIS 31ST DAY OF July, 1995.

Rhonda Schultz
OWNER'S DECLARATION

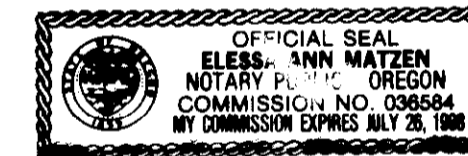
WILLIAM H. ROESCH AND CAROL M. ROESCH, OWNERS, DO HEREBY ACKNOWLEDGE THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON ORDINANCE.

Wm. H. Roesch *Carol M. Roesch*
WILLIAM H. ROESCH CAROL M. ROESCH

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF July, 1995.

NOTARY PUBLIC FOR OREGON *Elessa Antz*

MY COMMISSION EXPIRES July 26, 1998



EASEMENTS OF RECORD:

- EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH, W 1/2 OF NE 1/4 AND SE 1/4 OF SECTION 15. BOOK 160 PAGE 413, DEED RECORDS.
- EASEMENT TO PACIFIC POWER & LIGHT COMPANY, THE EAST 1/2 OF SECTION 15. BOOK 185 PAGE 254, DEED RECORDS.
- EASEMENT TO PACIFIC POWER & LIGHT COMPANY, NE 1/4 OF SECTION 15. BOOK 201 PAGE 316, DEED RECORDS.
- EASEMENTS TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, SECTION 15. BOOK 260 PAGE 319, BOOK 260, PAGE 320, DEED RECORDS.
- EASEMENT TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, SECTION 15. BOOK 273 PAGE 140, DEED RECORDS.
- EASEMENTS ASSIGNED TO PACIFIC POWER AND LIGHT, SECTION 15. BOOK 273, PAGE 156 DEED RECORDS.

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

ON JULY 31, 1995

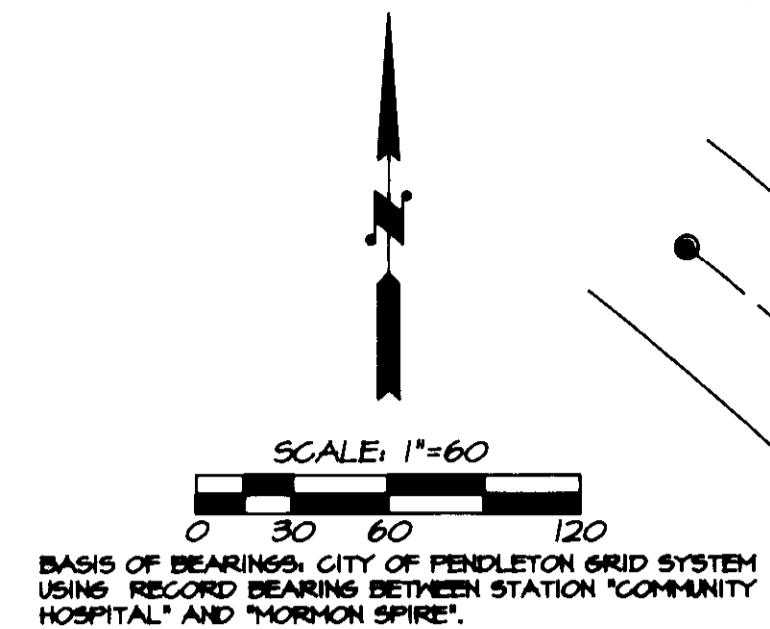
10:28 o'clock A. m., in the record of Partition Plats of said County on

BOOK 1995 PAGE 25

OFFICE OF COUNTY RECORDS
By: *Georgia McNaught* Records Officer
Fees \$ 15.00 No. 95-208643

WATER RIGHTS STATEMENT

THE DESCRIPTION CONTAINED IN UMATILLA COUNTY DEED RECORDS ROLL 125 AT PAGE 140, BARGAIN AND SALE DEED STATES, IN PART... "WITH AN INDISPUTABLE EASEMENT FOR A WATERLINE FROM PATAWA CREEK AND WATER RIGHTS FROM PATAWA CREEK." NO RECORD OF A WATER RIGHT WAS FOUND IN THE STATE OF OREGON WATERMASTERS RECORDS.



SURVEYORS CERTIFICATE AND NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS MINOR PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON ORDINANCE. THE BOUNDARIES OF PARCELS 1, 2 AND 3 WERE MONUMENTED AS SHOWN.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 385 AUTOMATIC ONE SECOND TOTAL STATION BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSE. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

THE BOUNDARY FOR THE PARTITIONED PARCEL, DESCRIBED IN REEL 125, PAGE 140, DEED RECORDS, WAS DETERMINED WITH REFERENCE TO ADJOINER DEED DESCRIPTIONS CONTAINED IN WARRANTY DEED RECORDED IN BOOK 355, PAGE 426, AND REEL 250, PAGE 870, DEED RECORDS. IN 1976, DONALD L. STAEBLER, REGISTERED ENGINEER AND LAND SURVEYOR MADE PRELIMINARY SURVEYS IN THIS AREA AND PREPARED THE DESCRIPTION FOR PARCELS DESCRIBED IN BOOK 355, PAGE 426. AT THAT TIME, CERTAIN MONUMENTS EXISTED INCLUDING A RAILROAD SPIKE IN THE CENTERLINE OF TUTULLA ROAD. THE RAILROAD SPIKE IS THE CRITICAL REFERENCE POINT FOR PROPERTY DESCRIPTIONS IN THIS AREA, AND HAS BEEN DESTROYED BY RECONSTRUCTION OF TUTULLA ROAD IN 1981 OR 1982. MR. STAEBLER PROVIDED HIS PERSONAL NOTES AND FILES WHICH INCLUDED TIES FROM THE CRITICAL RAILROAD SPIKE TO THE NORTH ONE-QUARTER CORNER, CENTER ONE-QUARTER CORNER AND NORTHEAST CORNER OF SECTION 15. THE POSITION OF THE DESTROYED RAILROAD SPIKE WAS RE-ESTABLISHED FROM THE STAEBLER MEASUREMENTS AND CONFIRMED BY MEASUREMENTS TO EXISTING FENCE LINES SURROUNDING THE PARTITIONED PARCEL. A 5/8 INCH IRON PIN (DISTURBED AND LYING FLAT) WAS ALSO RECOVERED AT THE CALCULATED POSITION OF THE NORTHEAST CORNER OF PARCEL 1.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W1M., UMATILLA COUNTY, OREGON, THENCE SOUTH 24°01'55" EAST A DISTANCE OF 2852.25 FEET; THENCE NORTH 87°30'57" EAST A DISTANCE OF 92.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUTULLA ROAD (A.K.A. COUNTY ROAD NO. 415 AND NO. 1075) AND THE "INITIAL POINT" OF THIS DESCRIPTION; THENCE NORTH 87°30'57" EAST A DISTANCE OF 145.31 FEET; THENCE NORTH 02°21'29" WEST A DISTANCE OF 416.00 FEET; THENCE SOUTH 87°30'57" WEST A DISTANCE OF 435.76 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TUTULLA ROAD; THENCE FOLLOWING THE EAST RIGHT-OF-WAY OF TUTULLA ROAD ALONG THE ARC OF A 1215.96 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 172.50 FEET (LONG CHORD BEARS SOUTH 34°47'14" EAST A DISTANCE OF 172.16 FEET); THENCE SOUTH 30°43'16" EAST CONTINUING ALONG EAST RIGHT-OF-WAY OF TUTULLA ROAD A DISTANCE OF 307.62 FEET TO THE "INITIAL POINT".

William L. Hanley
WILLIAM L. HANLEY, PLS 1634

REGISTERED PROFESSIONAL LAND SURVEYOR
William L. Hanley
OREGON JULY 14, 1978
WILLIAM L. HANLEY 1639
RENEWS 6/30/97

LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1634".
- - MONUMENT FOUND AS NOTED.
- ⊙ - FOUND PK NAIL MONUMENTING CENTERLINE, SET BY CITY OF PENDLETON.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX)D - RECORD DIMENSION FROM DEED DESCRIPTION, REEL 125, PAGE 140, UMATILLA COUNTY DEED RECORDS.
- (XOX)D2 - RECORD DIMENSION FROM DEED DESCRIPTION, BOOK 355, PAGE 426, UMATILLA COUNTY DEED RECORDS.
- (XOX)D3 - RECORD DIMENSION FROM DEED DESCRIPTION, REEL 250, PAGE 870, UMATILLA COUNTY DEED RECORDS.
- - EXISTING FENCE LINE
- P— - OVERHEAD POWER LINE
- O-P- - POWER POLE
- [] - DRIVEWAY DROP IN CURB

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 87°38'37" E	32.69'
L2	S 87°38'37" W	37.58'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	1°54'47"	1213.96'	40.53'	N 31°40'40" W 40.53'
C2	6°13'10"	1213.96'	131.77'	N 35°44'38" W 131.71'
C3	20°06'04"	1183.96'	415.37'	N 40°48'18" W 413.24'

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1995-
William L. Hanley
WILLIAM L. HANLEY

LANDS OF WACHTER, BOOK 355, PAGE 426, DEED RECORDS.

LANDS OF CIRCLE DOT RANGES, REEL 250, PAGE 870, DEED RECORDS.

RECEIVED BY
Umatilla County Surveyor
Date 8-95
Rec'd by KK
No. 95-121-B

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (503) 276-6362

PROJECT:
MINOR PARTITION FOR
WILLIAM H. ROESCH &
CAROL M. ROESCH

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 15, T2N., R32E., W1M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

DATE: 4/12/95 DR. BY: DMT
CK. BY: WLH NO: 95-240