

**PARTITION PLAT FOR STATE OF OREGON,
DEPARTMENT OF ADMINISTRATIVE SERVICES,**

PARTITION PLAT NO. 2015-16
SHEET 1 OF 2

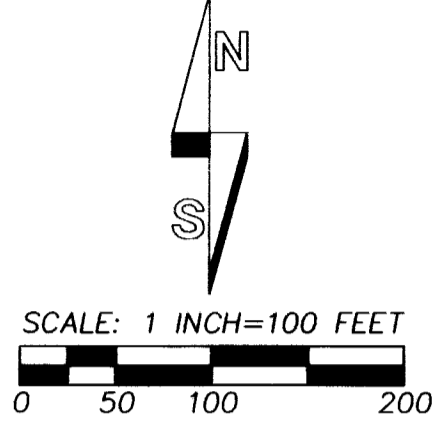
ADDRESS: 1225 FERRY STREET SE, SALEM, OR 97301
LOCATED IN THE SOUTH HALF OF SECTION 4 AND THE NORTH HALF OF SECTION 9,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON
JUNE, 2015

EXISTING EASEMENT OF RECORD:

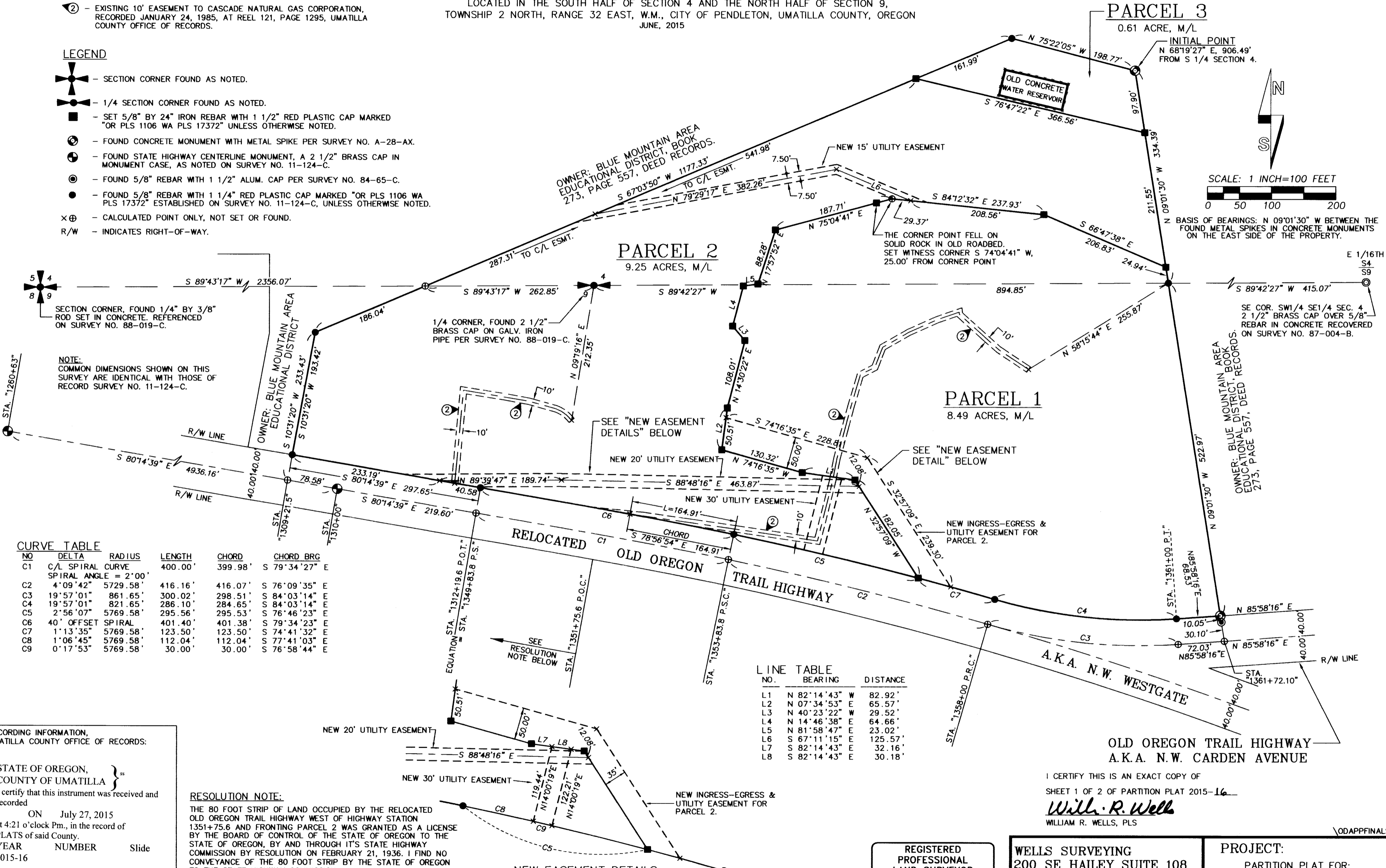
- ② - EXISTING 10' EASEMENT TO CASCADE NATURAL GAS CORPORATION, RECORDED JANUARY 24, 1985, AT REEL 121, PAGE 1295, UMATILLA COUNTY OFFICE OF RECORDS.

LEGEND

- ⊕ - SECTION CORNER FOUND AS NOTED.
- ⊕ - 1/4 SECTION CORNER FOUND AS NOTED.
- - SET 5/8" BY 24" IRON REBAR WITH 1 1/2" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" UNLESS OTHERWISE NOTED.
- ⊙ - FOUND CONCRETE MONUMENT WITH METAL SPIKE PER SURVEY NO. A-28-AX.
- ⊙ - FOUND STATE HIGHWAY CENTERLINE MONUMENT, A 2 1/2" BRASS CAP IN MONUMENT CASE, AS NOTED ON SURVEY NO. 11-124-C.
- ⊙ - FOUND 5/8" REBAR WITH 1 1/2" ALUM. CAP PER SURVEY NO. 84-65-C.
- ⊙ - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" ESTABLISHED ON SURVEY NO. 11-124-C, UNLESS OTHERWISE NOTED.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- R/W - INDICATES RIGHT-OF-WAY.



BASIS OF BEARINGS: N 09°01'30" W BETWEEN THE FOUND METAL SPIKES IN CONCRETE MONUMENTS ON THE EAST SIDE OF THE PROPERTY.



NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	C/L SPIRAL CURVE SPIRAL ANGLE = 2°00'		400.00'	399.98'	S 79°34'27" E
C2	4°09'42"	5729.58'	416.16'	416.07'	S 76°09'35" E
C3	19°57'01"	861.65'	300.02'	298.51'	S 84°03'14" E
C4	19°57'01"	821.65'	286.10'	284.65'	S 84°03'14" E
C5	2°56'07"	5769.58'	295.56'	295.53'	S 76°46'23" E
C6	40' OFFSET SPIRAL	401.40'	401.38'	401.38'	S 79°34'23" E
C7	1°13'35"	5769.58'	123.50'	123.50'	S 74°41'32" E
C8	1°06'45"	5769.58'	112.04'	112.04'	S 77°41'03" E
C9	0°17'53"	5769.58'	30.00'	30.00'	S 76°58'44" E

NO.	BEARING	DISTANCE
L1	N 82°14'43" W	82.92'
L2	N 07°34'53" E	65.57'
L3	N 40°23'22" W	29.52'
L4	N 14°46'38" E	64.66'
L5	N 81°58'47" E	23.02'
L6	S 67°11'15" E	125.57'
L7	S 82°14'43" E	32.16'
L8	S 82°14'43" E	30.18'

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON July 27, 2015
at 4:21 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2015-16

OFFICE OF COUNTY RECORDS
By: ...Steve Churchill...Records Officer
Fees \$ 78.00 No. 2015-6320544

RESOLUTION NOTE:
THE 80 FOOT STRIP OF LAND OCCUPIED BY THE RELOCATED OLD OREGON TRAIL HIGHWAY WEST OF HIGHWAY STATION 1351+75.6 AND FRONTING PARCEL 2 WAS GRANTED AS A LICENSE BY THE BOARD OF CONTROL OF THE STATE OF OREGON TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY RESOLUTION ON FEBRUARY 21, 1936. I FIND NO CONVEYANCE OF THE 80 FOOT STRIP BY THE STATE OF OREGON TO THE STATE HIGHWAY COMMISSION.
THE RIGHT-OF-WAY OF THE RELOCATED OLD OREGON TRAIL HIGHWAY FRONTING PARCELS 1 AND 2 IS SHOWN AS DEPICTED ON STATE HIGHWAY DRAWINGS 4B-21-7, DATED JULY 1934 AND DRAWING 4B-23-20, REVISED IN MARCH, 1956 AND AUGUST, 1963.

NEW EASEMENT DETAILS

I CERTIFY THIS IS AN EXACT COPY OF
SHEET 1 OF 2 OF PARTITION PLAT 2015-16
William R. Wells
WILLIAM R. WELLS, PLS

RECEIVED BY
Umatilla County Surveyor
Date: 7/30/2015
Rec'd By: *Glensta*
No.: 15-069-B

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 11/14 DR. BY: DMT/WRW
CK. BY: WRW NO: 11-1335

PROJECT:
PARTITION PLAT FOR:
STATE OF OREGON
DEPARTMENT OF
ADMINISTRATIVE SERVICES

LOCATED IN THE SOUTH HALF OF SECTION 4
AND THE NORTH HALF OF SECTION 9,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.

**PARTITION PLAT FOR STATE OF OREGON,
DEPARTMENT OF ADMINISTRATIVE SERVICES,**

ADDRESS: 1225 FERRY STREET SE, SALEM, OR 97301
LOCATED IN THE SOUTH HALF OF SECTION 4 AND THE NORTH HALF OF SECTION 9,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON
JUNE, 2015

PARTITION PLAT 2015-16
SHEET 2 OF 2

OWNERS DECLARATION AND DEDICATION

THE STATE OF OREGON AS FEE OWNER OF THE LANDS CONTAINED IN THIS LAND PARTITION, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH IT'S KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

THE STATE OF OREGON DOES HEREBY ACKNOWLEDGE EXISTING EASEMENTS OF RECORD AND DESIGNATES THE NEW 15 FOOT, 20 FOOT AND 30 FOOT EASEMENTS OVER AND ACROSS PARCEL 2 AS PUBLIC UTILITY EASEMENTS APPURTENANT TO PARCEL 1. THE NEW UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF EXISTING AND FUTURE UTILITY LINES TO AND FROM PARCEL 1. THE NEW EASEMENT DESIGNATED AS "INGRESS-EGRESS AND UTILITY EASEMENT FOR PARCEL 2" IS FOR PUBLIC VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS PARCEL 1 AND AS A PUBLIC UTILITY EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF EXISTING AND NEW UTILITIES TO AND FROM PARCEL 2. THIS EASEMENT IS APPURTENANT TO PARCEL 2.

NEW EASEMENTS ARE DEPICTED ON SHEET 1 OF 2.

STATE OF OREGON, BY

Michael Stencel
MICHAEL STENCEL
ADMINISTRATOR, ENTERPRISE ASSET MANAGEMENT
OREGON DEPARTMENT OF ADMINISTRATIVE SERVICES

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF Marion)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
23rd DAY OF June, 2015.

BY: MICHAEL STENCEL

Jennifer D. Potts
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: April 19, 2017

MY COMMISSION NUMBER: 471531

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

15 DAY OF July, 2015

[Signature]
PLANNING COMMISSION CHAIRPERSON [Signature] CITY PLANNER

CITY SURVEYOR

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

17 DAY OF July, 2015

[Signature]
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

27 DAY OF July, 2015

[Signature]
UMATILLA COUNTY SURVEYOR

TAXES AND ASSESSMENTS DUE ARE PAID IN FULL, THIS

27 DAY OF July, 2015.

[Signature]
UMATILLA COUNTY TAX COLLECTOR

SURVEYORS CERTIFICATE:

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND RECOVERED OR MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN ON THIS PARTITION PLAT.

MONUMENTS FOUND AND HELD FOR THIS PARTITION PLAT SURVEY ARE NOTED. THE SURVEY WAS MADE BY A 2 PERSON CREW WITH A LEICA TCR 803 THREE SECOND TOTAL STATION. MONUMENT TIES AND SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 4 AND 9, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, THENCE SOUTH 89°42'27" WEST ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 415.07 FEET; THENCE NORTH 09°01'30" WEST, A DISTANCE OF 334.39 FEET TO THE "INITIAL POINT" A METAL SPIKE PROTRUDING 1 INCH FROM A 12 INCH DIAMETER CONCRETE MONUMENT; THENCE NORTH 75°22'05" WEST, A DISTANCE OF 198.77 FEET; THENCE SOUTH 67°03'50" WEST, A DISTANCE OF 1,177.33 FEET; THENCE SOUTH 10°31'20" WEST, A DISTANCE OF 233.43 FEET TO A POINT THAT IS LOCATED ON THE CENTERLINE OF THE RELOCATED OLD OREGON TRAIL HIGHWAY (SAID POINT BEING LOCATED AT HIGHWAY ENGINEER'S STATION 1309+21.5); THENCE SOUTH 80°14'39" EAST ALONG THE CENTERLINE OF SAID RELOCATED HIGHWAY, A DISTANCE OF 298.18 FEET TO THE POINT OF BEGINNING OF A SPIRAL CURVE (SAID POINT BEING LOCATED AT HIGHWAY ENGINEER'S EQUATION STATION 1312+19.6 BACK = 1349+83.8 AHEAD); THENCE CONTINUING ALONG THE CENTERLINE OF SAID RELOCATED HIGHWAY ON A SPIRAL CURVE TO THE RIGHT WHOSE SPIRAL ANGLE IS 2°00' (CHORD BEARS SOUTH 79°34'27" EAST, 399.98 FEET) A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING OF A SIMPLE CURVE (SAID POINT BEING LOCATED AT HIGHWAY ENGINEER'S STATION 1353+83.8); THENCE CONTINUING ALONG THE CENTERLINE OF SAID RELOCATED HIGHWAY ON A CURVE TO THE RIGHT WHOSE RADIUS IS 5729.58 FEET (CHORD BEARS SOUTH 76°09'35" EAST, 416.07 FEET) A DISTANCE OF 416.16 FEET TO A POINT OF A REVERSE CURVE (SAID POINT BEING LOCATED AT HIGHWAY ENGINEER'S STATION 1358+00); THENCE ALONG THE CENTERLINE OF THE OLD OREGON TRAIL HIGHWAY ON A CURVE TO THE LEFT WHOSE RADIUS IS 861.65 FEET, A DISTANCE OF 300.02 FEET, (CHORD BEARS SOUTH 84°03'14" EAST A DISTANCE OF 298.51 FEET) TO THE POINT OF TANGENCY (SAID POINT BEING LOCATED AT HIGHWAY ENGINEER'S STATION 1361+00); THENCE CONTINUING NORTH 85°58'16" EAST ALONG THE CENTERLINE OF THE SAID OLD OREGON TRAIL HIGHWAY, A DISTANCE OF 72.03 FEET TO A POINT (SAID POINT BEING LOCATED AT HIGHWAY ENGINEER'S STATION 1361+72.10); THENCE NORTH 09°01'30" WEST, A DISTANCE OF 897.51 FEET TO THE "INITIAL POINT".

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

RECEIVED BY
Umatilla County Surveyor
Date: 7/30/2015
Rec'd By: C. Hendley
No.: 15-069-13

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William R. Wells
WILLIAM R. WELLS, PLS

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 11/14 DR. BY: DMT/WRW
CK. BY: WRW NO: 11-1335

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