

PARTITION PLAT NO. 2020-17
SHEET 1 OF 2
JULY, 2020

C/L ORCHARD AVE.
3/4" SQUARE IRON BAR FOUND AT INTERSECTION OF S. COLUMBIA STREET AND ORCHARD.

RECORD DEED USED FOR PARTITION:
INSTRUMENT NO. 2017-6570092
STATUTORY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS2, C/O OCWEN LOAN SERVICING, LLC TO MICHAEL E. O'HARROW AND MERRY J. O'HARROW, AS TENANTS BY THE ENTIRETY.

SURVEY NO. 93-035-B
SOUTH COLUMBIA STREET (ADVENT ST.)
N 26°14'38" W 361.92'
92.10'
30.00'

HARTFEIL REEL 315, PAGE 0143
BURK REEL 129, PAGE 687

PARCEL 1
6037 SQ. FT.
N 64°38'41" E 101.55'
S 25°17'41" E 53.25'
N 26°14'38" W 121.51'
S 62°26'16" E 108.70'
S 25°17'41" E 71.63'

MEZA-VERDIN I.N. 2017-6590655
TACK IN LEAD PLUG WITH BRASS WASHER

357' N. OF NE COR. LOT B McCOY'S ADD.

SEE SURVEY NO. 01-140-B

CULJAK I.N. 2013-6070782

LANGDON TRACT BOOK 155, PAGE 601
"INITIAL POINT" 5/8 X 30" REBAR

POINT 210' AT RT. ANG. TO MAIN ST.
(S 64°43'18" W 88.78')
(S 64°43'18" W 121.22')

SHORT LINE TABLE

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 26°17'38" W	3.44'	
L2	N 64°35'16" E	8.02'	(WESTERLY @ RT. ANG. TO ADVENT ST., 8')D
L3	S 64°43'18" W	30.00'	
L4	S 70°16'05" W	30.20'	
L5	N 26°14'38" W	7.00'	(NORTHERLY ON E. LINE OF ADVENT ST., 7')D
L6	N 24°18'11" W	7.14'	(NORTHERLY PARALLEL WITH ADVENT ST., 7')D

S. LINE BERTIE ELAM LAND PER DEED BOOK 147, PAGE 553
30.00'



BERTIE ELAM LAND BOUNDARY AFTER LAND EXCHANGES RECORDED IN BOOK 178, PAGES 424 AND 425, BETWEEN ELAM AND STRICKLER.
(NORTH-EASTERLY 100.96')D
(N 64°38'41" E 101.55')

MOST NORTHERLY CORNER OF STRICKLER, BOOK 178, PAGE 424 AND NORTHWEST CORNER OF STRICKLER, BOOK 163, PAGE 120.
NE CORNER OF STRICKLER, BOOK 163, PAGE 120.
BURK REEL 129, PAGE 687

PARCEL 1
6037 SQ. FT.

HOUSE
DRIVEWAY
GATE
CONC. SLAB

PARCEL 2
7508 SQ. FT.

MEZA-VERDIN I.N. 2017-6590655

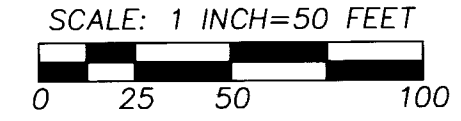
NE CORNER OF LANGDON, BOOK 155, PAGE 601.

DETAIL OF PARCELS 1 AND 2
1 INCH=30 FEET

OTHER FOUND MONUMENT NOTES:

- ⓐ FOUND 1/2" SMOOTH REBAR, ORIGIN UNKNOWN, BEARS S 24°45' E, 3.46' FROM SE CORNER OF PARCEL 1.
- ⓑ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY NO. 01-140-B, BEARS S 25°17' E, 3.89' FROM SE CORNER OF PARCEL 1.
- ⓒ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY NO. 01-140-B, BEARS N 35°34' W, 6.03' FROM SE CORNER OF PARCEL 2. THIS MONUMENT IS BELIEVED TO BE DISTURBED AS IT IS OUT OF POSITION RELATIVE TO OTHER MONUMENTS FOUND FROM SURVEY 01-140-C AND IT IS NOT AT THE NE SIDE OF POWER POLE AS CALLED ON THAT SURVEY.
- ⓓ FOUND 3/4" O.D. PIPE, ORIGIN UNKNOWN, 1' BELOW GROUND, BEARS S 13°02' W, 0.94' FROM SE CORNER OF PARCEL 2.

NOTE E:
POINT NOT MONUMENTED AS IT LIES 0.003' FROM A STRAIGHT LINE BETWEEN THE SW CORNER OF PARCEL 2 AND NORTHWEST CORNER OF PARCEL 1.



LEGEND

- - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WAPLS 17372 UNLESS OTHERWISE NOTED.
- - FOUND AND HELD UNRECORDED 1/2" SMOOTH REBAR FOR BOUNDARY CORNER.
- ⊕ - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY NO. 01-140-B UNLESS OTHERWISE NOTED.
- ⊙ - OTHER MONUMENT FOUND AS NOTED.
- - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ◇ - APPROXIMATE LOCATION OF OTHER FOUND MONUMENT. SEE DETAIL OF PARCELS 1 AND 2 AND TABLE FOR MONUMENT TIE TO PARTITION PLAT CORNER.
- I.N. - INDICATES INSTRUMENT NUMBER OF DEED RECORDED IN UMATILLA COUNTY OFFICE OF RECORDS.
- (XOX) - RECORD DIMENSION FROM SURVEY NO. 01-140-B.
- (XOX)D - RECORD DEED DIMENSION.
- - FENCE LINE.
- ⊖ - POWER POLE.
- ⊕ - WATER METER.

SEE SHEET 2 OF 2 FOR SURVEY NARRATIVE.

RECEIVED BY
Umatilla County Surveyor
Date: 9/23/20
Rec'd By: CT
No.: 20-080-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
SHEET 1 OF 2 OF PARTITION PLAT NO. 2020-17
Will R. Wells
WILLIAM R. WELLS, PLS

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

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 09-15-2020
at 2:18 o'clock p. m., in the record of PLATS of said County.
YEAR 2020 NUMBER 17
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2020-7070673

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

DATE: 05/20 DR. BY: WRW
CK. BY: WRW NO: 20-1752

PROJECT: \MOHARROWPP2020R0T

PARTITION PLAT FOR:
MICHAEL E. O'HARROW AND MERRY J. O'HARROW
SITUATED IN THE SE1/4 OF THE NW1/4 OF SECTION 12, T5N., R35E., W.M. CITY OF MILTON-FREEWATER, OREGON.

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF MIKE O'HARROW TO PARTITION THE O'HARROW TRACT AS DESCRIBED IN INSTRUMENT NO. 2017-6570092, UMATILLA COUNTY RECORDS. I USED SURVEY NO. 01-140-B AS THE BASIS OF CONTROL FOR SOUTH MAIN STREET, SOUTHWEST SEVENTH AND EIGHTH AVENUES AND THE CENTERLINE OF SOUTH COLUMBIA AVENUE SOUTH OF THE 1 INCH BAR MONUMENT AT THE INTERSECTION OF SOUTH COLUMBIA AVENUE AND SOUTHWEST SEVENTH AVENUE EXTENDING SOUTHWEST. THE ALIGNMENT OF THE CENTERLINE OF SOUTH COLUMBIA NORTH OF THE 1 INCH BAR MONUMENT WAS DETERMINED BETWEEN THE 1 INCH BAR MONUMENT AND THE 3/4 INCH SQUARE BAR RECOVERED AT THE INTERSECTION OF CENTERLINES OF SOUTH COLUMBIA AVENUE AND ORCHARD AVENUE.

I HELD SURVEY THE MEASUREMENTS REPORTED ON NO. 01-140-B TO ESTABLISH THE NORTH, SOUTH AND WEST LINES OF THE LANGDON TRACT AS RECORDED IN BOOK 155, PAGE 601, DEED RECORDS. THE SOUTH LINE OF THE PARTITIONED TRACT WAS HELD ALONG THE NORTH LINE OF THE LANGDON TRACT. THE WEST LINE OF THE PARTITIONED TRACT WAS HELD PARALLEL WITH AND 30 FEET EASTERLY OF THE CENTERLINE OF SOUTH COLUMBIA AVENUE. THE EAST LINE OF THE PARTITIONED TRACT WAS HELD AS A STRAIGHT LINE BETWEEN THE NORTHEAST CORNER OF THE LANGDON TRACT AND THE UNRECORDED 1/2 INCH SMOOTH IRON REBAR RECOVERED AT THE NORTHEAST CORNER OF THE STRICKLER TRACT AS RECORDED IN BOOK 163, PAGE 120, DEED RECORDS.

DETERMINING THE SOUTH LINE OF "BERTIE L. ELAM LAND" AS CALLED IN THE DEED, INSTRUMENT NO. 2017-6570092, WAS THE CHALLENGE. THERE WAS NO RECORDING DATA FOR THE "BERTIE L. ELAM LAND" DEED CALL. I ORDERED A "SUBDIVISION GUARANTEE" AND REQUESTED DEED COPIES OF ALL ADJOINING LANDOWNERS. THE SUBDIVISION GUARANTEE FURNISHED A DEED, BOOK 147, PAGE 553, FOR THE SOUTH LINE OF THE BERTIE ELAM LAND. THE SOUTH LINE OF ELAM PER DEED BOOK 147, PAGE 553 IS 7 FEET NORTHERLY OF THE NORTHWEST CORNER OF NEW PARCEL 1 AND 7 FEET SOUTHERLY OF THE NORTHWEST CORNER OF STRICKLER LAND DESCRIBED IN DEED RECORDED AT BOOK 163, PAGE 120, DEED RECORDS. SUBSEQUENT RESEARCH OF THE CHAIN OF TITLE REVEALED THAT A LAND EXCHANGE OCCURRED BETWEEN STRICKLER AND ELAM AND WAS RECORDED IN 1946 IN TWO SEPARATE DEEDS, IN BOOK 178, PAGE 424 AND 425, DEED RECORDS. THE RESULTS OF THAT LAND EXCHANGE, TOGETHER WITH THE NORTH LINE OF THE 8 FOOT STRIP OF STRICKLER LAND DESCRIBED IN BOOK 163, PAGE 120, REPRESENT THE NORTH LINE OF NEW PARCEL 1.

THE SURVEY WAS MADE WITH A LEICA TCR 803 THREE SECOND TOTAL STATION AND WITH A LEICA GEODETIC NETWORK ROVER CONNECTED TO THE OREGON REAL TIME NETWORK. CONTROL TIES AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT MEASUREMENTS.

SURVEYOR'S CERTIFICATE:

I, WILLIAM R. WELLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH LEGAL MONUMENTS THE LANDS HEREIN DESCRIBED IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND THAT I MARKED THE INITIAL POINT WITH A 5/8 BY 30 INCH IRON REBAR WHICH BEARS NORTH 59°29'23" WEST, 564.69 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 6, McCOY'S ADDITION TO MILTON.

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 6, McCOY'S ADDITION TO MILTON; THENCE NORTH 25°16'42" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET A DISTANCE OF 357.00 FEET; THENCE SOUTH 64°43'18" WEST, PERPENDICULAR WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET A DISTANCE OF 315.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH COLUMBIA AVENUE, (FORMALLY ADVENT STREET), SAID POINT BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JOHN. G. LANGDON, ET. UX., BY DEED RECORDED AT BOOK 155, PAGE 601, UMATILLA COUNTY DEED RECORDS; THENCE NORTH 26°17'38" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SOUTH COLUMBIA AVENUE A DISTANCE OF 110.00 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION, SAID INITIAL POINT BEING THE NORTHWEST CORNER OF SAID OF LANGDON TRACT AND IS MONUMENTED WITH A 5/8 INCH BY 30 INCH REBAR WHICH BEARS NORTH 70°16'05" EAST A DISTANCE OF 30.20 FEET FROM THE 1 INCH SQUARE BAR MONUMENTING THE INTERSECTION OF SOUTH COLUMBIA AVENUE AND SOUTHWEST SEVENTH AVENUE; THENCE NORTH 26°17'38" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH COLUMBIA STREET A DISTANCE OF 3.44 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 26°14'38" WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH COLUMBIA STREET A DISTANCE OF 121.31 FEET TO THE SOUTHWEST CORNER OF THE BERTIE L. ELAM LAND; THENCE NORTH 64°38'41" EAST ALONG THE SOUTH LINE OF SAID ELAM LAND A DISTANCE OF 101.55 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO GLENN E. STRICKLER, ET. UX, BY DEED RECORDED IN BOOK 163, PAGE 120, UMATILLA COUNTY DEED RECORDS, SAID POINT BEING MONUMENTED BY A 1/2 INCH SMOOTH REBAR; THENCE NORTH 64°35'16" EAST ALONG THE NORTH LINE OF SAID STRICKLER TRACT A DISTANCE OF 8.02 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING MONUMENTED BY A 1/2 INCH SMOOTH REBAR; THENCE SOUTH 25°17'41" EAST A DISTANCE OF 124.88 FEET TO THE NORTHEAST CORNER OF SAID LANGDON TRACT; THENCE SOUTH 64°43'18" WEST ALONG THE NORTH LINE OF SAID LANGDON TRACT A DISTANCE OF 107.50 FEET TO THE "INITIAL POINT."

SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY AND ANY AND ALL EASEMENTS OF RECORD.

William R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

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

RECEIVED BY
Umatilla County Surveyor
Date: 9/23/20
Rec'd By: CT
No.: 20-080-B

OWNER'S DECLARATION

MICHAEL E. O'HARROW AND MERRY J. O'HARROW, AS TENANTS BY THE ENTIRETY, OWNERS, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND APPLICABLE PORTIONS OF THE MILTON-FREEWATER SUBDIVISION ORDINANCES.

Michael E. O'Harrow
MICHAEL E. O'HARROW

Merry J. O'Harrow
MERRY J. O'HARROW

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON Sept. 9, 2020.
BY MICHAEL E. O'HARROW

Sandra Jo Oldridge
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 01-21-2022

MY COMMISSION NUMBER: 970551

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON Sept. 9, ²⁰²⁰ 2020.
BY MERRY J. O'HARROW

Sandra Jo Oldridge
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 01-21-2022

MY COMMISSION NUMBER: 970551

APPROVALS

EXAMINED AND APPROVED THIS
8 DAY OF September, 2020.

LAND PARTITION APPROVAL NO. _____
William R. Wells
PLANNING DIRECTOR, CITY OF MILTON-FREEWATER

EXAMINED AND APPROVED THIS
10 DAY OF Sept, 2020.
Vernon J. Rodriguez
MILTON-FREEWATER WATER CONTROL DISTRICT

EXAMINED AND APPROVED THIS
15 DAY OF September, 2020.
Paul H. Kow
UMATILLA COUNTY SURVEYOR

ALL AD VALOREM TAXES AND ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED, THIS
15 DAY OF Sept, 2020.

Paul H. Kow
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 09-15-2020

at 2:18 o'clock p. m., in the record of
PLATS of said County.
YEAR 2020 NUMBER 17

OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2020-7070673

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
SHEET 2 OF 2 OF PARTITION PLAT NO. 2020-19

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		PROJECT: \MOHARROWPP2020ROT
DATE: 05/20	DR. BY: WRW	PARTITION PLAT FOR: MICHAEL E. O'HARROW AND MERRY J. O'HARROW SITUATED IN THE SE1/4 OF THE NW1/4 OF SECTION 12, T5N., R35E., W.M., CITY OF MILTON-FREEWATER, OREGON.
CK. BY: WRW	NO: 20-1752	