

A PARTITION OF PARCEL 2 OF
PARTITION PLAT 2009-18 LOCATED IN
THE EAST HALF OF SECTION 9, T2N,
R32E, W.M. UMATILLA COUNTY, OREGON

PARTITION PLAT No. 2016 - 13
1 of 2

LEGEND

- SET A 5/8" X 30" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND A 1/2" REBAR FROM COUNTY SURVEY 88-85-C
- ⊕ FOUND A 5/8" REBAR WITH A PLASTIC CAP MARKED BGB FROM SURVEY 01-006-B
- FOUND 5/8" REBAR WITH YELLOW CAP. WAL-MART ADDITION EXCEPT AS NOTED

REFERENCE SURVEYS

- R1 COUNTY SURVEY Q-225-B
- R2 COUNTY SURVEY Q-228-C
- R3 CITY OF PENDLETON 24-5439 SHEETS 5 & 6 OF 7
- R4 COUNTY SURVEY 88-85-C
- R5 COUNTY SURVEY 96-54-B
- R6 COUNTY SURVEY 96-187-B (WAL-MART SUBDIVISION)
- R7 COUNTY SURVEY 99-275-B
- R8 COUNTY SURVEY 01-06-B
- R9 COUNTY SURVEY 02-009-B
- R10 COUNTY SURVEY 02-202-B (PARTITION PLAT 2000-43)
- R11 COUNTY SURVEY 09-096-B (PARTITION PLAT 2009-18)
- R12 COUNTY SURVEY 06-625-C

REFERENCE DEEDS

- D1 BOOK 74 PAGE 252
- D2 BOOK 74 PAGE 253
- D3 BOOK 118 PAGE 25
- D4 BOOK 156 PAGE 422
- D5 BOOK 159 PAGE 614
- D6 BOOK 224 PAGE 257
- D7 BOOK 227 PAGE 524
- D8 BOOK 250 PAGE 12
- D9 BOOK 250 PAGE 28
- D10 BOOK 260 PAGE 286
- D11 BOOK 260 PAGE 356
- D12 BOOK 289 PAGE 576
- D13 BOOK 291 PAGE 460
- D14 BOOK 351 PAGE 389
- D15 REEL 284 PAGE 1013
- D16 REEL 284 PAGE 1015
- D17 REEL 284 PAGE 1124
- D18 REEL 284 PAGE 1136
- D19 REEL 378 PAGE 0144
- D20 REEL 379 PAGE 0717
- D21 REEL 501 PAGE 23

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N08°08'35"E	168.88'
L2	N20°19'07"E	148.89'
L3	N42°24'10"E	176.60'
L4	N56°58'15"E	135.35'
L5	N68°09'06"E	219.12'
L6	N45°24'42"E	152.56'
L7	N28°02'41"E	133.02'
L8	N84°58'14"E	58.23'
L9	S66°24'49"W	104.28'
L10	N24°06'15"W	124.91'
L11	S66°24'49"W	20.00'
L12	N24°05'47"W	104.04'
L13	N56°58'15"E	6.31'
L14	N54°05'17"W	151.55'
L15	N45°24'42"E	62.84'

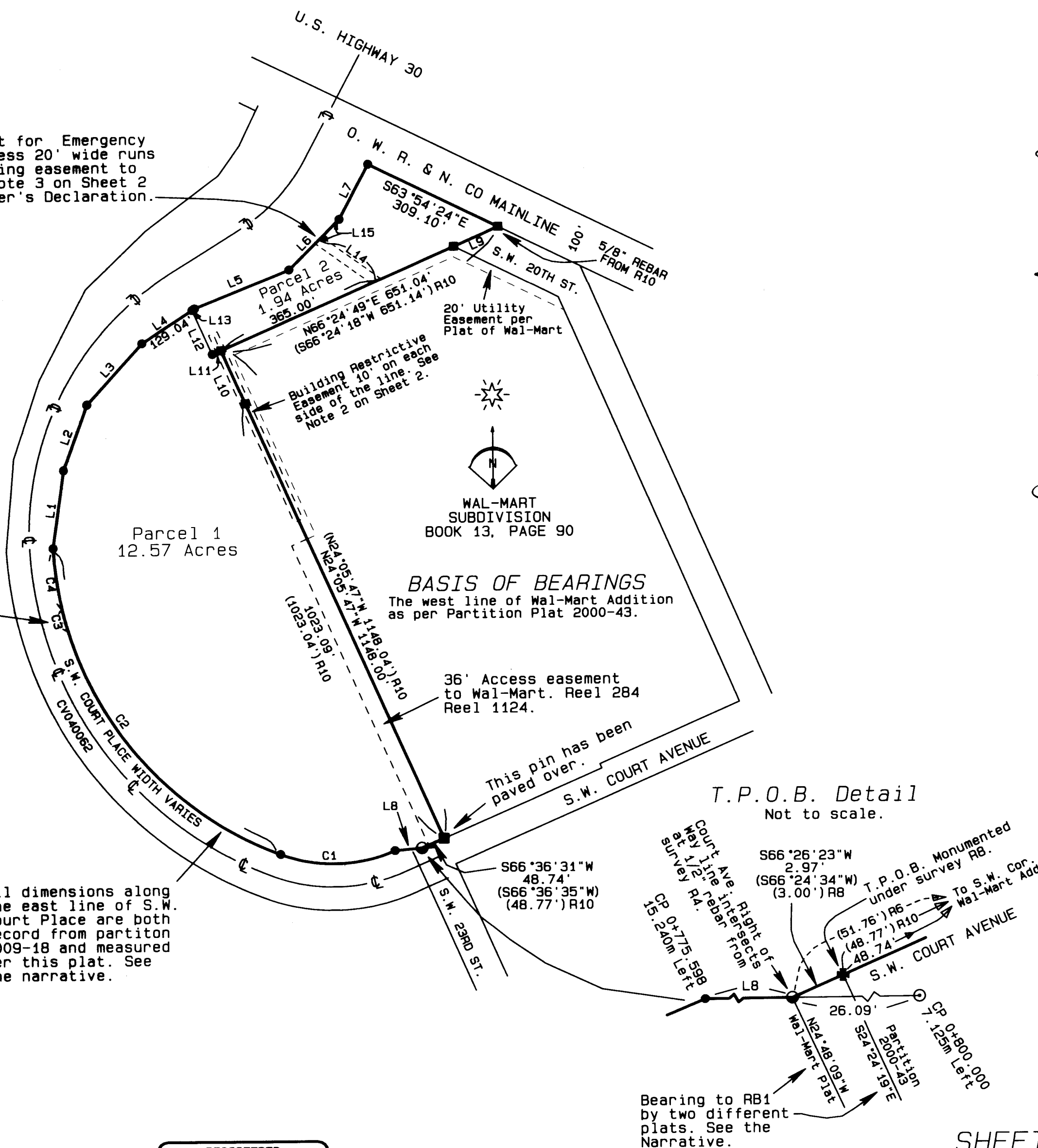
CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	251.59'	44°05'32"	326.93'	245.43'	N88°35'51"E
C2	863.77'	66°23'58"	745.34'	816.24'	S36°09'24"E
C3	49.21'	03°46'58"	745.34'	49.20'	S14°57'09"E
C4	131.44'	10°06'15"	745.34'	131.27'	S08°00'32"E

New easement for Emergency Vehicle Access 20' wide runs along existing easement to PP&L. See Note 3 on Sheet 2 and the Owner's Declaration.

C3 is the location of the approved 15 m access per CV040062. See note 1 on Sheet 2.

All dimensions along the east line of S.W. Court Place are both record from partition 2009-18 and measured per this plat. See the narrative.



REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON JULY 9, 2001 STEPHEN K. HADDOCK 56295LS

RENEWS 6-30-17

Stephen K. Haddock

THIS IS A TRUE AND EXACT COPY

RECEIVED BY

Umatilla County Surveyor

Date: 11/18/16

Rec'd By: CT

No.: 16-106-6

PARTITION PLAT FOR

Mr. Jim Hatley
P.O. Box 458
Pilot Rock, OR 97868

LOCATION: E. 1/2, Section 9, T2N, R32E, W.M. Umatilla County, Oregon.

APPROVALS
CITY OF PENDLETON

EXAMINED AND APPROVED ON THIS
16th DAY OF November 2016.

[Signature]
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED ON THIS
16th DAY OF November 2016.

[Signature]
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid in full this 16th
day of November 2016.

[Signature]
UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is approved this 16th
day of November 2016.

[Signature]
DAVID H. KRUMBEIN
UMATILLA COUNTY SURVEYOR

OFFICE OF COUNTY RECORDS

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

ON November 16, 2016
at 3:44 o'clock pm., in the record of PLATS of said County.
YEAR NUMBER Slide
2016 13

OFFICE OF COUNTY RECORDS

By: ...David A. Stuvland...Records Officer

Fees \$ 78 No. 2016-6510283

SHEET 1 OF 2

PROJECT No. 16-23 Scale 1" = 200'

Map Date: August 2016

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

OWNER'S DECLARATION

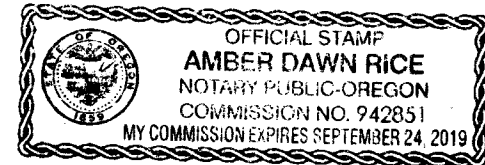
We, James D. Hatley, Evelyn E. Hatley, and Jerry A. Hatley, owners of the land partitioned hereby, do hereby acknowledge that we have caused this plat to be prepared and this land to be partitioned in accordance with ORS Chapter 92 as revised. We do also hereby dedicate the new easement for emergency vehicle access located as shown hereon. Said easement will comply with the terms and conditions required by the document recorded in Reel 379, Page 717, Umatilla County Deed Records and with the requirements of the City of Pendleton fire code access standards.

James D. Hatley - Owner
Evelyn E. Hatley - Owner
Jerry A. Hatley - Owner

STATE OF OREGON
 COUNTY OF UMATILLA

On this 10th Day of November, 2016, James D. Hatley, Evelyn E. Hatley, and Jerry A. Hatley, owners, appeared personally before me and are known to me to be the identical individuals who executed the plat declaration and acknowledged that they did so freely and voluntarily.

Before me: Amber Dawn Rice
 Printed name: Amber Dawn Rice
 Notary Public for Oregon
 Commission number: 947851
 My commission expires: Sept 24, 2019



EASEMENT NOTES

- Note 1. Access to S.W. Court Place is restricted based on the terms and conditions in the STIPULATED GENERAL JUDGMENT for Case No. CV040062 as that judgment was filed for record in the Circuit Court of said Umatilla County on the 7th of March, 2006.
- Note 2. The building restrictive easement, Reel 284, Page 1136 and access easement, Reel 284, Page 1132, are shown on the plat of Wal-Mart Addition as joining at a point 705 feet north of the southwest corner of the addition. However, the deed for the building restrictive easement calls for that easement to begin at a point 748.04 feet north of that same corner. Holding the deed distance would cause the building restrictive easement to encroach on the adjoining property to the north. Holding the plat dimension would not cause the encroachment. However, as the deed was recorded first, I have shown that easement based on the description in the deed. I have also shown the building restrictive easement lying west of the Wal-Mart property line as shown on the plat, though I was not able to find a deed where that easement was ever created.
- Note 3. The power easement from Reel 379, Page 717 is 20 feet wide. This deed uses an exhibit sketch for the description of the easement location. The easement is to begin at a point 365' NE of the westerly corner of the Wal-Mart Addition and run on a bearing of N50°W a distance of 850' between the north line of the Wal-Mart Addition and the northwesterly line of Parcel 2 of Partition 2000-43. If the length of 850' is held, the location would most closely agree with the graphic shown in the exhibit, but the bearing would be N75°W. However, if the bearing of N50° is held, the length between property lines would be 780 feet. Neither of these options follows the existing power line. To resolve this ambiguity, I have held the center of the easement to run along the existing power line.
- Note 4. The description of S.W. Court Place given in CV040062 is in meters. For the conversion to the units shown on this map I used the relationship of 1 foot = 0.3048 meter exactly.

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2 of 2

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Jim Hatley. The purpose of the survey was to partition Parcel 2 of Partition Plat 2009-18.
 The exterior boundary of this partition was established on Partition Plat 2009-18 but was not monumented along SW Court Place as that street was under construction at that time, and the right of way was delineated by the method outlined in ORS 209.155(2) (b) as shown on survey 02-009-B. For this survey I made check measurements of my previous control and of the Wal-Mart Addition monuments and find no significant differences so that the record and measured dimensions for this plat are being reported as identical with those on Partition Plat 2009-18.
 The Wal-Mart Addition plat shows the distance from the SW corner of Lot 5 of that Addition to the west line of S.W. 23rd Street (monumented by a 1/2" iron pin) as 51.76 feet. This distance was used in the various deeds of the lands conveyed to Wal-Mart. This distance, which is supposed to be based on the location of RB Monument No. 1, is shown as 48.77 feet on Survey 01-006-B and Partition Plat 2000-43. Calculating the location of RB No. 1 from ties to monuments shown on various record surveys in the area indicates that the 3 foot difference is not based on different locations for RB1 but is due to the use of different bearings for the west line of S.W. 23rd Street. Surveys 01-006-B and 89-100-C, both by the same firm, have used both of these bearings to represent the west line of the street but neither of them explained what data they used to control that line. Given that this issue has no effect on this partition beyond understanding the deeds to Wal-Mart, a resolution was not pursued.

This survey was performed with a Trimble R7/RB RTK GPS system.

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby depose and say that I have correctly surveyed and marked with legal monuments the lands shown on this partition plat. I do also say that the initial point of this partition is marked with a 5/8" iron rebar set under Umatilla County survey 01-006-B and depicted as the initial point of Umatilla County Partition Plat 2009-18.

LEGAL DESCRIPTION

A tract of land located in the East 1/2 of Section 9, T2N, R32E, W.M., Umatilla County, Oregon, said tract being more particularly described as Parcel 2 of Partition Plat 2009-18 recorded on June 10, 2009 as Instrument number 2009-5520354 in the Record of plats of said Umatilla County, Oregon.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Stephen K. Haddock

OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 562913

RENEWS 6-30-17

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SHEET 2 OF 2

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