

PARTITION PLAT FOR LOWELL VAN DORN

PARTITION OF A PART OF BLOCK 29, SECOND ADDITION TO THE TOWN, NOW CITY OF UKIAH, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 31 EAST, W.M., CITY OF UKIAH, UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2007-40

SURVEYORS CERTIFICATE & NARRATIVE:

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2, AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF UKIAH AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. THE BOUNDARIES OF THE PARCELS ARE MONUMENTED AS SHOWN.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A TRIMBLE 5700 GEODETIC GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS TIED AND THOSE ESTABLISHED WERE VERIFIED BY SEPARATE GPS OBSERVATIONS. REFERENCE SURVEYS AND THE BASIS OF BEARINGS ARE NOTED.

THE RECORD DESCRIPTION DOCUMENT USED IN PREPARATION OF THIS PARTITION PLAT IS BARGAIN AND SALE DEED FROM LYNETTE VAN DORN TO LOWELL VAN DORN, RECORDED AS INSTRUMENT NO. 2005-4770549, OFFICE OF COUNTY RECORDS.

REAL PROPERTY DESCRIPTION:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 31 EAST, W.M., UMATILLA COUNTY, OREGON BEING ALL OF BLOCK 29, IN THE SECOND ADDITION TO THE TOWN, NOW CITY OF UKIAH, UMATILLA COUNTY, OREGON, EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 146, PAGE 256, DEED RECORDS OF UMATILLA COUNTY, OREGON, SAID PARTITIONED LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT" A 5/8 INCH BY 30 INCH IRON REBAR WITH PLASTIC CAP MARKED "PLS 1832" WHICH BEARS SOUTH 57°48'12" WEST A DISTANCE OF 2330.12 FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14, SAID "INITIAL POINT" BEING THE NORTHWEST CORNER OF SAID BLOCK 29; THENCE SOUTH 88°42'27" EAST ALONG THE NORTH LINE OF SAID BLOCK 29 A DISTANCE OF 575.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 29, A POINT ON THE WEST RIGHT-OF-WAY LINE OF LEAH STREET; THENCE SOUTH 01°17'33" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF LEAH STREET, AND ALONG THE EAST LINE OF SAID BLOCK 29 A DISTANCE OF 590.00 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED AT BOOK 146, PAGE 256, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 88°43'06" WEST ALONG THE NORTH LINE OF SAID UNITED STATES OF AMERICA TRACT A DISTANCE OF 394.02 FEET TO THE NORTHWEST CORNER OF SAID UNITED STATES OF AMERICA TRACT; THENCE SOUTH 01°17'33" WEST ALONG THE WEST LINE OF SAID UNITED STATES OF AMERICA TRACT A DISTANCE OF 79.51 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 29, ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HILL STREET; THENCE NORTH 83°37'09" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HILL STREET AND ALONG THE SOUTH LINE OF SAID BLOCK 29 A DISTANCE OF 181.70 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 29; THENCE NORTH 01°17'33" EAST ALONG THE WEST LINE OF SAID BLOCK 29 A DISTANCE OF 653.47 FEET TO THE "INITIAL POINT".

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

OWNERS DECLARATION & EASEMENT DEDICATION:

I, LOWELL VAN DORN, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF UKIAH AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. I HEREBY DEDICATE TO THE PUBLIC, THE NEW 60 FOOT INGRESS-EGRESS & UTILITY EASEMENT AND THE NEW 20' UTILITY EASEMENT AS SHOWN.

Lowell Van Dorn
LOWELL VAN DORN, OWNER

STATE OF OREGON
COUNTY OF UMATILLA
ACKNOWLEDGED BEFORE ME THIS 14 DAY OF November 2007.
BY LOWELL VAN DORN

Dawn M. Julius
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2008
COMMISSION NUMBER: 385199

APPROVALS

EXAMINED AND APPROVED THIS 14 DAY OF November 2007.

UKIAH CITY COUNCIL, BY
Clifton Dalke
MAYOR

EXAMINED AND APPROVED THIS 20 DAY OF November 2007.

David H. Chis
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 20th DAY OF November 2007.

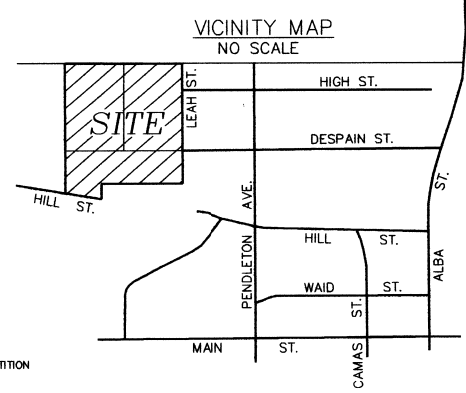
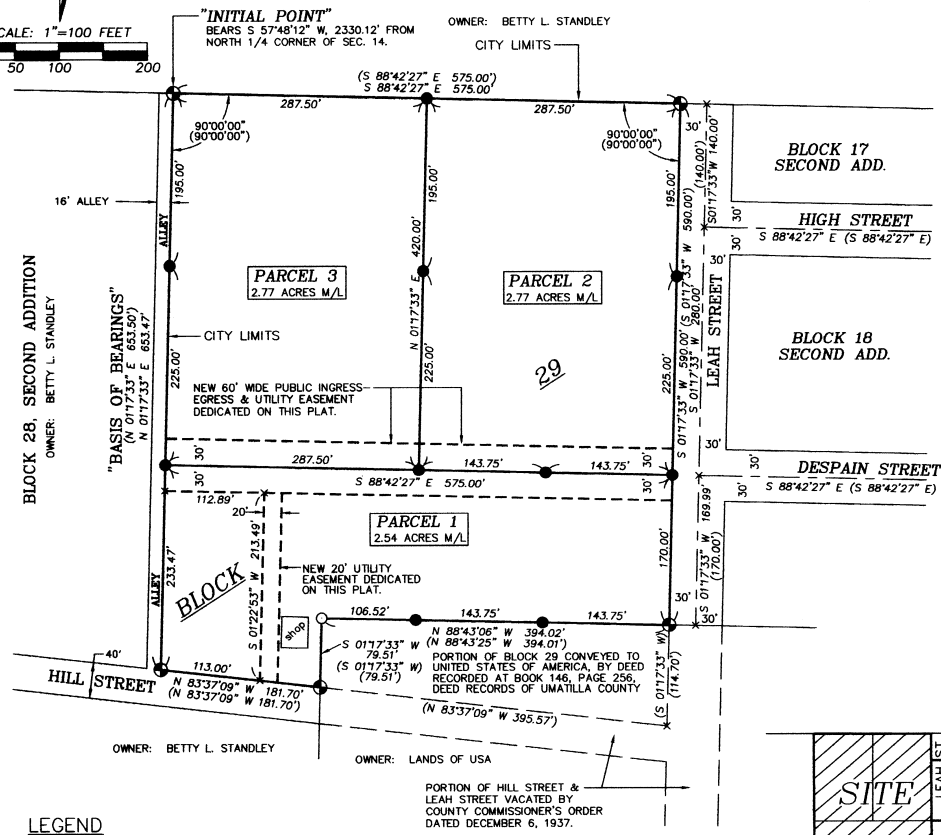
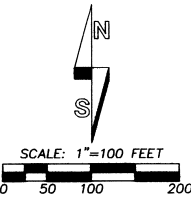
Bettina Emmitte by Dawn Innes
UMATILLA COUNTY TAX COLLECTOR
Deputy

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

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

ON November 21, 2007
at 9:30 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2007 40

OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 50.00 No. 2007-5280761



- LEGEND**
- SET 5/8" x 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1108 WA PLS 17372"
 - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC PER SURVEY NO. 96-150-B
 - FOUND 2 1/2" BRASS CAP MONUMENT PER SURVEY NO. S-8-B
 - x CALCULATED POINT ONLY. NOTHING FOUND OR SET.
 - (XOX) RECORD DIMENSION FROM SURVEY NO. 96-150-B.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2007-
William R. Wells
WILLIAM R. WELLS

WILLIAM R. WELLS, PLS 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: VANDORNROT PARTITION PLAT FOR: LOWELL VAN DORN
DATE: OCT. 2007 JUNE, 2006	DR. BY: JMW/DMT	LOCATED: IN THE SW 1/4 OF THE NW 1/4 SECTION 14, TOWNSHIP 5 SOUTH, RANGE 31 EAST, W.M., CITY OF UKIAH, UMATILLA COUNTY, OREGON.
CK. BY: WRW	NO: 06-1068	RECEIVED BY: <i>12-03</i> <i>2007</i>