

1991-12

# PARTITION PLAT NO. 1991 -12

TO THE CITY OF PENDLETON, OREGON  
NE 1/4, SE 1/4, SECTION 3, T. 2 N., R. 32 E.W.M.

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF STANGIER HILLS ADDITION TO THE CITY OF PENDLETON AND THE T.P.O.B.; THENCE SOUTH 1°57'30" EAST 270.50 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD; THENCE ON A 157.24 FOOT RADIUS CURVE LEFT, 83.84 FEET ALONG THE NORTHERLY LINE OF SAID COUNTY ROAD, LONG CHORD BEARS NORTH 72°46' EAST; THENCE NORTH 57°29'30" EAST 195.83 FEET; THENCE ALONG A 253.37 FOOT RADIUS CURVE LEFT, A DISTANCE OF 109.15', THE LONG CHORD BEARS NORTH 45°09' EAST 108.31'; THENCE NORTH 32°48'30" EAST 3.52'; THENCE ALONG A 160.22 FOOT RADIUS CURVE RIGHT, A DISTANCE OF 136.48', THE LONG CHORD BEARS NORTH 57°12'42" EAST TO INTERSECTION WITH EAST-WEST CENTERLINE OF SAID SECTION 3, THENCE SOUTH 88°38'44" WEST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 443.64 FEET TO THE P.O.B..

INDICATES 5/8" X 30" IRON REBAR WITH ALUMINUM CAP MARKED PLS 933 SET  
INDICATES FOUND IRON REBAR FROM DORTCH SURVEY OR FIRST ADDITION TO STANGIERS

## NARRATIVE

PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE INTO TWO PARCELS, LANDS BELONGING TO EARLE W. AND MARGARET W. ROTHER AS DESCRIBED ON ROLL 195, PAGE 1515 OF THE UMATILLA COUNTY DEEDS. THE NORTH LINE OF THE PROPERTY IS THE EAST WEST CENTERLINE OF THE SECTION THAT IS ESTABLISHED ON A LINE FROM THE EAST QUARTER CORNER OF SECTION 3, BEING A BRASS CAP SET BY THE COUNTY SURVEYOR TO THE 3/4" IRON REBAR SET BY BOB A. DORTCH IN A SURVEY FOR MRS. GILANDERS IN 1967. THE WEST LINE OF THE PARCEL IS DEFINED BY DEED AS RUNNING FROM THE ABOVE 3/4" IRON REBAR SOUTH TO THE COUNTY ROAD. THE SOUTHEASTERLY LINE RUNS ALONG THE COUNTY ROAD (ALSO KNOWN AS N.W. JOHNS LANE). THIS LINE WAS HELD AS BEING 60 FEET FROM THE PINS FOUND IN THE PLAT OF FIRST ADDITION TO STANGIER HILLS ADDITION.

BEARINGS ARE BASED UPON THE BEARINGS FOR THE PLAT OF STANGIER HILLS WHICH AGREES WITH THE SURVEY DONE BY DORTCH.

I, DAVID H. KRUMBEIN, DO DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT AT THE REQUEST OF THE ROTHERS IN ACCORDANCE WITH THE CITY OF PENDLETON SUBDIVISION AND PARTITION ORDINANCE.

*David H. Krumbein*  
DAVID H. KRUMBEIN, PLS 933



## CITY OF PENDLETON SURVEYOR

THIS PARTITION PLAT IS APPROVED THIS 27<sup>th</sup> DAY OF AUGUST 1991.

*David L. [Signature]*  
CITY SURVEYOR

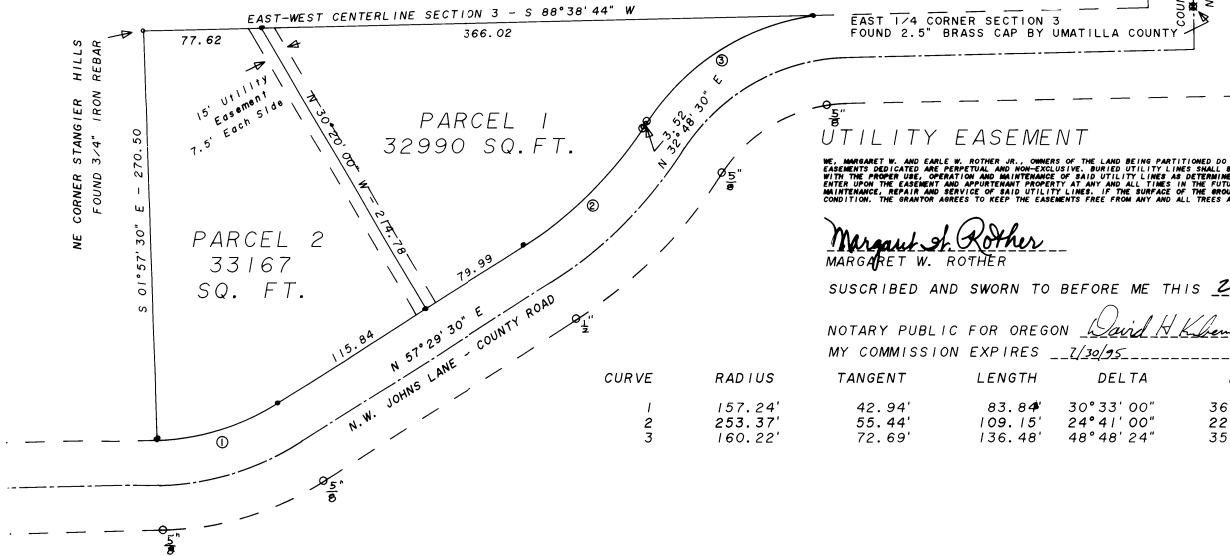
## CITY OF PENDLETON PLANNING DIRECTOR

THIS PARTITION PLAT IS HEREBY APPROVED THIS 29<sup>th</sup> DAY OF AUGUST 1991.

*Michael A. Hyde*  
CITY PLANNING DIRECTOR

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I, Thomas L. Groat, County Clerk, certify that  
this instrument was received and recorded  
ON AUGUST 30, 1991  
at 10:00 o'clock A.M. in the record  
of Partition Plats of said County in  
Book Page  
1991 12  
THOMAS L. GROAT  
County Clerk  
By s/ GEORGIA MCNAUGHT, Deputy  
Fees \$ 15.00 No. 91-165271

This is a True and  
Exact copy.  
*David H. Krumbein*



## UTILITY EASEMENT

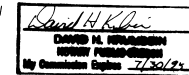
WE, MARGARET W. AND EARLE W. ROTHER JR., OWNERS OF THE LAND BEING PARTITIONED DO HEREBY DEDICATE THE UTILITY EASEMENT SHOWN FOR THE USE OF PUBLIC UTILITIES. EASEMENTS DEDICATED ARE PERPETUAL AND NON-EXCLUSIVE. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY GRANTEE. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT AND APPURTENANT PROPERTY AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF SAID UTILITY LINES. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO ITS ORIGINAL CONDITION. THE GRANTEE AGREES TO KEEP THE EASEMENTS FREE FROM ANY AND ALL TREES AND STRUCTURES.

*Margaret W. Rother*  
MARGARET W. ROTHER

*Earle W. Rother Jr.*  
EARLE W. ROTHER, JR.

SUSCRIBED AND SWORN TO BEFORE ME THIS 25<sup>th</sup> DAY OF AUGUST, 1991

NOTARY PUBLIC FOR OREGON *David H. Krumbein*  
MY COMMISSION EXPIRES 7/30/95



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
1	157.24'	42.94'	83.84'	30°33'00"	36°26'18"	82.85'	N 72°46'00"E
2	253.37'	55.44'	109.15'	24°41'00"	22°36'49"	108.31'	N 45°09'00"E
3	160.22'	72.69'	136.48'	48°48'24"	35°45'38"	132.39'	N 57°12'42"E