

1999-24

PARTITION PLAT NO. 1999-24

OWNER'S DECLARATION

I, CAROL G. CAMPBELL, OWNER, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT...

BY MY SIGNATURE BELOW, I HEREBY DEDICATE A 25-FOOT WIDE PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENT AND FIRE TRUCK TURN-AROUND EASEMENT APPURTENANT TO BOTH PARCELS...

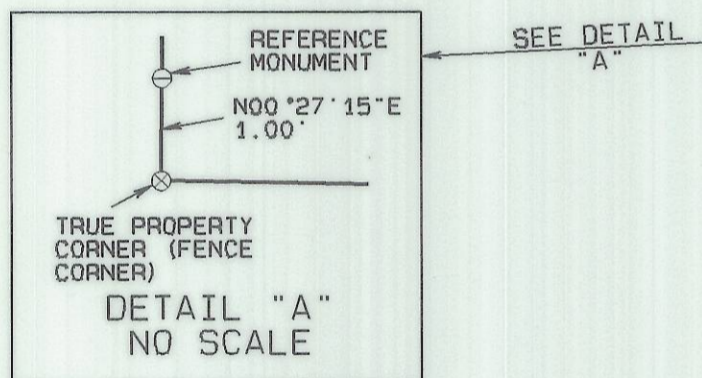
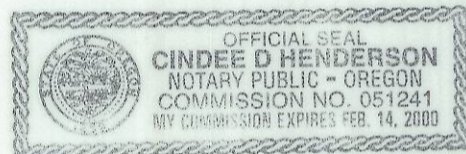
OWNER, CAROL G. CAMPBELL

SS) STATE OF OREGON COUNTY OF UMATILLA

SUBSCRIBED AND SWORN BY ME ON THIS 8th DAY OF June 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES Feb 14, 2000



LEGEND

- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627"
FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627", SET BY ROBERTS; CS# 99-064-B.
CALCULATED POINT ONLY
FOUND MONUMENT AS NOTED

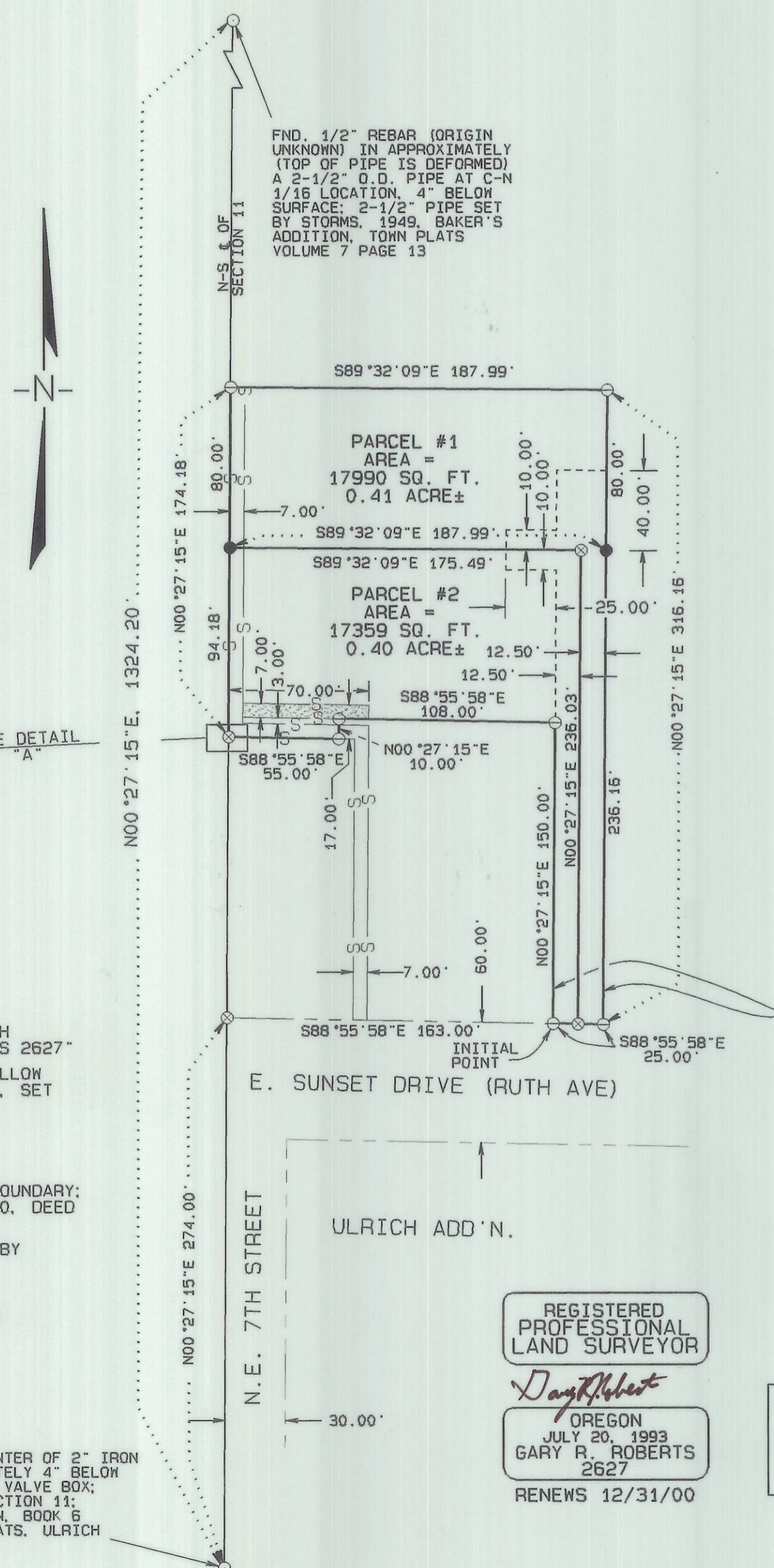
EXISTING SEWERLINE EASEMENT BOUNDARY: RECORDED IN REEL 86, PAGE 1280, DEED RECORDS.

SEWERLINE EASEMENT DEDICATED BY THIS PLAT.

RIGHT-OF-WAY LINE

DEDICATED EASEMENT BOUNDARIES

FND. NAIL IN CENTER OF 2" IRON PIPE, APPROXIMATELY 4" BELOW GRADE, IN WATER VALVE BOX; C 1/4 CORNER SECTION 11; PROBABLY TAMBLYN, BOOK 6 PAGE 27 TOWN PLATS, ULRICH ADD'N.



APPROVALS

EXAMINED AND APPROVED THIS 09th DAY OF JUNE 1999.

Margaret Saylor, CITY OF HERMISTON PLANNING COMMISSION CHAIR PERSON

EXAMINED AND APPROVED THIS 4 DAY OF June 1999.

David H. Kibe, UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 7 DAY OF JUNE 1999.

Shane Wilson, HERMISTON IRRIGATION DISTRICT

TAXES ARE PAID IN FULL THIS 10th DAY OF June 1999.

Shirley Schmitt, UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION UMATILLA COUNTY CLERK:

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded

ON June 10, 1999 at 10:10 o'clock Am., in the record of PLATS of said County. YEAR NUMBER Slide 1999 24

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 25.00 No. 1999-3520580

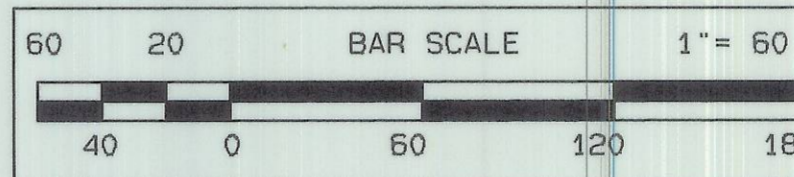
NEW 25-FOOT WIDE PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENT AND FIRE TRUCK TURN AROUND EASEMENT, APPURTENANT TO PARCELS #1 & #2.

I, GARY R. ROBERTS, CERTIFY THAT THIS IS AN EXACT COPY.

GARY R. ROBERTS, PLS 2627

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY R. ROBERTS, OREGON JULY 20, 1993 2627 RENEWS 12/31/00



NARRATIVE OF SURVEY AND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CORRECTLY MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 AND CITY OF HERMISTON ORDINANCES.

THE SURVEY WAS MADE AT THE REQUEST OF RUSSELL S. GREENE, CLIENT.

A DETAILED DESCRIPTION OF THE METHODS USED TO ESTABLISH THE EXTERIOR BOUNDARY AND MONUMENT A BOUNDARY ADJUSTMENT IS RECORDED ON UMATILLA COUNTY SURVEY NO. 99-064-B, PERFORMED EARLIER FOR MR. GREENE, WHICH WAS ALSO USED AS THE BEARING BASE FOR THIS PARTITION PLAT.

THAT PORTION OF THE SEWERLINE EASEMENT DESCRIBED IN REEL 86, PAGE 1280, DEED RECORDS, ACROSS THE SOUTHWESTERLY PORTION OF PARCEL #2 DOES NOT INCLUDE THE EXISTING SEWER MANHOLES, AND I BELIEVE THE DESCRIPTION IS 10 FEET TOO FAR SOUTH NEAR THE SOUTHWEST CORNER OF PARCEL #2; THUS THE EASEMENT DEDICATION, SEE NARRATIVE ON EARLIER SURVEY FOR RUSS GREENE.

PROPERTY DESCRIPTION OF PARTITIONED LANDS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" IRON PIPE MARKING THE CENTER OF SAID SECTION 11; THENCE N00°27'15"E, 274.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11 TO THE NORTH LINE OF EAST SUNSET DRIVE (RUTH AVENUE), SAID POINT BEING THE NW CORNER OF THE ULRICH ADDITION TO THE CITY OF HERMISTON, OREGON; THENCE S88°55'58"E, 163.00 FEET ALONG THE NORTH LINE OF SAID ULRICH ADDITION (RUTH AVENUE; SUNSET DRIVE) TO A 5/8" IRON REBAR AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°27'15"E AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 11, 150.00 FEET TO A 5/8" IRON REBAR; THENCE N88°55'58"W AND PARALLEL TO SAID EAST SUNSET DRIVE (RUTH AVENUE), 108.00 FEET TO A 5/8" REBAR; THENCE S00°27'15"W AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11, 10.00 FEET TO A 5/8" IRON REBAR; THENCE N88°55'58"W AND PARALLEL TO SAID EAST SUNSET DRIVE (RUTH AVENUE) 55.00 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11; THENCE N00°27'15"E ALONG SAID NORTH-SOUTH CENTERLINE, 174.18 FEET TO A 5/8" IRON REBAR MARKING THE SOUTHWEST CORNER OF BLOCK 4, BAKER'S ADDITION TO THE CITY OF HERMISTON, OREGON; THENCE S89°32'09"E ALONG THE SOUTH LINE OF SAID BAKER'S ADDITION, 187.99 FEET TO A 5/8" IRON REBAR; THENCE S00°27'15"E PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 11, 316.16 FEET TO THE NORTH LINE OF EAST SUNSET DRIVE (RUTH AVENUE) AND A 5/8" IRON REBAR; THENCE N88°55'58"W ALONG THE NORTH LINE OF SAID EAST SUNSET DRIVE (RUTH AVENUE) 25.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE LEVIES AND ASSESSMENTS BY THE HERMISTON IRRIGATION DISTRICT, IF ANY; ALL STREET AND ROAD RIGHTS-OF-WAY; THAT SEWER PIPELINE EASEMENT RECORDED IN REEL 86, PAGE 1280, UMATILLA COUNTY DEED RECORDS; AND ANY OTHER UTILITY EASEMENTS OF RECORD.

THE DESCRIBED PARCEL IS LOCATED IN UMATILLA COUNTY, OREGON, AND CONTAINS 0.81 ACRE, MORE OR LESS.

LAND PARTITION SURVEY

FOR RUSS GREENE, CLIENT (CAROL CAMPBELL, OWNER)

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

RECEIVED BY

GARY R. ROBERTS SURVEYING 32374 E. LOOP RD. HERMISTON, OREGON PHONE: (541) 567-7770

Umatilla County Surveyor

Date 6-99

Rec'd By RK

No. 99-88-B

DATE OF SURVEY: APRIL, 1999

SCALE 1" = 60 FT.

DRAWN BY: NELL ROBERTS

CHECKED BY: G.R.