

PARTITION PLAT No. 2009 - 18

PARTITION PLAT
A REPLAT OF PARTITION PLAT
2000-43 LOCATED IN THE EAST HALF
OF SECTION 9, T2N, R32E, W.M.

NARRATIVE OF SURVEY

This Replat was prepared at the request of Mr. Jim Hatley. The purpose of the Replat was to reconfigure the boundaries of Parcels 1 and 2. Partition Plat 2000-43 so that the parcels would each entirely lie on one only one side of the property granted to the City of Pendleton for S.W. Court Place by CV040062.

I held the original plat monuments from Partition Plat 2000-43 to control the exterior boundary of the Replat. Those monuments were rejected by survey 01-06-B and declared to be approximately 0.2' north and 0.25' west of their "true" position. It appears that survey 01-06-B had some kind of index error as he calls all of the original plat monuments off by about the same amount and does not state why his locations should be considered to be the "true" points.

I established the location of S.W. Court Place from the monuments on survey 02-009-B. I held the line between the railroad spike at the intersection of SW 20th and SW Court Place and the 5/8" rebar at the NW corner of Walmart Addition to match the bearing on survey 02-009-B to the bearings from Partition Plat 2000-43.

CURVE TABLE

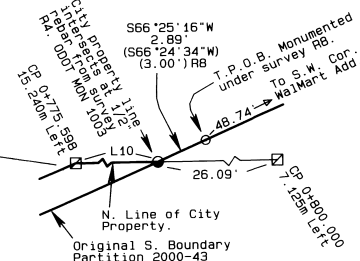
CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	863.77'	66°23'58"	745.34'	816.24'	S36°09'24"E
C2	251.59'	44°05'32"	326.93'	245.43'	N68°35'51"E
C3	921.83'	62°28'47"	845.34'	876.83'	S34°11'48"E
C4	152.38'	10°19'40"	845.34'	152.17'	S08°00'32"E
C5	131.44'	10°06'15"	745.34'	131.27'	S08°00'32"E
C6	49.21'	03°46'58"	745.34'	49.20'	S14°57'09"E
C7	49.21'	03°20'07"	845.34'	49.20'	S14°57'09"E
C8	658.68'	44°38'39"	845.34'	642.14'	S38°56'30"E
C9	49.21'	03°20'07"	845.34'	49.20'	S62°27'13"E

DETAIL No. 1

I found the original plat monument S86°56'49"E 1.48' from the corner. It was apparently moved by fencing. I calculated the true corner by a distance - distance intersect from the monuments to the E. & S.

Found a railroad spike at the intersection of SW 20th and SW Court Ave. It bears S55°58'25"E 1394.91' feet from the NW corner of the Wal-Mart Addition. Rotate the bearings counter clockwise 0°00'25" to match the ODOT survey 02-009-B. ODOT MON No. B

T.P.O.B. Detail
Not to scale.



BASIS OF BEARINGS
The west line of Wal-Mart Addition as per Partition Plat 2000-43.

WAL-MART SUBDIVISION BOOK 13, PAGE 90

Parcel 2
14.51 Acres

Parcel 1
27.57 Acres

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S25°57'41"W	82.41'
L2	S35°52'08"W	78.32'
L3	S53°12'17"W	196.97'
L4	S46°12'29"W	178.44'
L5	S27°35'56"W	220.09'
L6	S18°44'15"W	176.98'
L7	S04°51'20"W	198.06'
L8	S27°22'00"W	128.98'
L9	S66°25'16"W	80.99'
L10	N84°56'45"E	58.31'
L11	N08°08'35"E	168.88'
L12	N20°19'07"E	148.89'
L13	N42°24'10"E	176.60'
L14	N56°58'15"E	135.35'
L15	N68°09'06"E	219.12'
L16	N45°24'42"E	152.56'
L17	N28°02'41"E	133.02'
L18	N65°02'50"W	124.98'
L19	(N65°00'39"W)	(125.00') R10
L20	(N64°58'35"W)	(190.28') R8
L21	(N65°00'39"W)	(190.00') R8
L22	(S63°49'18"E)	(150.08') R8
L23	(S63°55'08"E)	(150.00') R8

REFERENCE DEEDS

- D1 BOOK 74 PAGE 252
- D2 BOOK 74 PAGE 253
- D3 BOOK 118 PAGE 25
- D4 BOOK 156 PAGE 422
- D5 BOOK 159 PAGE 614
- D6 BOOK 224 PAGE 257
- D7 BOOK 227 PAGE 524
- D8 BOOK 250 PAGE 12
- D9 BOOK 250 PAGE 28
- D10 BOOK 260 PAGE 286
- D11 BOOK 260 PAGE 356
- D12 BOOK 289 PAGE 576
- D13 BOOK 291 PAGE 460
- D14 BOOK 351 PAGE 389
- D15 REEL 284 PAGE 1124
- D16 REEL 284 PAGE 1136
- D17 REEL 373 PAGE 0144
- D18 REEL 373 PAGE 0717
- D19 REEL 501 PAGE 23

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock

OREGON JULY 9, 2001
STEPHEN K. HADDOCK
5623915

RENEWS 6-30-09
Stephen K. Haddock
THIS IS A TRUE AND EXACT COPY

OFFICE OF COUNTY RECORDS

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON June 10, 2009
at 3:45 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
2009 18

OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 50.00 No. 2009-5520354

REPLAT FOR
Mr. Jim Hatley
P.O. Box 458
Pilot Rock, OR 97868

PROJECT No. 08-19 Scale 1" = 200'
Map Date: July 2009

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2322

LOCATION: E. 1/2, Section 9, T2N, R32E, W.M.
Umatilla County, Oregon.

Umatilla County Surveyor
Date: 6-07
RK
09-16-B

PARTITION PLAT
A REPLAT OF PARTITION PLAT
2000-43 LOCATED IN THE EAST HALF
OF SECTION 9, T2N, R32E, W.M.

PARTITION PLAT No. 2009 - 18

OWNERS DECLARATION

We, James D. Hatley, Evelyn E. Hatley, and Jerry A. Hatley, owners of the land partitioned hereby, do hereby acknowledge that we have caused this plat to be prepared and this land Replatted in accordance with ORS Chapter 92 as revised.

James D. Hatley
James D. Hatley Owner
Evelyn E. Hatley
Evelyn E. Hatley Owner
Jerry A. Hatley
Jerry A. Hatley Owner

STATE OF OREGON
COUNTY OF UMATILLA

On this 22 Day of May, 2009, James D. Hatley, Evelyn E. Hatley, and Jerry A. Hatley, owners, appeared personally before me and are known to me to be the identical individuals who executed the plat declaration and acknowledged that they did so freely and voluntarily.

Before me: *Kim Peterson*
Printed name: Kim Peterson
Notary Public for Oregon
Commission number: 430617
My commission expires: 7-13-12



SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, do hereby depose and say that I am a registered Professional Land Surveyor in the State of Oregon and that I have correctly prepared this Replat in accordance with ORS Chapter 92 as revised. I do also state that it is impractical to monument the boundaries of the land granted to the City of Pendleton by Case No. CV040062 due to the ongoing construction and placement of fill along the new roadway. That boundary is, however, referenced to the control network duly established per ORS 209.155 (2) (b). That control network is shown on Umatilla County Survey No. 02-009-B and was used to establish the location of the City of Pendleton property as shown hereon.

LEGAL DESCRIPTION

A tract of land located in the East 1/2 of Section 9, T2N, R32E, W.M., Umatilla County, Oregon, said tract being more particularly described as all of Partition Plat 2000-43 as said plat was recorded on September 18, 2000 as Instrument number 2000-3760123 in the Record of plats of said Umatilla County, Oregon.

EXCEPTING THEREFROM: The rights and lands granted to the CITY OF PENDLETON, a municipal corporation of the State of Oregon by that STIPULATED GENERAL JUDGMENT for Case No. CV040062 as that judgment was filed for record in the Circuit Court of said Umatilla County on the 7th of March, 2006.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-09

Stephen K. Haddock
THIS IS A TRUE AND EXACT COPY

SURVEY NOTES

- Note 1. Found a 1 1/2" iron shaft set under survey Q-228-C. The shaft is in a substantial monument case with the top of the shaft approximately 4 feet below the current surface of the ground. This monument bears N68°07'35"W 957.55' from the plat T.P.O.B.
- Note 2. The deed creating this building restrictive easement, Reel 284, Page 1136, was filed for record in February of 1996. The Plat of Wal-Mart Addition was not filed until November of 1996. The plat shows 2 ten foot wide easements, one on each side of the line between the properties and ending on the north boundary line of the Wal-Mart Subdivision. Since the easement was created by the deed, the legal description from the deed controls the location. The easement location "as described" is shown on this plat.
Also, the Wal-Mart plat shows 2 easements, one on each side of the property line. The deed in Reel 284, Page 1136 only creates the easement on the Wal-Mart property. That deed was not a "reciprocal" conveyance and I was not able to find any document where the building restrictive easement on the west side of the property line was ever created.
- Note 3. The south end of Parcel 1 is encumbered with overlapping sewer and levee easements. These easements are described in the deed documents listed in the deed reference table on Sheet 1 as deeds D7, D10, D11, D12, D13 and D14.
- Note 4. The power easement from Reel 379, Page 717 is 20 feet wide. The easement document uses a sketch for the description of the easement location which shows a distance from the NW corner of the Wal-Mart subdivision and a direction of the easement of N50°W. That bearing and distance result in the easement not lying in the location of the actual power line. Both the easement "as described" and the actual location of the power line are shown on this plat.
- Note 5. The levee easement described in Book 250, Page 12 has two parts. The first is for the actual levee and the second is of the area to borrow building material. The deed contains a clause in which the "borrow area" easement was to terminate one year after the contract for construction was issued. Also, the right of way to the railroad for a spur track from the deed in Book 227, Page 524 contains a "non use" clause in which the easement terminates after a period of 1 year of non use by the railroad. Both of those easements are still shown on the title report. I have not shown their location because the terms of those clauses appear to have been met. These situations should be verified with the easement holders prior to any contrary use of the easement areas.
- Note 6. The description of S.W. Court Place given in CV040062 is in meters. For the conversion to the units shown on this map I used the relationship of 1 foot = 0.3048 meter exactly.

APPROVALS

CITY OF PENDLETON

EXAMINED AND APPROVED ON THIS
8 DAY OF June, 2009.

REPLAT PLANNING APPROVAL No. RP08-02
[Signature]
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED ON THIS
5 DAY OF June, 2009.

[Signature]
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY
TAX COLLECTOR

Taxes are paid in full this 10th
day of June, 2009.

Bethma Englebert, by Diane Imple Deputy
COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is approved this 28

day of May, 2009.

David H. Krumbien
DAVID H. KRUMBIEIN
UMATILLA COUNTY SURVEYOR

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON June 10, 2009
at 3:45 o'clock P.m., in the record of
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2009 18

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees \$ 50.00 No. 2009-5520354

SHEET 2 OF 2

<p>REPLAT FOR</p> <p>Mr. Jim Hatley P.O. Box 458 Pilot Rock, OR 97868</p> <p>LOCATION: E. 1/2, Section 9, T2N, R32E, W.M. Umatilla County, Oregon.</p>	PROJECT No. 08-19	Scale 1" = 200'
	Map Date: March 2009	
<p>WITNESS TREE SURVEYING</p> <p>Stephen K. Haddock, PLS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922 REC-11-12-07</p>		

Umatilla County Surveyor
6-09
KK
07-26-B