

1992-2
2012

LAND PARTITION FOR WILBUR-ELLIS CO.,
RT. 1, BOX 208, COBB ROAD
MILTON-FREEWATER, OREGON.
PARTITION LOCATED IN THE S 1/2 NW 1/4 &
S 1/2 NE 1/4 OF SECTION 3, T3N., R34E., W.M.,
UMATILLA COUNTY, OREGON.
B.L. DAVIS RANCH, INC., CURRENT OWNER
FEBRUARY, 1991

UMATILLA COUNTY
PARTITION PLAT NO. 1992-2
SHEET 2 OF 2

LEGAL DESCRIPTION OF RECORD

FROM SECOND CORRECTION DEED RECORDED IN REEL 41, PAGE 1444, DEED RECORDS
OF UMATILLA COUNTY:

"THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP
3 NORTH, RANGE 34 EAST, W.M., EXCEPTING THAT PORTION THEREOF LYING SOUTH OF
COUNTY ROAD NO. 865, UMATILLA COUNTY, OREGON AND ALSO THE SOUTH ONE-HALF
OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 34 EAST,
W.M., UMATILLA COUNTY, OREGON."

NOTE: THE SECOND CORRECTION DEED CONTAINS NO REFERENCE OR EXCEPTIONS FOR
HIGHWAYS, ROADS OR EASEMENTS.

THE FIRST CORRECTION DEED, RECORDED IN REEL 22, PAGE 891, DEED RECORDS,
AND THE ORIGINAL DEED RECORDED IN REEL 21, PAGE 715, DEED RECORDS,
CONTAIN THE FOLLOWING STATEMENT:

"THAT THE GRANTERS ARE THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY
FREE OF ALL ENCUMBRANCES EXCEPT:

- 1. EASEMENTS OF RECORD;
- 2. RESERVATIONS IN DEEDS."

NARRATIVE OF SURVEY

THIS SURVEY AND PARTITION PLAT WAS MADE TO PARTITION PARCEL 1 FROM A LARGER CONTIGUOUS
LAND PARCEL. PARCEL 1 AND THE RESULTING PARCEL 2 ARE SHOWN ON SHEET NO. 1.

CONTROL FOR SURVEYING THE BOUNDARY OF PARCEL 1 IS SHOWN ON SHEET NO. 1. LOCATION OF THE
ORIGINAL ROUTE OF THE OREGON-WASHINGTON HIGHWAY WAS RECONSTRUCTED AFTER DETERMINING
THE LOCATION OF THE ABANDONED RAILROAD ON THE EAST SIDE OF THE SITE FROM TIES SHOWN
ON MAP G-553-C. ONCE THE ORIGINAL HIGHWAY ROUTE ALONG THE ABANDONED RAILROAD WAS
DETERMINED, I ATTEMPTED TO FIX THE ORIGINAL HIGHWAY ROUTE THROUGH THE CITY OF ADAMS WITH
REFERENCE TO STREET MONUMENTS SHOWN ON MAP G-1122-C. COMPARISON OF ROUTE BEARINGS
ON HIGHWAY MAPS AND BEARINGS BETWEEN STREET INTERSECTION MONUMENTS INDICATE NO DEFINATE
RELATIONSHIP. THE HIGHWAY MAPS DO NOT CALL FOR ANY STREET MONUMENTS ALONG THE HIGHWAY
ROUTE THROUGH ADAMS. I THEREFORE CONCLUDED TO USE THE CENTER OF THE EXISTING BRIDGE
STRUCTURE ON WILDHORSE CREEK AS A POINT ON THE CENTERLINE OF THE ORIGINAL HIGHWAY
ALIGNMENT, AND CALCULATED THE HIGHWAY ROUTE, BASED ON RECORD HIGHWAY TANGENT AND
CURVE DATA, FROM THE NORTHEAST CORNER OF PARCEL 1 TO THE WILDHORSE CREEK BRIDGE. THE
CALCULATED ROUTE CLOSELY MATCHES EXISTING FENCES ON THE SOUTH AND EAST SIDES OF PARCEL 1.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 3, 1 SECOND AUTOMATIC TOTAL
STATION. BASIS OF BEARINGS IS AS NOTED ON SHEET NO. 1.

STATE OF OREGON, } ss
COUNTY OF UMATILLA, }
I, Thomas L. Groat, County Clerk, certify that
this instrument was received and recorded
ON FEB. 18, 1992

at 10:15 o'clock P.M. in the record
of Partition Plats of said County in
Book Page
1992 2

THOMAS L. GROAT
County Clerk

By s/GEORGLA McNAUGHT Deputy
Fees \$ 15.00 No. 92-169484

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCEL 1
OF THIS MINOR PARTITION PLAT AT THE REQUEST OF WILBUR-ELLIS CO., AND IN ACCORDANCE WITH ORS
CHAPTER 92, AS REVISED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Will: R Wells
WILLIAM R. WELLS, PLS
OREGON LICENSE NO. 1106
P.O. BOX 1696
PENDLETON, OREGON 97801

Will: R. Wells
OREGON
JULY 22, 1877
WILLIAM R. WELLS
1106

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 5th DAY OF February 1992
LAND PARTITION APPROVAL NO. LD-3N-083-91

Devi O'Leary
PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 2 DAY OF January 1992

David H. Klein
COUNTY SURVEYOR

STATE OF OREGON)
COUNTY OF UMATILLA)

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING ON THIS 18 DAY
OF February 1992 AT 10:15 O'CLOCK A M. AND WAS RECORDED AS PARTITION PLAT NO. 199 -
UMATILLA COUNTY RECORDS.

Thomas L. Groat
UMATILLA COUNTY CLERK

I certify this is an exact copy of
Partition Plat 199 -

Will: R Wells

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, ORE. 97801
PHONE: (503) 276-6362

PROJECT:
PARTITION PLAT FOR
WILBUR-ELLIS CO.

DATE: 2/20/91 DR: B/W
CK BY: WRN NO: 40-86

WILBUR-ELLIS