

1996-07

Partition Plat 1996 - 07

Description

Roll File 236 of Deeds at page 03, Records of Umatilla County, Oregon

Narrative of Survey

A survey to partition the described lands into two parcels. Survey commenced February 9, 1996. Instrument used was a Topcon GT52-06. Four angles were measured by repetition for the control traverse.

State Highway 11 right of way is based on ODOT monuments as found and shown hereon. Elizabeth Street right of way is based on PK nails found per Map 85-21-A, records of the Umatilla County Surveyor.

Slaughter Road right of way is prescriptive, and set of fifty feet, based on Elizabeth Street and State Highway 11 monuments as found. No record of Slaughter Road was found in County Deed or Road Department records. ODOT maps show no definitive details.

I found a Brass Cap on a 2" Iron Pipe date 1964 at the southwest corner of Section 36. The position of this monument does not match calls as shown on (R15) ODOT map of State Highway 11 dated 1942. A number of parcels, including that of the Upper Columbia Mission Society of Seventh Day Adventists, have been surveyed from the calls on the 1942 ODOT map. I find that the PK nail in Elizabeth Street, and the monuments at the South and West Quarter Corners do fit the 1942 ODOT map. Therefore, I reject the 1964 Brass Cap and use the calls as shown on the 1942 ODOT map, and as monumented by the PK nail in Elizabeth Street and the South Quarter Corner Brass Cap.

The described lands are based on a "neat" section. As no quarter section measures 160 rods exactly, I determine that the intent of the conveyance in Book 81 of Deeds at page 60 is to convey all that remaining property lying North of the property now of the Upper Columbia Mission Society of Seventh Day Adventists.

I found a RR Spike at the POB of the description, of unknown origin. I extended the East - West distance calls to the right of way line of Elizabeth Street as the following courses are described as "along the line of the County Road".

Reference Documents

- R1 Book C of Deeds at page 632, Records of Umatilla County, Oregon
- R2 Book I of Deeds at page 343, Records of Umatilla County, Oregon
- R3 Book V of Deeds at page 276, Records of Umatilla County, Oregon
- R4 Book 15 of Deeds at page 57, Records of Umatilla County, Oregon
- R5 Book 53 of Deeds at page 417, Records of Umatilla County, Oregon
- R6 Book 81 of Deeds at page 60, Records of Umatilla County, Oregon
- R7 Book 236 of Deeds at page 03, Records of Umatilla County, Oregon
- R8 Book 240 of Deeds at page 145, Records of Umatilla County, Oregon
- R9 Map 85-21-A, Records of the Umatilla County Surveyor
- R10 Map 86-38-B, Records of the Umatilla County Surveyor
- R11 Map 92-78-C, Records of the Umatilla County Surveyor
- R12 Map 94-23-B, Records of the Umatilla County Surveyor
- R13 Map 95-33-B, Records of the Umatilla County Surveyor
- R14 DWG 98-8-19, Records of the Oregon Dept of Transportation
- R15 Map of State Highway 11, 1942, Records of the Oregon Dept of Transportation

Owner's Certificate

I, Cheryl L. Stephens, owner of the lands described herein, do hereby acknowledge that I have caused this plat to be prepared and this land to be platted in accordance with ORS Chapter 92, and the City of Milton-Freewater Subdivision Ordinance.

Cheryl L. Stephens
Cheryl L. Stephens

Subscribed and sworn before me this 12th day of March, 1996.

Nortary Public for the State of Oregon

Residing at 450 SR 12, Walla Walla, WA

My Commission Expires: 5/16/97

State of Oregon SS



Owner's Certificate

I, Glenn Stephens, and I, Adeline Stephens, having a life estate in the lands described herein, do hereby acknowledge that we have caused this plat to be prepared and this land to be platted in accordance with ORS Chapter 92, and the City of Milton-Freewater Subdivision Ordinance.

Glenn Stephens Adeline Stephens
Glenn Stephens Adeline Stephens

Subscribed and sworn before me this 12th day of March, 1996.

Nortary Public for the State of Oregon

Residing at 450 SR 12, Walla Walla, WA

My Commission Expires: 5/16/97

State of Oregon SS



Basis of Bearings

Assumed the bearing of record per Map 85-21-A along the West Line of the Southwest Quarter of Section 36.

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

ON MAR. 12, 1996

at 2:21 o'clock P.M. in the record of - PARTITION PLATS - of said County on

BOOK PAGE
1996 07

OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL, Records Officer
Fees \$ 25.00 No. 96-216167

Approvals

Umatilla County Tax Collector

Taxes have been paid in full.

Howard J. Phillips
3/14/96

City of Milton-Freewater

This partition plat is hereby approved this 12th day of MARCH, 1996

Plat Approval # _____
Michael Charles
Planning Director - City of Milton-Freewater

Umatilla County Surveyor

This partition plat is hereby approved this 12 day of March, 1996

David H. Klees
Umatilla County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Dwight M. Bartleson

OREGON JULY 26, 1989 DWIGHT M. BARTLESON 02166LS

Renews: Dec. 31, 1997

NW1/4 & SW1/4 of SW1/4 Section 36, T6N, R35E, WM, Umatilla County

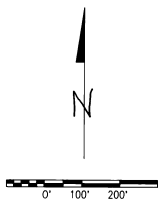
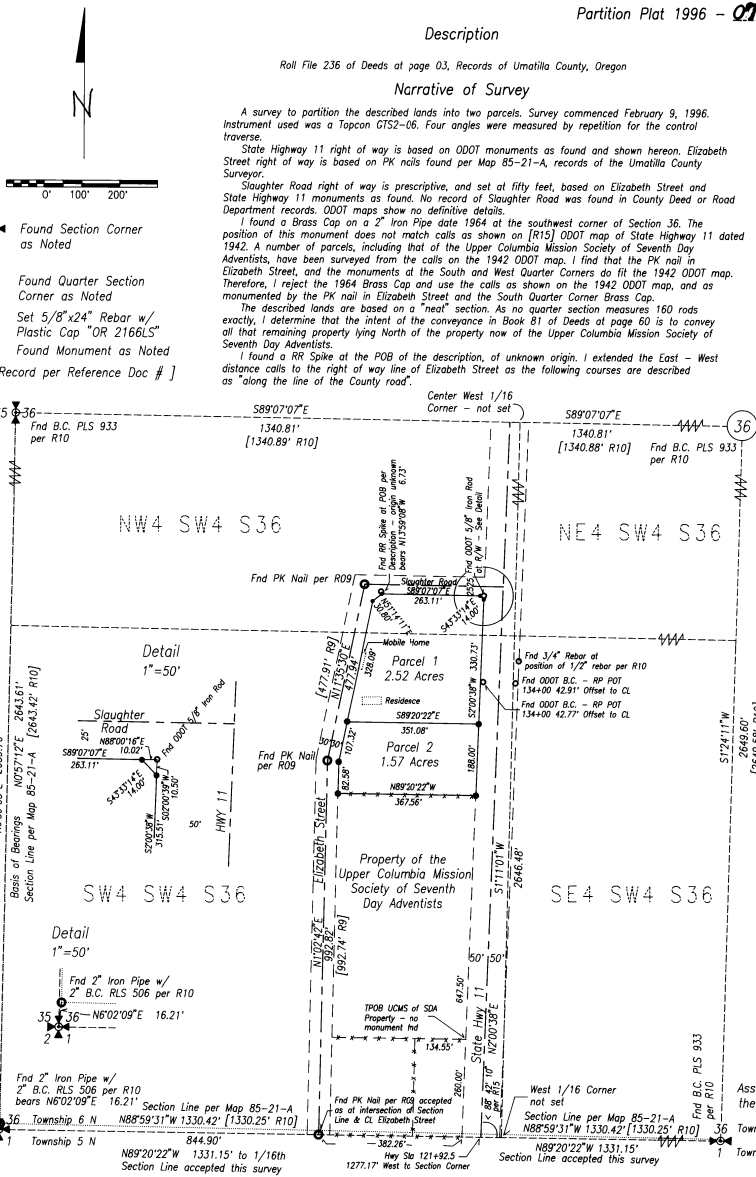
A Partition Plat for Herman Jones

Rt 3, Box 173-B
Milton-Freewater, OR 97862
Ph: (541) 938 - 9787

Dwight M. Bartleson L.S.
79902 LaMar Gulch Road
Athena, Oregon 97813
(541) 566 - 2397



Drawn By: DMB Date: February 9, 1996 Sheet 1 of 1



- Found Section Corner as Noted
 - Found Quarter Section Corner as Noted
 - Set 5/8" x 24" Rebar w/ Plastic Cap "OR 2166LS"
 - Found Monument as Noted
- [Record per Reference Doc #]

