

PARTITION REPLAT FOR COLLEEN C. BURNS

A REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT NO. 2007-30
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

PARTITION PLAT NO. 2021-07

RECORD ENCUMBRANCES AFFECTING NEW PARCELS 1 & 2

- AS DISCLOSED BY OWNERSHIP AND ENCUMBRANCE REPORT, WITH EASEMENTS PREPARED BY PIONEER TITLE COMPANY, ORDER NO. 101493, DATED SEPTEMBER 24, 2020:
- MINOR PARTITION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF PENDLETON AND CIRCLE DOT RANCHES, RECORDED AUGUST 16, 1999 AS INSTRUMENT NO. 1999-3560182, UMATILLA COUNTY OFFICE OF RECORDS.
 - LICENSE TO USE RIGHT-OF-WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF PENDLETON AND ROBERT M. BURNS AND COLLEEN M. BURNS, RECORDED MAY 22, 2000 AS INSTRUMENT NO. 2000-3700197, UMATILLA COUNTY OFFICE OF RECORDS. AREA OF USE SHOWN.
 - LICENSE TO USE RIGHT-OF-WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF PENDLETON AND ROBERT M. BURNS AND COLLEEN M. BURNS, RECORDED MARCH 21, 2002 AS INSTRUMENT NO. 2002-4090039, UMATILLA COUNTY OFFICE OF RECORDS. FOR GROUND SIGN IN S.E. 3RD STREET RIGHT-OF-WAY.
 - EASEMENT FOR UTILITY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO ROBERT BURNS AND COLLEEN BURNS, RECORDED JULY 12, 2007 AS INSTRUMENT NO. 2007-5220476, UMATILLA COUNTY OFFICE OF RECORDS. EASEMENT IS SHOWN, AND IS APPURTENANT TO PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 1999-33 AND PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2004-18.
 - DRIVEWAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN COLLEEN C. BURNS AND ROBERT M. BURNS AND COLLEEN C. BURNS, RECORDED AUGUST 3, 2009, AS INSTRUMENT NO. 2009-5440616, UMATILLA COUNTY OFFICE OF RECORDS. EASEMENT IS SHOWN.
 - EASEMENT AGREEMENT, INCLUDING THE THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 4, 2021 AS INSTRUMENT NO. 2021-7150286, UMATILLA COUNTY OFFICE OF RECORDS. EASEMENT IS SHOWN.

SURVEYOR'S CERTIFICATE AND NARRATIVE

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

THE SURVEY WAS MADE WITH A LEICA GEODETIC GPS RECEIVER CONNECTED BY CELLULAR MODUM TO THE OREGON REAL TIME CORRECTION NETWORK. MEASUREMENTS WERE MADE ON THE OREGON STATE PLANE COORDINATE SYSTEM BY REAL TIME KINEMATIC METHODS. MONUMENTS FOUND AND ESTABLISHED WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I SCALED AND ROTATED ABOUT THE INITIAL POINT TO CONVERT TO THE CITY OF PENDLETON GRID CO-ORDINATE SYSTEM. I HELD THE INITIAL POINT AT THE CITY SYSTEM CO-ORDINATE OF N 46956.79, E 49561.66. ABOUT THE INITIAL POINT, I ROTATED STATE PLANE GRID BEARINGS 1°13'12" CLOCKWISE AND SCALED THE STATE PLANE CO-ORDINATES BY A AVERAGE COMBINED SCALE AND ELEVATION FACTOR OF 1.000118121 TO MATCH THE CITY GRID CO-ORDINATE SYSTEM.

REAL PROPERTY DESCRIPTION

PARCELS 1 AND 2 OF PARTITION PLAT NO. 2007-30, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., RECORDED AUGUST 9, 2007 IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, AS INSTRUMENT NO. 2007-5230776.

William R. Wells
WILLIAM R. WELLS, PLS

DATE SIGNED: 3-5-21

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

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

OWNER'S DECLARATION

I, COLLEEN C. BURNS, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION REPLAT TO BE PREPARED AND REPLATTED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

Colleen C. Burns, owner
COLLEEN C. BURNS, OWNER

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
5 DAY OF March, 2021,
BY COLLEEN C. BURNS

Danny C. DeWitt
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: July 21, 2024
MY COMMISSION NUMBER: 1001929

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2021-07

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: 01/21 DR. BY: WRW
CK. BY: WRW NO: 20-1768

PROJECT: \CBR 2020R0
PARTITION REPLAT
OF PARCELS 1 & 2
OF PARTITION PLAT NO. 2007-30
FOR:
COLLEEN C. BURNS
SITUATED IN THE NW1/4 OF SECTION 14,
T2N., R32E., W.M.,
CITY OF PENDLETON
UMATILLA COUNTY, OREGON

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION
THIS REPLAT IS HEREBY APPROVED THIS

5th DAY OF March, 2021.
Lucy Belmont
CHAIRPERSON
Lucy Belmont
CITY PLANNER

CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS
05th DAY OF March, 2021.
Lucy Belmont
PENDLETON CITY SURVEYOR

EXAMINED AND APPROVED THIS

8 DAY OF March, 2021.
David H. Hill
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR
ALL AD VALOREM TAXES AND ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND
COLLECTED, DATED THIS

8th DAY OF March, 2021.
Rachael Reynolds by Wharton
UMATILLA COUNTY TAX COLLECTOR
Shannon
RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS: *deputy*

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received
and recorded on 03-08-2021

at 1:21 o'clock p. m., in the record of
PLATS of said County,
YEAR 2021 NUMBER 07

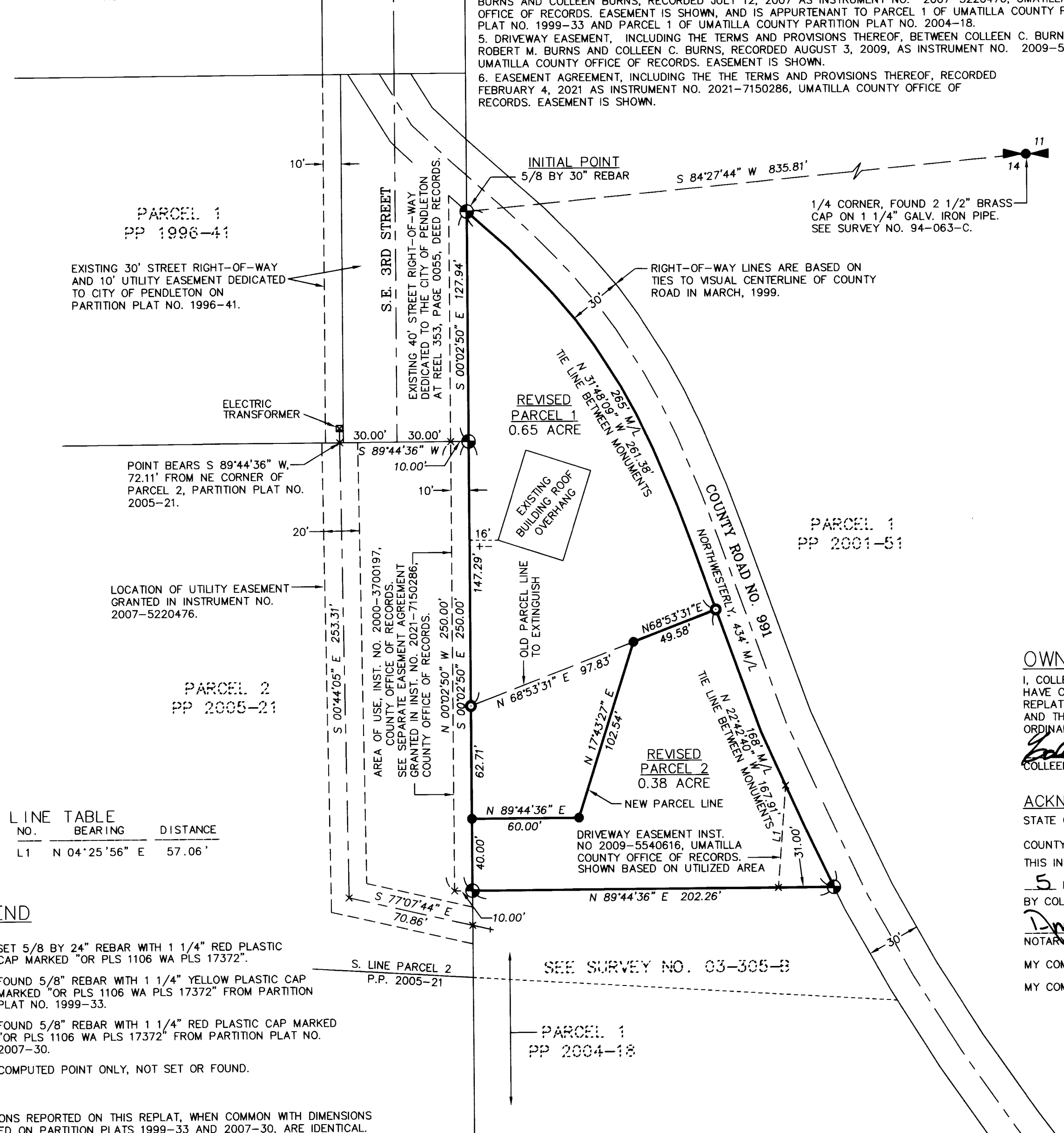
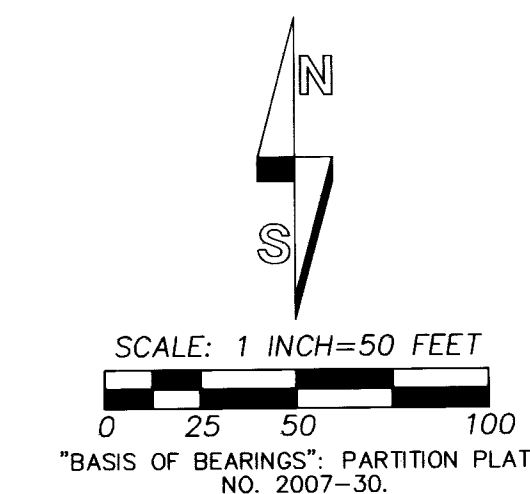
OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7170075

RECEIVED BY

Umatilla County Surveyor
Date: MAR 12 2021
Rec'd By: TMA
No.: 21-027-B



NO.	BEARING	DISTANCE
L1	N 04°25'56\"	57.06'

- ### LEGEND
- - SET 5/8 BY 24\"
 - ⊙ - FOUND 5/8\"
 - - FOUND 5/8\"
 - × - COMPUTED POINT ONLY, NOT SET OR FOUND.

NOTE:
DIMENSIONS REPORTED ON THIS REPLAT, WHEN COMMON WITH DIMENSIONS REPORTED ON PARTITION PLATS 1999-33 AND 2007-30, ARE IDENTICAL.