

PARTITION OF PARCEL 3 PARTITION PLAT NO. 2000-57 AND A PART OF PARCEL 1 PARTITION PLAT NO. 1999-59

PARTITION PLAT NO. 2002-31

OWNER'S DECLARATION

I, MARY ANN HILL, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON ORDINANCE AND UMATILLA COUNTY ORDINANCE.

I HEREBY DESIGNATE THE NEW 20 FOOT INGRESS-EGRESS EASEMENT ACROSS A PART OF THE NORTH SIDE OF PARCEL 1, AS SHOWN, AS A INGRESS-EGRESS EASEMENT APPURTENANT TO PARCEL 3.

PUBLIC UTILITY EASEMENT DEDICATION

I HEREBY DEDICATE TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, AN APPURTENANT EASEMENT ACROSS PARCEL 2, AS SHOWN ON THIS PLAT SHEET.

THE EASEMENT DEDICATED TO THE CITY OF PENDLETON IS PERPETUAL AND NON-EXCLUSIVE. THE EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND SERVICE OF UTILITY LINES. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY GRANTEE. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF SAID UTILITY LINES. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO ITS ORIGINAL CONDITION. THE GRANTEE AGREES TO KEEP THE EASEMENTS FREE FROM ANY AND ALL TREES AND STRUCTURES.

MARY ANN HILL

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF October, 2002.

DAWN M. TUBBS, NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 10-14-2002



LEGEND

- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ESTABLISHED ON PARTITION PLATS 1998-48, 1999-48, 1999-59, 2000-57, 2001-07, RE-ESTABLISHED AS PART OF THE NORTH MAIN ADDITION OR RE-ESTABLISHED ON SURVEY NO. 01-152-C.
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM UMATILLA COUNTY SURVEY NO. 98-127-B.
- FOUND 5/8" IRON REBAR FROM SURVEY NO. R-115-C.
- EXISTING EASEMENT LINE.
- NEW EASEMENTS DEDICATED OR DESIGNATED BY THIS PLAT. AREAS OF NEW EASEMENTS ARE INDICATED BY HATCHING.

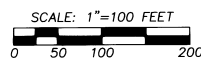
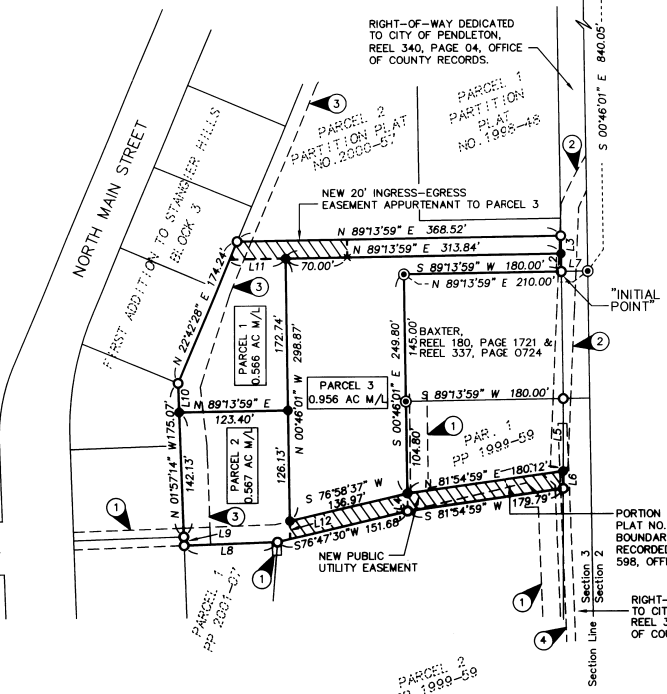
EXISTING EASEMENTS

- 1 RIGHT-OF-WAY AND UTILITY EASEMENT TO THE CITY OF PENDLETON, BOOK 290, PAGE 538, DEED RECORDS.
2 20' SANITARY SEWER EASEMENT TO THE CITY OF PENDLETON, REEL 178, PAGE 1754, OFFICE OF COUNTY RECORDS.
3 EASEMENT FOR ROADWAY AND UTILITY PURPOSES, AGREEMENT BETWEEN MARY ANN HILL AND ZECKMAN DEVELOPMENT, INC. RECORDED AT REEL 378, PAGE 405, OFFICE OF COUNTY RECORDS.
4 EASEMENT FOR SANITARY SEWER TO CITY OF PENDLETON AS DESCRIBED IN SIGNED DOCUMENT RECORDED IN CITY EASEMENT BOOK 2, PAGE 85. THIS DOCUMENT MAY NOT BE RECORDED IN COUNTY RECORDS.

NOTE: "BLANKET" TYPE EASEMENTS TO PACIFIC POWER & LIGHT COMPANY, AS DESCRIBED IN BOOK 189, PAGE 288 AND BOOK 185, PAGE 300, DEED RECORDS, ARE NOT SHOWN.

Table with columns: LINE NO., BEARING, DISTANCE. Contains 12 lines of survey data.

EAST 1/4 COR. SEC. 3, FD. 2 1/2" BRASS CAP, SEE SURVEY NO. R-115-C.



SCALE: 1"=100 FEET

BASIS OF BEARINGS: PARTITION PLAT NO. 1998-48
NOTE: COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE OF PARTITION PLAT NO. 1998-48, 1999-48, 1999-59, 2000-57 OR 2001-07.

SURVEYOR'S CERTIFICATE AND NARRATIVE

I, HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES. THE BOUNDARIES OF PARCELS 1, 2 AND 3 ARE MONUMENTED AS SHOWN. THE SURVEY WAS MADE AT THE REQUEST OF MARY ANN HILL.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE-SECOND AUTOMATIC TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. NEW MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS

A tract of land located in the Southeast Quarter of Section 3, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Parcel 3 of Umatilla County Partition Plat No. 2000-57, and that part of Parcel 1 of Umatilla County Partition Plat No. 1999-59, described as follows: Beginning at the Southwest Corner of Parcel 1 Partition Plat No. 1999-59 thence North 00°46'01" West along the West line of said Parcel 1 a distance of 20.16 feet; thence North 81°54'59" East parallel with the South line of said Parcel 1 a distance of 180.12 feet to a point on the East line of said Parcel 1; thence South 00°10'12" West along the East line of said Parcel 1 a distance of 20.21 feet to the Southeast Corner of said Parcel 1; thence South 81°54'59" West along the South line of said Parcel 1 a distance of 179.79 feet to the point of beginning.

WILLIAM R. WELLS, REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/04

PORTION OF PARCEL 1 PARTITION PLAT NO. 1999-59, ATTACHED BY BOUNDARY ADJUSTMENT DEED RECORDED AT REEL 401, PAGE 598, OFFICE OF COUNTY RECORDS.

RIGHT-OF-WAY DEDICATED TO CITY OF PENDLETON, REEL 353, PAGE 0058, OFFICE OF COUNTY RECORDS.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2002-31
WILLIAM R. WELLS, PLS

APPROVALS

EXAMINED AND APPROVED THIS 16th DAY OF October, 2002.

LAND PARTITION APPROVAL NO. MP02-04

CITY OF PENDLETON PLANNING DIRECTOR EXAMINED AND APPROVED THIS 16th DAY OF Oct, 2002.

CITY OF PENDLETON SURVEYOR EXAMINED AND APPROVED THIS 17th DAY OF October, 2002.

UMATILLA COUNTY SURVEYOR

TAXES ARE CURRENT, THIS 23rd DAY OF October, 2002.

UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS

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

ON October 23, 2002 at 10:15 o'clock Am., in the record of PLATS of said County. YEAR 2002 NUMBER 37 Slide

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY, Records Officer

Fees \$ 50.00 No. 2002-4220614

Summary box containing surveyor information (WILLIAM R. WELLS, PLS), project details (PARTITION PLAT OF PARCEL 3 OF PARTITION PLAT NO. 2000-57, & A PART OF PARCEL 1 OF PARTITION PLAT NO. 1999-59), and recording info (DATE: 09/02, DR. BY: DMT, CK. BY: WRW, NO: 01-765).