

2010-15

# PARTITION PLAT NO. 2010-15

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON MAY, 2010

## SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF CHAD WINDHAM TO PARTITION THE TRACT OF LAND DESCRIBED AS TRACT 1 IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2009-5570134, UMATILLA COUNTY OFFICE OF RECORDS.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE AND WITH A LEICA 3 SECOND TOTAL STATION. CORNER TIES AND MONUMENT SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I HELD MONUMENTS FROM OSCAR SCHULTZ TRACTS PLAT AND FROM SURVEY NO. Q-1051-A TO DETERMINE THE NORTH LINE OF THE PARTITION. THE NORTHEAST CORNER OF THE PARTITION WAS PLACED AT THE MIDDLE OF THE LINE BETWEEN THE INITIAL POINT AND THE 3/4" IRON PIN FROM SURVEY NO. Q-1051-A. THE SOUTH LINE OF THE PARTITION WAS HELD ON THE NORTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE, AS DETERMINED BY PREVIOUS SURVEYS. THE WEST LINE OF THE PARTITION WAS HELD ON THE WEST LINE OF THE SE1/4 OF THE SE1/4, NORTH OF RIVERSIDE AVENUE, AS DETERMINED ON SURVEY NO. 10-17-B. I DETERMINED THE LOCATION OF THE SW CORNER OF THE ROY A. HARRIS, ET UX TRACT, BASED ON EXISTING ANCIENT FENCE EVIDENCE AS DESCRIBED IN NOTE "A" IN THE LEGEND. THE EAST LINE OF THE PARTITION IS ON A LINE BETWEEN THE NORTHEAST CORNER AND THE SW CORNER OF THE HARRIS TRACT.

### RECORD DESCRIPTION (PER DEED):

THE WEST HALF OF THE FOLLOWING TRACT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.; THENCE EAST 326 FEET; THENCE SOUTH AT RIGHT ANGLES 636 FEET MORE OR LESS TO THE NORTH LINE OF RIVERSIDE AVENUE AS IT IS NOW LAID OUT AND DEDICATED TO THE GENERAL PUBLIC IF SAID LINES WERE EXTENDED IN A EASTERLY DIRECTION; THENCE WEST ON THE NORTH LINE OF SAID RIVERSIDE AVENUE IF EXTENDED IN A EASTERLY DIRECTION 326 FEET TO THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH AT RIGHT ANGLES 636 FEET TO THE POINT OF BEGINNING.

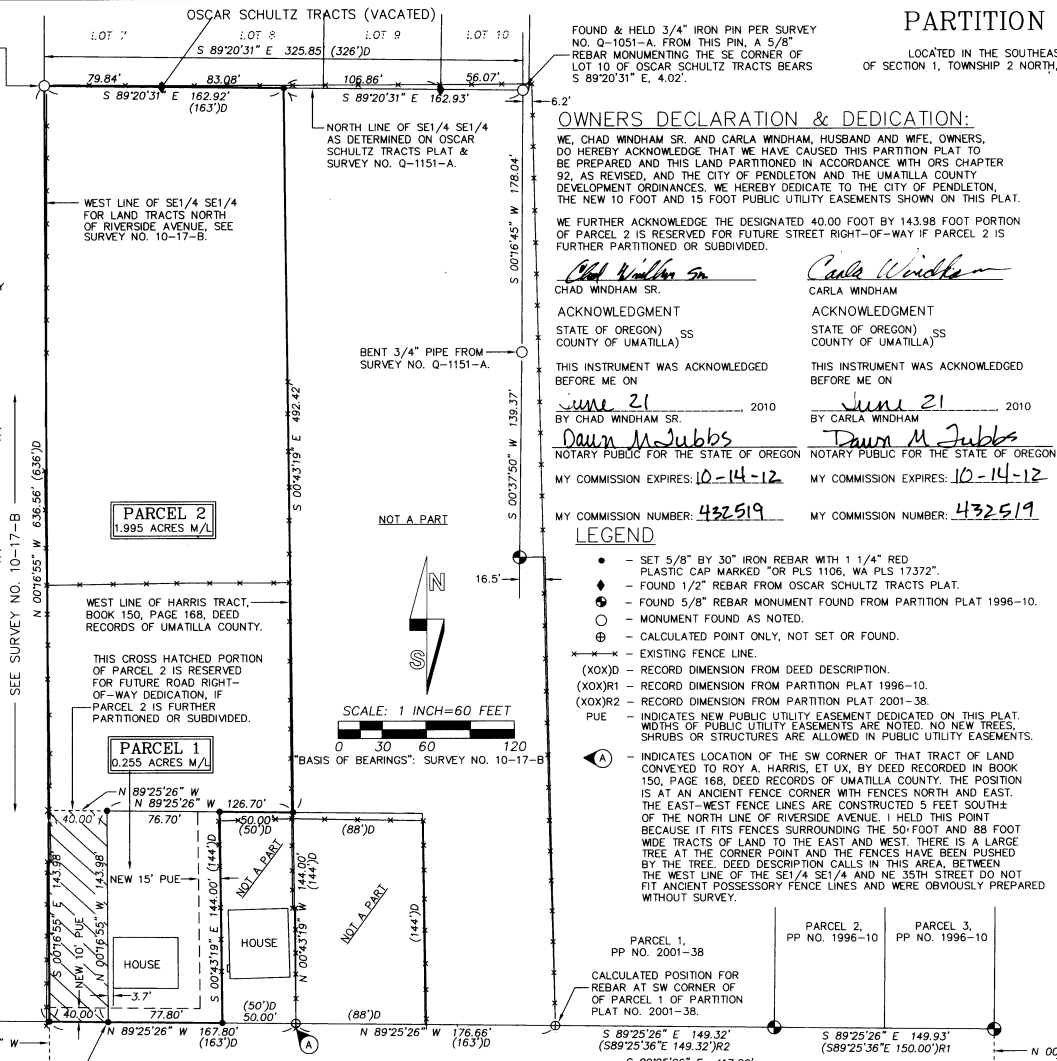
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.; THENCE EAST 326 FEET; THENCE SOUTH AT RIGHT ANGLES 636 FEET MORE OR LESS TO THE NORTH LINE OF RIVERSIDE AVENUE AS IT IS NOW LAID OUT AND DEDICATED TO THE GENERAL PUBLIC IF SAID LINES WERE EXTENDED IN A EASTERLY DIRECTION; THENCE WEST ON THE NORTH LINE OF SAID RIVERSIDE AVENUE IF EXTENDED IN A EASTERLY DIRECTION 163 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ROY A. HARRIS, ET UX, BY DEED RECORDED IN BOOK 150, PAGE 168, DEED RECORDS OF UMATILLA COUNTY; WHICH IS THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST ON SAID NORTH LINE OF RIVERSIDE AVENUE EXTENDED, 50 FEET; THENCE NORTH AT RIGHT ANGLES AND PARALLEL TO THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 144 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF RIVERSIDE AVENUE EXTENDED, 50 FEET TO A POINT ON THE WEST LINE OF SAID HARRIS TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID HARRIS TRACT 144 FEET TO THE POINT OF BEGINNING.

### SURVEYS DESCRIPTION OF PARTITIONED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A 1 INCH O.D. IRON PIPE WHICH I DESIGNATE AS THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE SOUTH 89°20'31" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 162.92 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ROY A. HARRIS, ET UX, BY DEED RECORDED AT BOOK 150, PAGE 166, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 00°43'19" EAST ALONG THE WEST LINE OF SAID HARRIS TRACT A DISTANCE OF 492.42 FEET; THENCE NORTH 89°25'26" WEST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°43'19" EAST, PARALLEL WITH THE WEST LINE OF SAID HARRIS TRACT A DISTANCE OF 144.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE; THENCE NORTH 89°25'26" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE A DISTANCE OF 117.80 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, AS SAID LINE IS LOCATED NORTH OF RIVERSIDE AVENUE; THENCE NORTH 00°16'55" WEST ALONG SAID WEST LINE A DISTANCE OF 636.56 FEET TO THE "INITIAL POINT."

SUBJECT TO A UTILITY SERVICE CONTRACT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF PENDLETON AND WALLACE H. SCHLEEDE AND BARBARA J. SCHLEEDE, RECORDED SEPTEMBER 22, 1999 AS INSTRUMENT NO. 1999-3580392, UMATILLA COUNTY OFFICE OF RECORDS.



FOUND & HELD 3/4" IRON PIN PER SURVEY NO. Q-1051-A. FROM THIS PIN, A 5/8" REBAR MONUMENTING THE SE CORNER OF LOT 10 OF OSCAR SCHULTZ TRACTS BEARS S 89°20'31" E. 4.02'.

## OWNERS DECLARATION & DEDICATION:

WE, CHAD WINDHAM SR. AND CARLA WINDHAM, HUSBAND AND WIFE, OWNERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE HEREBY DEDICATE TO THE CITY OF PENDLETON, THE NEW 10 FOOT AND 15 FOOT PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT.

WE FURTHER ACKNOWLEDGE THE DESIGNATED 40.00 FOOT BY 143.98 FOOT PORTION OF PARCEL 2 IS RESERVED FOR FUTURE STREET RIGHT-OF-WAY IF PARCEL 2 IS FURTHER PARTITIONED OR SUBDIVIDED.

*Chad Windham Sr.* CARLA WINDHAM  
CHAD WINDHAM SR. CARLA WINDHAM

ACKNOWLEDGMENT STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
June 21 2010 BY CHAD WINDHAM SR.  
Dawn M. Jubbs NOTARY PUBLIC FOR THE STATE OF OREGON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
June 21 2010 BY CARLA WINDHAM  
Dawn M. Jubbs NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-12 MY COMMISSION EXPIRES: 10-14-12

MY COMMISSION NUMBER: 432519 MY COMMISSION NUMBER: 432519

## LEGEND

- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- - FOUND 1/2" REBAR FROM OSCAR SCHULTZ TRACTS PLAT.
- - FOUND 5/8" REBAR MONUMENT FOUND FROM PARTITION PLAT 1996-10.
- - MONUMENT FOUND AS NOTED.
- ⊙ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- - EXISTING FENCE LINE.
- (XOX)D - RECORD DIMENSION FROM DEED DESCRIPTION.
- (XOX)R1 - RECORD DIMENSION FROM PARTITION PLAT 1996-10.
- (XOX)R2 - RECORD DIMENSION FROM PARTITION PLAT 2001-38.
- PUE - INDICATES NEW PUBLIC UTILITY EASEMENT DEDICATED ON THIS PLAT. WIDTHS OF PUBLIC UTILITY EASEMENTS ARE NOTED. NO NEW TREES, SHRUBS OR STRUCTURES ARE ALLOWED IN PUBLIC UTILITY EASEMENTS.
- (A) - INDICATES LOCATION OF THE SW CORNER OF THAT TRACT OF LAND CONVEYED TO ROY A. HARRIS, ET UX, BY DEED RECORDED IN BOOK 150, PAGE 168, DEED RECORDS OF UMATILLA COUNTY. THE POSITION IS AT AN ANCIENT FENCE CORNER WITH FENCES NORTH AND EAST. THE EAST-WEST FENCE LINES ARE CONSTRUCTED 5 FEET SOUTH OF THE NORTH LINE OF RIVERSIDE AVENUE. I HELD THIS POINT BECAUSE IT FITS FENCES SURROUNDING THE 50-FOOT AND 88 FOOT WIDE TRACTS OF LAND TO THE EAST AND WEST. THERE IS A LARGE TREE AT THE CORNER POINT AND THE FENCES HAVE BEEN PUSHED BY THE TREE. DEED DESCRIPTION CALLS IN THIS AREA, BETWEEN THE WEST LINE OF THE SE1/4 SE1/4 AND NE 35TH STREET DO NOT FIT ANCIENT POSSESSORY FENCE LINES AND WERE OBVIOUSLY PREPARED WITHOUT SURVEY.

PARCEL 1, PP NO. 2001-38	PARCEL 2, PP NO. 1996-10	PARCEL 3, PP NO. 1996-10
CALCULATED POSITION FOR REBAR AT SW CORNER OF OF PARCEL 1 OF PARTITION PLAT NO. 2001-38.		

## APPROVALS

EXAMINED AND APPROVED THIS  
23<sup>rd</sup> DAY OF June 2010.

LAND PARTITION APPROVAL NO. MP 10-02  
*David H. Kline*  
PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS  
22<sup>nd</sup> DAY OF June 2010.

PENDLETON CITY SURVEYOR  
EXAMINED AND APPROVED THIS  
24<sup>th</sup> DAY OF June 2010.

*David H. Kline*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS  
24<sup>th</sup> DAY OF June 2010.

*Beth Ann Emrich*  
UMATILLA COUNTY TAX COLLECTOR

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON June 25, 2010  
at 10:00 o'clock Am., in the record of PLATS of said County.  
YEAR NUMBER Slide  
2010 15

OFFICE OF COUNTY RECORDS  
By: JEAN HEMPHILL, Records Officer  
Fees \$ 65.00 No. 2010-5670358

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*  
WILLIAM R. WELLS, PLS

*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/10

HOLD "POINT OF LOCAL CONTROL" AS IDENTIFIED AND DESCRIBED ON SURVEY NO. 10-17-B, FOR CENTERLINE OF RIVERSIDE AVENUE.

CORNER FALLS IN TREE. SET THE MONUMENT N 00°16'55" W, 2.00' FROM CORNER POINT.

HELD "POINT OF LOCAL CONTROL" AS IDENTIFIED AND DESCRIBED ON SURVEY NO. 10-17-B, FOR CENTERLINE OF RIVERSIDE AVENUE.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-15

*William R. Wells*  
WILLIAM R. WELLS, PLS

WELLS SURVEYING  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 04/10 DR. BY: DMT  
CK. BY: WRW NO: 10-1270

PROJECT:  
PARTITION PLAT FOR:  
CHAD AND CARLA WINDHAM

LOCATED IN THE SE1/4 SE1/4 SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

7-10  
10-122-B