

2018-09-1-2

# PARTITION PLAT NO. 2018-09

## PARTITION PLAT FOR MARSHALL / CLEARVIEW

PARTITION OF PARCEL 2, PARTITION PLAT NO. 2008-21, LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9, AND BEING WITHIN A PORTION OF THE WM.C. MCKAY D.L.C NO. 38., ALL IN TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

### EASEMENT NOTES

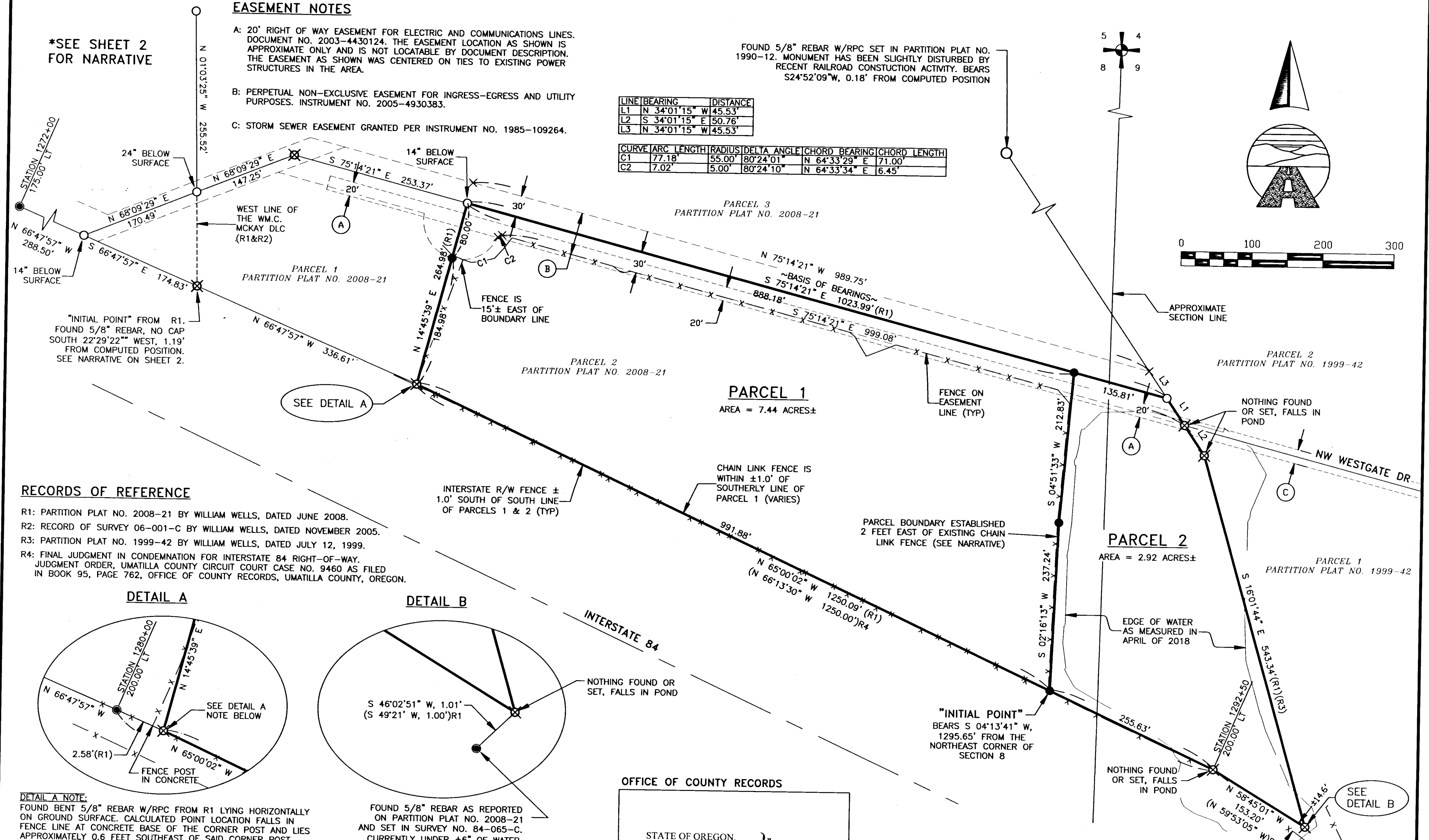
- A: 20' RIGHT OF WAY EASEMENT FOR ELECTRIC AND COMMUNICATIONS LINES. DOCUMENT NO. 2003-4430124. THE EASEMENT LOCATION AS SHOWN IS APPROXIMATE ONLY AND IS NOT LOCATABLE BY DOCUMENT DESCRIPTION. THE EASEMENT AS SHOWN WAS CENTERED ON TIES TO EXISTING POWER STRUCTURES IN THE AREA.
- B: PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS AND UTILITY PURPOSES. INSTRUMENT NO. 2005-4930383.
- C: STORM SEWER EASEMENT GRANTED PER INSTRUMENT NO. 1985-109264.

\*SEE SHEET 2 FOR NARRATIVE

FOUND 5/8" REBAR W/RPC SET IN PARTITION PLAT NO. 1990-12. MONUMENT HAS BEEN SLIGHTLY DISTURBED BY RECENT RAILROAD CONSTRUCTION ACTIVITY. BEARS S24°52'09"W, 0.18' FROM COMPUTED POSITION

LINE	BEARING	DISTANCE
L1	N 34°01'15" W	45.53'
L2	S 34°01'15" E	50.76'
L3	N 34°01'15" W	45.53'

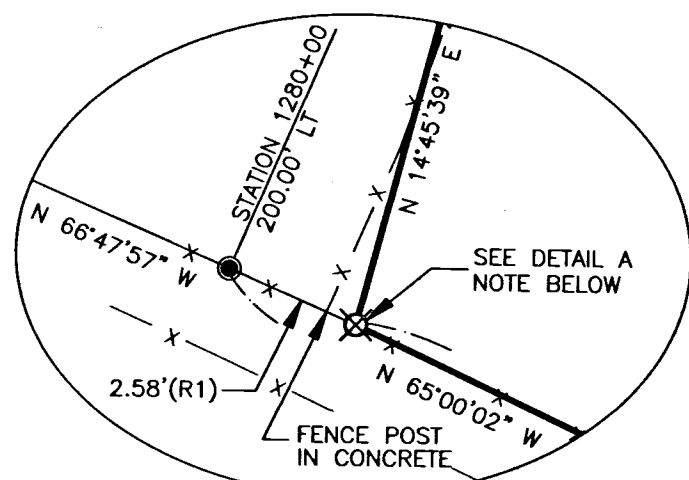
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.18'	55.00'	80°24'01"	N 64°33'29" E	71.00'
C2	7.02'	5.00'	80°24'10"	N 64°33'34" E	6.45'



### RECORDS OF REFERENCE

- R1: PARTITION PLAT NO. 2008-21 BY WILLIAM WELLS, DATED JUNE 2008.
- R2: RECORD OF SURVEY 06-001-C BY WILLIAM WELLS, DATED NOVEMBER 2005.
- R3: PARTITION PLAT NO. 1999-42 BY WILLIAM WELLS, DATED JULY 12, 1999.
- R4: FINAL JUDGMENT IN CONDEMNATION FOR INTERSTATE 84 RIGHT-OF-WAY. JUDGMENT ORDER, UMATILLA COUNTY CIRCUIT COURT CASE NO. 9460 AS FILED IN BOOK 95, PAGE 762, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

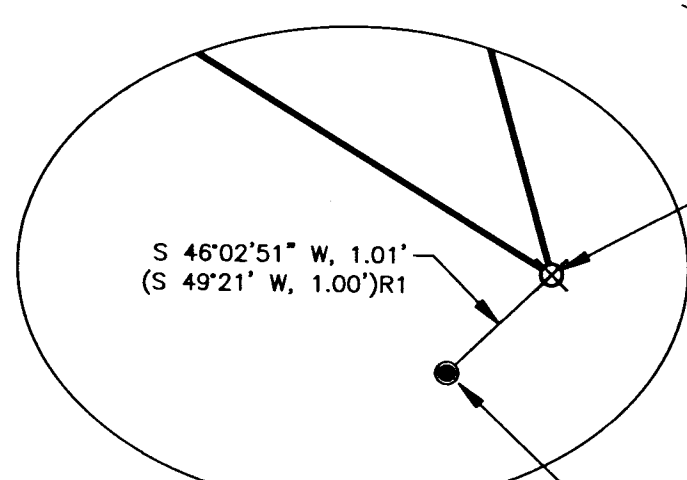
### DETAIL A



#### DETAIL A NOTE:

FOUND BENT 5/8" REBAR W/RPC FROM R1 LYING HORIZONTALLY ON GROUND SURFACE. CALCULATED POINT LOCATION FALLS IN FENCE LINE AT CONCRETE BASE OF THE CORNER POST AND LIES APPROXIMATELY 0.6 FEET SOUTHEAST OF SAID CORNER POST, NOTHING WAS SET IN THIS SURVEY.

### DETAIL B



FOUND 5/8" REBAR AS REPORTED ON PARTITION PLAT NO. 2008-21 AND SET IN SURVEY NO. 84-065-C. CURRENTLY UNDER ±6" OF WATER.

### LEGEND

- SECTION CORNER - FOUND 1" SQUARE PIN IN CONCRETE
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED, UCPWD LS89374.
- FOUND AND HELD 5/8" REBAR WITH RED PLASTIC CAP MARKED, \*OR PLS 1106 WA PLS 17372 PER PARTITION PLAT NO. 2008-21 (R1), UNLESS NOTED OTHERWISE.
- FOUND AND HELD 5/8" REBAR WITH 1-1/2" ALUMINUM CAP, UNLESS NOTED OTHERWISE.
- CALCULATED POSITIONS, NOTHING FOUND OR SET.
- SEE EASEMENT NOTES, THIS SHEET.

REGISTERED PROFESSIONAL LAND SURVEYOR

Matt Kenny  
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-19

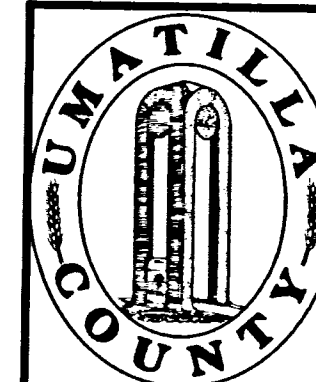
### OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 7-12-2018

at 2:28 o'clock p.m., in the record of PLATS of said County.  
YEAR 2018 NUMBER 09  
OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer  
Fee \$ 120.00 No. 2018-6740274

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT 2018-09  
Matthew P. Kenny, PLS  
MATTHEW P. KENNY, PLS



### UMATILLA COUNTY PUBLIC WORKS

3920 WESTGATE, PENDLETON, OR 97801  
PH: 541-278-5424 FAX: 541-278-5427

PARTITION OF PARCEL 2 PARTITION PLAT 2008-21 LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9, AND BEING WITHIN A PORTION OF THE WM.C. MCKAY D.L.C NO. 38., ALL IN TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

PROJECT NO.: 18-005 DR: MPK CH: MPK DATE: JUNE, 2018 SHEET 1 OF 2

RECEIVED BY  
Umatilla County Surveyor  
Date: 7/18/18  
Rec'd By: CT  
No.: 18-063-B

2018-09-2-2

**PARTITION PLAT FOR MARSHALL / CLEARVIEW**

PARTITION OF PARCEL 2, PARTITION PLAT NO. 2008-21,  
LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9, AND  
BEING WITHIN A PORTION OF THE WM.C. MCKAY D.L.C NO. 38., ALL IN TOWNSHIP  
2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

**PARTITION PLAT NO. 2018-09**

**OWNER'S DECLARATION**

I, H. GALE MARSHALL, PRESIDENT OF GO CONSTRUCTION AND DEVELOPMENT, INC., DO  
HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE  
PROPERTY PARTITIONED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS  
OF ORS CHAPTER 92, AS REVISED, THE UMATILLA COUNTY DEVELOPMENT CODE AND THE  
CITY OF PENDLETON PLANNING ORDINANCE.

*H. Gale Marshall*  
GO CONSTRUCTION AND DEVELOPMENT, INC.  
BY H. GALE MARSHALL, PRESIDENT

7-2-2018

DATE

STATE OF OREGON  
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 2, 2018  
BY H. GALE MARSHALL, PRESIDENT OF GO CONSTRUCTION AND DEVELOPMENT, INC.

*Shellie M. Freels*  
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 951306



MY COMMISSION EXPIRES: June 28, 2020

**SURVEY NARRATIVE**

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF THE UMATILLA COUNTY BOARD OF  
COMMISSIONERS IN COOPERATION WITH CLEARVIEW DISABILITY RESOURCE CENTER, AN  
OREGON NONPROFIT CORPORATION, AND GO CONSTRUCTION AND DEVELOPMENT, INC. THE  
PURPOSE OF THIS SURVEY IS TO FURTHER DIVIDE PARCEL 2 OF PARTITION PLAT NO.  
2008-21 AND CREATE A SEPERATE PARCEL FOR THE POND LOCATED AT THE EAST END  
OF SAID PARCEL 2.

AN EXTENSIVE SEARCH WAS MADE TO LOCATE CONTROLLING MONUMENTS FROM PARTITION  
PLAT NO. 2008-21. MOST OF THESE MONUMENTS WERE FOUND IN GOOD CONDITION AND  
USED TO RETRACE AND VERIFY THE PLAT DATA. MEASUREMENTS MADE BETWEEN FOUND  
MONUMENTS CHECK VERY CLOSELY WITH THE RECORD PLAT DATA AND THEREFORE THE  
PLAT WAS HELD IN RETRACEMENT OF PARCEL 2 OF PARTITION PLAT NO. 2008-21 AND  
IN RESULTING CALCULATIONS FOR PARCEL 1 AND PARCEL 2 OF THIS PLAT. ACCURACY  
OF MEASUREMENTS MEET OR EXCEED THAT REQUIRED BY ORS 92.050(2).

A 5/8" REBAR WITH NO CAP WAS FOUND SOUTH 22°29'22" WEST, 1.19 FEET FROM THE  
CALCULATED LOCATION OF THE INITIAL POINT OF PARTITION PLAT 2008-21. IT IS LIKELY  
THAT THIS POINT WAS DISTURBED WHEN GRADING AND CONSTRUCTION TOOK PLACE ON  
THESE PARCELS. THE GRADE OF THE ENTIRE AREA HAS BEEN BROUGHT UP WITH  
CRUSHED ROCK. IN ADDITION, GRAVEL ROADS AND 6-FOOT CHAIN LINK FENCES HAVE  
BEEN CONSTRUCTED. THERE WAS ALSO A 5/8" REBAR WITH RED PLASTIC CAP FOUND  
LYING HORIZONTALLY ON TOP OF THE GROUND NEAR THE CORNER FENCE POST AT THE  
SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2008-21. THE FENCE  
CORNER POST LIES APPROXIMATELY 0.6' NORTHWESTERLY OF THE TRUE CORNER  
POSITION, WHICH FALLS IN THE CONCRETE BASE OF SAID POST. THIS CORNER COULD  
NOT BE SET BUT IS REFERENCED WELL BY THE ODOT ALUMINUM CAP FOUND IN GOOD  
CONDITION AS SHOWN IN DETAIL A OF SHEET 1.

THE EXISTING CHAIN LINK FENCE ON THE WEST SIDE OF THE POND SITE WAS USED TO  
DETERMINE THE NEW BOUNDARY LINE BETWEEN PARCELS 1 AND 2 OF THIS PLAT. THIS  
FENCE WAS LOCATED BY RTK METHODS AND A BEST FIT LINE BY LEAST-SQUARES  
ADJUSTMENT WAS CALCULATED. THE RESULTING GEOMETRY WAS THEN OFFSET TWO FEET  
TO THE EAST AS INSTRUCTED BY THE OWNER SO THAT THE EXISTING CHAIN LINK FENCE  
REMAIN ON PARCEL 1 OF THIS PLAT.

THE BEARINGS FOR THIS SURVEY ARE BASED ON PARTITION PLAT NO. 2008-21.  
DISTANCES ARE GROUND DISTANCES. THIS SURVEY WAS PERFORMED WITH LEICA GS15  
GNSS RECEIVERS USING RTK METHODS.

**PROPERTY DESCRIPTION**

(PER SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER  
NO. 97788, DATED MARCH 28, 2018)

PARCEL 2, PARTITION PLAT NO. 2008-21 (INSTRUMENT NO. 2008-5410275, OFFICE OF  
UMATILLA COUNTY RECORDS) LOCATED IN THE NORTHEAST QUARTER OF SECTION 8 AND  
THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE  
WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

**LAND SURVEYOR**

MATT KENNY, PLS  
3920 WESTGATE  
PENDLETON, OR 97801

**OWNER**

GO CONSTRUCTION & DEVELOPMENT INC  
3540 NE JOHNS CT  
PENDLETON, OR 97801

**SURVEYOR'S CERTIFICATE**

I, MATTHEW P. KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH  
PROPER MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE  
UMATILLA COUNTY DEVELOPMENT CODE AND THE CITY OF PENDLETON PLANNING  
ORDINANCE, THE LANDS AS SHOWN HEREON. CORNERS NOT SET FOR REASONS AS  
SHOWN HAVE BEEN APPROVED BY THE UMATILLA COUNTY SURVEYOR. I FURTHER CERTIFY  
THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS  
92.060.

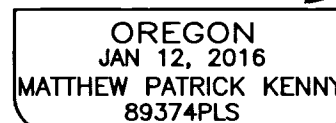
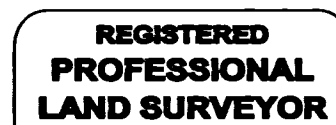
*Matthew P. Kenny*  
MATTHEW P. KENNY, PLS  
CERTIFICATE NO. 89374

JULY 2, 2018

DATE

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT 2018-09

*Matthew P. Kenny*  
MATTHEW P. KENNY, PLS



RENEWS: 6-30-19

**APPROVALS**

EXAMINED AND APPROVED THIS:  
10<sup>th</sup> DAY OF July, 2018.  
LAND DIVISION NO. \_\_\_\_\_  
*Maureen M. Carmichael*  
CITY OF PENDLETON PLANNING  
COMMISSION CHAIRPERSON  
*George Cross*  
PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS:  
03 DAY OF July, 2018.  
*[Signature]*  
CITY OF PENDLETON SURVEYOR

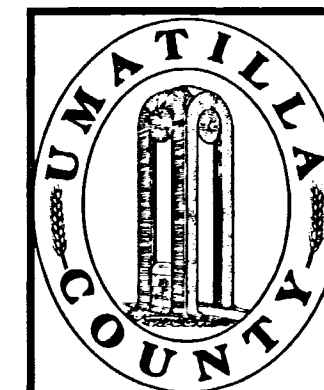
EXAMINED AND APPROVED THIS:  
12 DAY OF July, 2018.  
*David H. Kelly*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS:  
12 DAY OF July, 2018.  
*Bettina E. Reed*  
UMATILLA COUNTY TAX COLLECTOR

**OFFICE OF COUNTY RECORDS**

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COUNTY OF UMATILLA }  
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