

## PARTITION PLAT NO. 2008-04

A PARTITION OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NO. 2007-48, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, FEBRUARY, 2008.

### APPROVALS

EXAMINED AND APPROVED THIS  
20 DAY OF March 2008.  
 LAND PARTITION APPROVAL NO. MP08-03  
Michael W. Muller  
 CITY OF PENDLETON PLANNER  
 EXAMINED AND APPROVED THIS  
20 DAY OF March 2008.  
[Signature]  
 CITY OF PENDLETON SURVEYOR  
 EXAMINED AND APPROVED THIS  
21 DAY OF March 2008.  
[Signature]  
 UMATILLA COUNTY SURVEYOR  
 TAXES ARE PAID IN FULL, THIS  
21 DAY OF March 2008.  
[Signature]  
 UMATILLA COUNTY TAX COLLECTOR  
 RECORDING INFORMATION,  
 UMATILLA COUNTY OFFICE OF RECORDS:

### OWNERS DECLARATION & DEDICATION

DUSTY R. PACE, BUYER, AND UPPER COLUMBIA MISSION SOCIETY OF SEVENTH-DAY ADVENTISTS, A WASHINGTON CORPORATION, SELLER, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

BUYER AND SELLER HEREBY DEDICATE AND DESIGNATE THE NEW EASEMENTS, IDENTIFIED IN NOTES "A" AND "C" ON THIS PLAT, FOR THE PURPOSES INDICATED. BUYER AND SELLER HEREBY ACKNOWLEDGE AND AGREE THAT NO PARKING, STRUCTURES, TREES, SHRUBS OR FENCES ARE ALLOWED IN NEW EASEMENTS DEDICATED AND DESIGNATED ON THE EXISTING EASEMENTS.

DUSTY R. PACE, BUYER

STATE OF OREGON  
 COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 13 DAY OF March 2008  
 BY DUSTY R. PACE

Dawn M. Jubbs  
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION NUMBER: 385199

MY COMMISSION EXPIRES: 10-14-2008

UPPER COLUMBIA MISSION SOCIETY OF SEVENTH-DAY ADVENTISTS, SELLER, BY:

Doug Johnson Vice-President  
Vivonne M. House Asst. Secretary

STATE OF WASHINGTON  
 COUNTY OF Spokane

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 17th DAY OF March 2008

UPPER COLUMBIA MISSION SOCIETY OF SEVENTH-DAY ADVENTISTS,

BY: Doug Johnson Vice-President  
Vivonne M. House Asst. Secretary

Verne E. Blankenship  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION NUMBER: 116990

MY COMMISSION EXPIRES: 2/22/2010



LINE NO.	BEARING	DISTANCE
L1	N 18°52'34" W	116.20'
L2	N 18°52'34" W	28.00'
L3	N 60°03'56" E	28.00'
L4	N 20°35'41" E	43.23'
L5	N 60°03'56" E	41.82'
L6	N 60°03'56" E	80.00'
L7	N 18°52'34" W	136.64'
L8	N 60°03'56" E	120.48'
L9	N 60°03'56" E	38.08'
L10	N 18°34'06" E	41.94'
L11	N 71°25'54" W	37.10'
L12	S 60°03'56" W	19.47'
L13	N 29°56'04" W	10.00'
L14	N 60°03'56" E	69.82'

### LEGEND

- SET 5/8" BY 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊙ FOUND 5/8" BY 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" FROM PARTITION PLAT 2007-48.
- X CALCULATED POINT ONLY, NOT SET OR FOUND.
- L1 LINE NUMBER OF LINE TOO SHORT TO ANNOTATE--SEE LINE TABLE.

### SURVEYORS CERTIFICATE AND NARRATIVE:

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

PARCEL BOUNDARIES ARE MONUMENTED AS SHOWN.

FOR ADDITIONAL BOUNDARY CONTROL REFERENCE, SEE SURVEYS NO. 95-065-C, 98-203-C, AND PARTITION PLATS NO. 2003-05, 2004-25, AND 2007-48.

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CORNER TIES AND NEW MONUMENT SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

### REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS:

PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT 2007-48, RECORDED DECEMBER 27, 2007 AS INSTRUMENT NO. 2007-5300258, UMATILLA COUNTY OFFICE OF RECORDS.

William R. Wells  
 WILLIAM R. WELLS, PLS

I CERTIFY THIS IS AN EXACT COPY OF

PARTITION PLAT NO. 2008-04

William R. Wells  
 WILLIAM R. WELLS, PLS

PROJECT: FACEPP2008P3

PARTITION PLAT FOR:  
 DUSTY R. PACE

LOCATED IN THE NW 1/4 OF SECTION 16,  
 T2N, R32E, W.M., CITY OF PENDLETON,  
 UMATILLA COUNTY, OREGON.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

William R. Wells

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1101  
 RENEWS 6/30/08

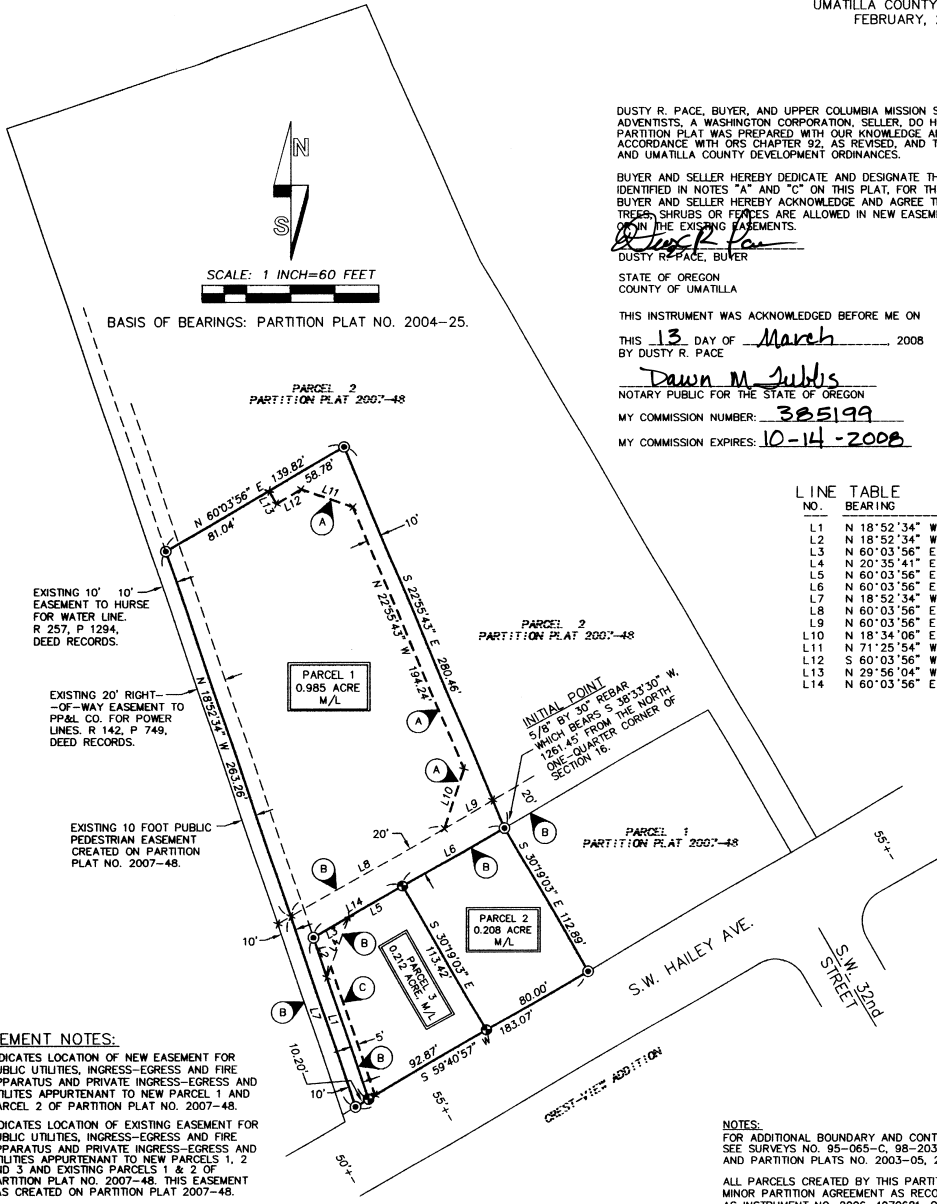
WILLIAM R. WELLS, PLS  
 2602 N.E. RIVERSIDE PLACE  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 01/08 DR. BY: JMW  
 CREDIT: WRP NO: 07-1143

Umatilla County Surveyor

4-08

KK



### EASEMENT NOTES:

- A INDICATES LOCATION OF NEW EASEMENT FOR PUBLIC UTILITIES, INGRESS-EGRESS AND FIRE APPARATUS AND PRIVATE INGRESS-EGRESS AND UTILITIES APPURTENANT TO NEW PARCEL 1 AND PARCEL 2 OF PARTITION PLAT NO. 2007-48.
- B INDICATES LOCATION OF EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS-EGRESS AND FIRE APPARATUS AND PRIVATE INGRESS-EGRESS AND UTILITIES APPURTENANT TO NEW PARCELS 1, 2 AND 3 AND EXISTING PARCELS 1 & 2 OF PARTITION PLAT NO. 2007-48. THIS EASEMENT WAS CREATED ON PARTITION PLAT 2007-48.
- C INDICATES LOCATION OF NEW 5 FOOT EASEMENT FOR PUBLIC UTILITIES, INGRESS-EGRESS AND FIRE APPARATUS AND PRIVATE INGRESS-EGRESS AND UTILITIES APPURTENANT TO NEW PARCELS 1, 2 AND 3 AND EXISTING PARCELS 1 & 2 OF PARTITION PLAT NO. 2007-48.

### NOTES:

FOR ADDITIONAL BOUNDARY AND CONTROL INFORMATION, SEE SURVEYS NO. 95-065-C, 98-203-C, 06-482-B, AND PARTITION PLATS NO. 2003-05, 2004-25 AND 2007-48.

ALL PARCELS CREATED BY THIS PARTITION PLAT ARE BOUND BY MINOR PARTITION AGREEMENT AS RECORDED ON MARCH 21, 2006, AS INSTRUMENT NO. 2006-4970681, OFFICE OF COUNTY RECORDS, FOR PARTICIPATION IN A FUTURE LOCAL IMPROVEMENT DISTRICT FOR CONSTRUCTION OF S.W. HAILEY AVENUE TO A CITY COLLECTOR STANDARD.

COMMON DIMENSIONS SHOWN ON THIS PARTITION PLAT SURVEY ARE IDENTICAL WITH THOSE OF PARTITION PLATS 2004-25 AND PARTITION PLAT 2007-48.

SCALE: 1 INCH=60 FEET

BASIS OF BEARINGS: PARTITION PLAT NO. 2004-25.

EXISTING 10' EASEMENT TO HORSE FOR WATER LINE. R 257, P 1294, DEED RECORDS.

EXISTING 20' RIGHT-OF-WAY EASEMENT TO PUBL. CO. FOR POWER LINES. R 142, P 749, DEED RECORDS.

EXISTING 10 FOOT PUBLIC PEDESTRIAN EASEMENT CREATED ON PARTITION PLAT NO. 2007-48.

S.W. HAILEY AVE.  
 STREET ADDITION

S.W. 32nd STREET