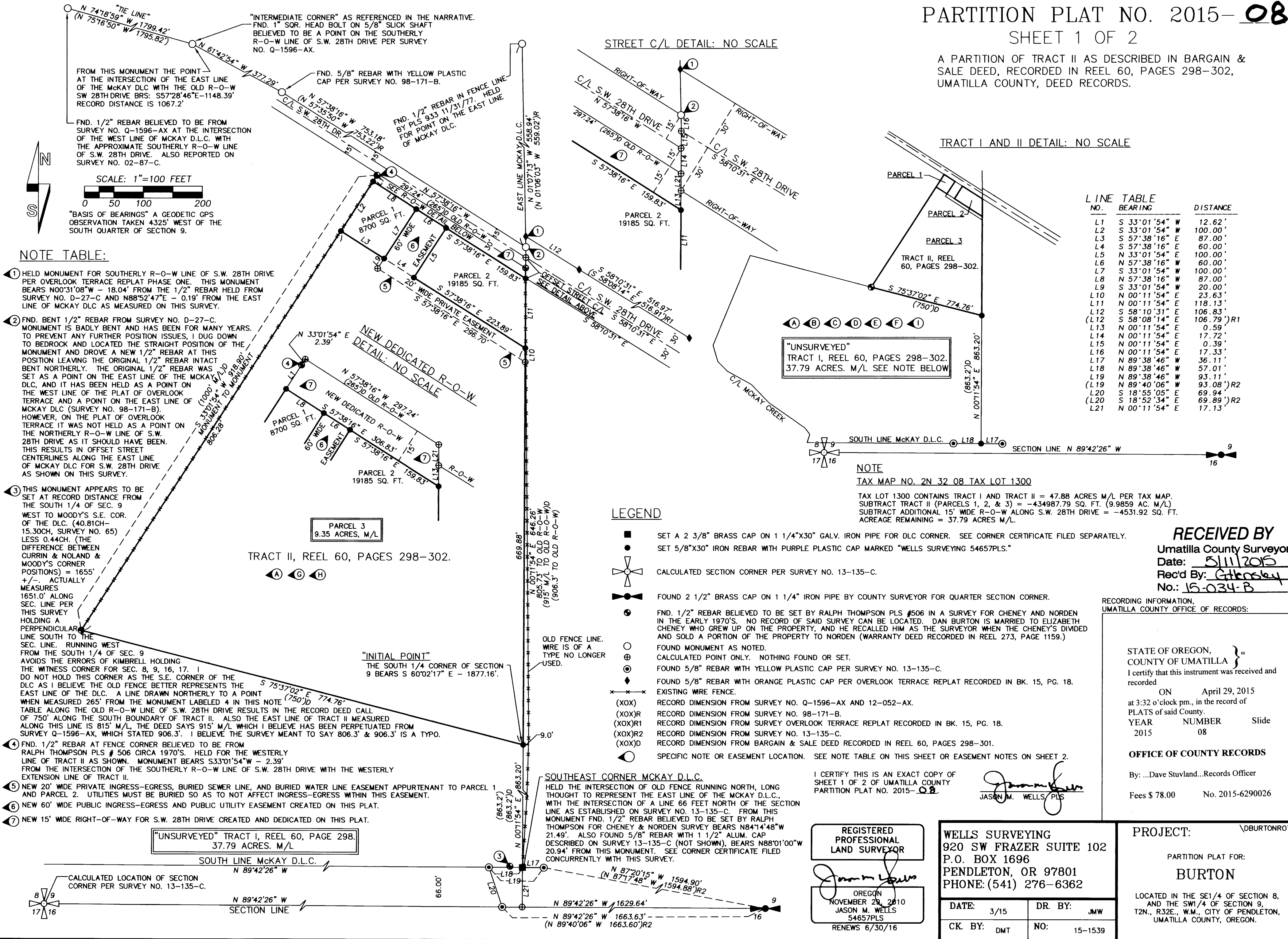


# PARTITION PLAT NO. 2015-08

SHEET 1 OF 2

A PARTITION OF TRACT II AS DESCRIBED IN BARGAIN & SALE DEED, RECORDED IN REEL 60, PAGES 298-302, UMATILLA COUNTY, DEED RECORDS.



**L LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 33°01'54" W	12.62'
L2	S 33°01'54" W	100.00'
L3	S 57°38'16" E	87.00'
L4	S 57°38'16" E	60.00'
L5	N 33°01'54" E	100.00'
L6	N 57°38'16" W	60.00'
L7	S 33°01'54" W	100.00'
L8	N 57°38'16" W	87.00'
L9	S 33°01'54" W	20.00'
L10	N 00°11'54" E	23.63'
L11	N 00°11'54" E	118.13'
L12	S 58°10'31" E	106.83'
(L12)	S 58°08'14" E	106.79')R1
L13	N 00°11'54" E	0.59'
L14	N 00°11'54" E	17.72'
L15	N 00°11'54" E	0.39'
L16	N 00°11'54" E	17.33'
L17	N 89°38'46" W	36.11'
L18	N 89°38'46" W	57.01'
L19	N 89°38'46" W	93.11'
(L19)	N 89°40'06" W	93.08')R2
L20	S 18°55'05" E	69.94'
(L20)	S 18°52'34" E	69.89')R2
L21	N 00°11'54" E	17.13'

**NOTE TABLE:**

- Held monument for southerly R-O-W line of S.W. 28th Drive per overlook terrace replat phase one. This monument bears N00°31'08"W - 18.04' from the 1/2" rebar held from survey no. D-27-C and N88°52'47"E - 0.19' from the east line of McKay DLC as measured on this survey.
- Fnd. bent 1/2" rebar from survey no. D-27-C. Monument is badly bent and has been for many years. To prevent any further position issues, I dug down to bedrock and located the straight position of the monument and drove a new 1/2" rebar at this position leaving the original 1/2" rebar intact bent northerly. The original 1/2" rebar was set as a point on the east line of the McKay DLC, and it has been held as a point on the west line of the plat of overlook terrace and a point on the east line of McKay DLC (survey no. 98-171-B). However, on the plat of overlook terrace it was not held as a point on the northerly R-O-W line of S.W. 28th Drive as it should have been. This results in offset street centerlines along the east line of McKay DLC for S.W. 28th Drive as shown on this survey.
- This monument appears to be set at record distance from the south 1/4 of sec. 9 west to Moody's S.E. cor. of the DLC. (40.81CH-15.30CH, survey no. 65) less 0.44CH. (The difference between Currin & Noland & Moody's corner positions) = 1655' +/- actually measures 1651.0' along sec. line per this survey holding a perpendicular line south to the sec. line. Running west from the south 1/4 of sec. 9 avoids the errors of Kimbrell holding the witness corner for sec. 8, 9, 16, 17. I do not hold this corner as the S.E. corner of the DLC as I believe the old fence better represents the east line of the DLC. A line drawn northerly to a point when measured 265' from the monument labeled 4 in this note (750')D table along the old R-O-W line of S.W. 28th Drive results in the record deed call of 750' along the south boundary of tract II. Also the east line of tract II measured along this line is 815' M/L. The deed says 915' M/L which I believe has been perpetuated from survey Q-1596-AX, which stated 906.3'. I believe the survey meant to say 806.3' & 906.3' is a typo.
- Fnd. 1/2" rebar at fence corner believed to be from Ralph Thompson PLS # 506 circa 1970's. Held for the westerly line of tract II as shown. Monument bears S33°01'54"W - 2.39' from the intersection of the southerly R-O-W line of S.W. 28th Drive with the westerly extension line of tract II.
- New 20' wide private ingress-egress, buried sewer line, and buried water line easement appurtenant to parcel 1 and parcel 2. Utilities must be buried so as to not affect ingress-egress within this easement.
- New 60' wide public ingress-egress and public utility easement created on this plat.
- New 15' wide right-of-way for S.W. 28th Drive created and dedicated on this plat.

**LEGEND**

- SET A 2 3/8" BRASS CAP ON 1 1/4"x30" GALV. IRON PIPE FOR DLC CORNER. SEE CORNER CERTIFICATE FILED SEPARATELY.
- SET 5/8"x30" IRON REBAR WITH PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- CALCULATED SECTION CORNER PER SURVEY NO. 13-135-C.
- FOUND 2 1/2" BRASS CAP ON 1 1/4" IRON PIPE BY COUNTY SURVEYOR FOR QUARTER SECTION CORNER.
- FND. 1/2" REBAR BELIEVED TO BE SET BY RALPH THOMPSON PLS #506 IN A SURVEY FOR CHENEY AND NORDEN IN THE EARLY 1970'S. NO RECORD OF SAID SURVEY CAN BE LOCATED. DAN BURTON IS MARRIED TO ELIZABETH CHENEY WHO GREW UP ON THE PROPERTY, AND HE RECALLED HIM AS THE SURVEYOR WHEN THE CHENEY'S DIVIDED AND SOLD A PORTION OF THE PROPERTY TO NORDEN (WARRANTY DEED RECORDED IN REEL 273, PAGE 1159.)
- FOUND MONUMENT AS NOTED.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY NO. 13-135-C.
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP PER OVERLOOK TERRACE REPLAT RECORDED IN BK. 15, PG. 18.
- EXISTING WIRE FENCE.
- RECORD DIMENSION FROM SURVEY NO. Q-1596-AX AND 12-052-AX.
- RECORD DIMENSION FROM SURVEY NO. 98-171-B.
- RECORD DIMENSION FROM SURVEY OVERLOOK TERRACE REPLAT RECORDED IN BK. 15, PG. 18.
- RECORD DIMENSION FROM SURVEY NO. 13-135-C.
- RECORD DIMENSION FROM BARGAIN & SALE DEED RECORDED IN REEL 60, PAGES 298-301.
- SPECIFIC NOTE OR EASEMENT LOCATION. SEE NOTE TABLE ON THIS SHEET OR EASEMENT NOTES ON SHEET 2.

**NOTE**  
TAX MAP NO. 2N 32 08 TAX LOT 1300

TAX LOT 1300 CONTAINS TRACT I AND TRACT II = 47.88 ACRES M/L PER TAX MAP. SUBTRACT TRACT II (PARCELS 1, 2, & 3) = -434987.79 SQ. FT. (9.9859 AC. M/L) SUBTRACT ADDITIONAL 15' WIDE R-O-W ALONG S.W. 28TH DRIVE = -4531.92 SQ. FT. ACREAGE REMAINING = 37.79 ACRES M/L.

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 5/11/2015  
Rec'd By: Gibbonsley  
No.: 15-034-B

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON April 29, 2015  
at 3:32 o'clock pm., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2015 08

**OFFICE OF COUNTY RECORDS**

By: ...Dave Stuvland...Records Officer  
Fees \$ 78.00 No. 2015-6290026

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54657PLS  
RENEWS 6/30/16

WELLS SURVEYING  
920 SW FRAZER SUITE 102  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 3/15 DR. BY: JMW  
CK. BY: DMT NO: 15-1539

PROJECT: \DBURTONROT

PARTITION PLAT FOR:  
**BURTON**  
LOCATED IN THE SE1/4 OF SECTION 8,  
AND THE SW1/4 OF SECTION 9,  
T2N., R32E., W.M., CITY OF PENDLETON,  
UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED, AND THE ADDITIONAL RIGHT-OF-WAY DEDICATED ON THIS PLAT FOR S.W. 28TH DRIVE IS HEREBY ACCEPTED THIS

27 DAY OF April 2015.

CHAIRPERSON CITY PLANNER

CITY SURVEYOR

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

27 DAY OF April 2015.

CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 28 DAY OF April 2015.

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ADDITIONAL RIGHT-OF-WAY DEDICATED ON THIS PARTITION PLAT FOR S.W. 28TH DRIVE IS HEREBY ACCEPTED BY UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 29 DAY OF April 2015.

CHAIRMAN

COMMISSIONER

COMMISSIONER

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PARTITION PLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 28 DAY OF April 2015.

COUNTY ASSESSOR

COUNTY TAX COLLECTOR

OWNERS DECLARATION

WE DANIEL M. BURTON AND ELIZABETH C. BURTON, OWNERS OF THE LANDS CONTAINED IN THIS LAND PARTITION, 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 CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. FURTHERMORE, WE DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR S.W. 28TH DRIVE, AND DESIGNATE THE NEW 20' WIDE PRIVATE INGRESS-EGRESS, SEWER LINE, & WATER LINE EASEMENT, & THE NEW 60' WIDE PUBLIC INGRESS-EGRESS AND PUBLIC UTILITY EASEMENT FOR PUBLIC USE.

DANIEL M. BURTON, OWNER

ELIZABETH C. BURTON, OWNER

ACKNOWLEDGMENT

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

22 DAY OF April 2015.

BY DANIEL M. BURTON

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 6/23/17

MY COMMISSION NUMBER: 479302

ACKNOWLEDGMENT

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

22 DAY OF April 2015.

BY ELIZABETH C. BURTON

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 6/23/17

MY COMMISSION NUMBER: 479302

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF

UMATILLA COUNTY PARTITION PLAT NO. 2015-

JASON M. WELLS, PLS

RECEIVED BY Umatilla County Surveyor Date: 5/11/2015 Rec'd By: G. Hensley No.: 15-034-B

REGISTERED PROFESSIONAL LAND SURVEYOR JASON M. WELLS, PLS OREGON NOVEMBER 29, 2010 54657PLS RENEWS 6/30/16

PARTITION PLAT NO. 2015-08

SHEET 2 OF 2

A PARTITION OF TRACT II AS DESCRIBED IN BARGAIN & SALE DEED, RECORDED IN REEL 60, PAGES 298-302, UMATILLA COUNTY, DEED RECORDS.

SURVEYORS CERTIFICATE

I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, PARCELS 1, 2, AND 3 AS SHOWN ON THIS PARTITION PLAT. TRACT II IS SURVEYED AND TRACT I IS "UNSURVEYED."

ALL MONUMENTS FOUND AND HELD FOR THIS PARTITION PLAT SURVEY ARE NOTED. THE SURVEY WAS MADE BY A 2 PERSON CREW WITH A TRIMBLE R8 GPS RECEIVER OPERATED OVER THE ORGN REALTIME GPS NETWORK. MONUMENT TIES AND SETS WERE VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 87°20'15" WEST A DISTANCE OF 1594.90 FEET TO A POINT; SAID POINT BEING A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF RESERVE ADDITION TO THE CITY OF PENDLETON WITH A LINE 66 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; SAID LINE 66 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9 ALSO BEING AN EXTENSION OF THE SOUTHERLY LINE OF THE MCKAY DONATION LAND CLAIM NO. 38; THENCE NORTH 89°38'46" WEST ALONG SAID EXTENSION LINE 66 FEET NORTH OF AND PARALLEL TO SAID SOUTHWEST QUARTER A DISTANCE OF 36.11 FEET TO THE SOUTHEAST CORNER OF SAID MCKAY DONATION LAND CLAIM NO. 38; THENCE NORTH 00°11'54" EAST ALONG THE EASTERLY LINE OF SAID MCKAY DONATION LAND CLAIM A DISTANCE OF 863.20 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION; SAID INITIAL POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANE CHENEY BY DEED RECORDED IN BOOK 189, PAGE 318, DEED RECORDS, ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND RECORDED AS TRACT II RECORDED IN REEL 60, PAGE 298, DEED RECORDS; THENCE NORTH 00°11'54" EAST ALONG EASTERLY LINE OF SAID MCKAY DONATION LAND CLAIM A DISTANCE OF 805.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 28TH DRIVE; THENCE NORTH 57°38'16" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 297.24 FEET TO A POINT; THENCE SOUTH 33°01'54" WEST ALONG THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT II RECORDED IN REEL 60, PAGE 298, DEED RECORDS, A DISTANCE OF 921.29 FEET TO THE SOUTHWESTERLY CORNER THEREOF; SAID SOUTHWESTERLY CORNER ALSO BEING A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND RECORDED IN BOOK 189, PAGE 318, DEED RECORDS; THENCE SOUTH 75°37'02" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT II AND THE NORTHERLY LINE OF SAID TRACT RECORDED IN BOOK 189, PAGE 318, DEED RECORDS, A DISTANCE OF 774.76 FEET TO THE "INITIAL POINT".

JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON M. WELLS, PLS

OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/16

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded

ON April 29, 2015 at 3:32 o'clock pm., in the record of PLATS of said County. YEAR NUMBER Slide 2015 08

OFFICE OF COUNTY RECORDS

By: ...Dave Stuvland...Records Officer

Fees \$ 78.00 No. 2015-6290026

WELLS SURVEYING 920 SW FRAZER SUITE 102 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

DATE: 3/15 DR. BY: JMW CK. BY: DMT NO: 15-1539

PROJECT: \DBURTONROT

PARTITION PLAT FOR: BURTON

LOCATED IN THE SE1/4 OF SECTION 8, AND THE SW1/4 OF SECTION 9, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.