

Partition Plat Number 2011-16

Situated in the Northeast quarter of Section 14, Township 5 South, Range 31 East of the Willamette Meridian
City of Ukiah, Umatilla County, Oregon

BASIS OF BEARING

The East line of tract being South 01°17'33" West,
as per Survey Number 06-523-B

SCALE: 1"=40'

LEGEND

- ⊙ Found 10" x 10" concrete monument for reference to Center Quarter Sec. 14
- Found 5/8" iron rebar, set by Survey Number 83-162-B
- ▲ Found 5/8" iron rebar, set by Survey Number 06-523-B
- ◆ Found unrecorded 5/8" iron rebar, called in Survey Number 06-523-B
- Set 5/8" iron rebar with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement line
- x - Existing fence line
- OP - Overhead Power
- - - Edge of road
- ⊕ Utility Pole
- () Record measurement as per Survey Number 83-162-B
- [] Record measurement as per Survey Number 06-523-B
- { } Record measurement as per Strip Map 7B-36-1

REFERENCE MATERIAL

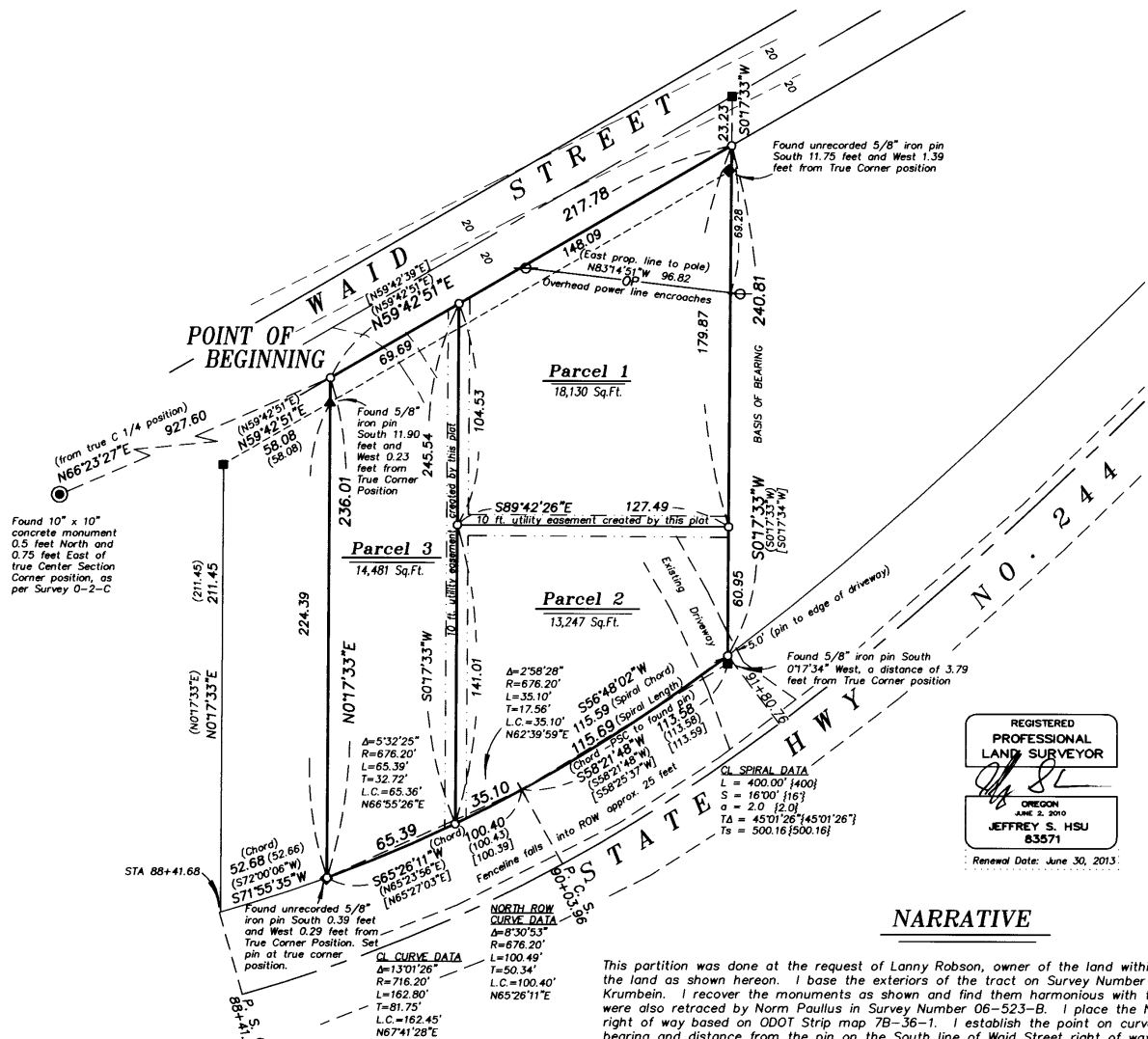
Survey Number 83-162-B
Survey Number 0-17-B
Survey Number 06-523-B
Survey Number 0-2-C

DEED REFERENCES
2006 4940376
2006 4950697
Book 66, Page 874
Book 233, Page 618
Roll 94, Page 432

ODOT Strip Map 7F-7-6
ODOT Strip Map 7B-36-1
Status of Record Title report number 0066820, dated December 15, 2010, prepared by Amerititle

NARRATIVE

This partition was done at the request of Lanny Robson, owner of the land within. Mr. Robson wanted to divide the land as shown hereon. I base the exteriors of the tract on Survey Number 83-162-B, done by David Krumbien. I recover the monuments as shown and find them harmonious with the said survey. The exteriors were also retraced by Norm Paullus in Survey Number 06-523-B. I place the North line of the State Highway right of way based on ODOT Strip map 7B-36-1. I establish the point on curve at station 88+41.68 by record bearing and distance from the pin on the South line of Waid Street right of way 211.45 feet to the North. I then run record bearing and distance as per Krumbien survey to establish the P.C.S. position. I find the radius of the curve as established by the Krumbien survey does not match the ODOT strip map. I fit a 676.20 foot radius curve, as per said strip map, between Station 88+41.68 P.O.C. point and the P.C.S. position. Establishing the spiral curve from the P.C.S., I find the pin at the Southwest corner to be about 3.8 feet out of position. I reset this pin at the true corner position. As was pointed out in the Paullus survey, the Waid Street road dedication calls for a 40 foot width. I confirm this with the Umatilla County road department. I hold the pin set at the intersection of the extension of the East line of the tract and the centerline of Waid Street, set by the Krumbien survey and hold record bearing as per said survey to place Waid Street. The pin set at the West end of Waid Street, originally set by Survey 0-2-C, done by Howard Perry, could not be found. I place the division lines at the direction of the land owner. The gravel driveway access to Parcel 2, along the highway encroaches onto the property to the East by approximately 5 feet. An overhead power line that services the property to the East encroaches as shown. Mr. Robson did not wish to create and easement for this. I find no other unusual conditions with this partition.



REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY S. HSU
83571
RENEWAL DATE: JUNE 30, 2013

RECEIVED BY
Date 7-11
Rec'd By KA
No. 11-22-B
63 31 14

Partition Plat Number 2011-16

Situated in the Northeast quarter of Section 14, Township 5 South, Range 31 East of the Willamette Meridian
City of Ukiah, Umatilla County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcels 1, 2 and 3 of this partition, situated in the Northeast quarter of Section 14, Township 5 South, Range 31 East of the Willamette Meridian, City of Ukiah, Umatilla County, Oregon, more particularly described as follows,

Beginning at a point on the South right of way line of Waid Street, from which the Center quarter corner of said Section 14 bears South 66°23'27" West, a distance of 927.60 feet,

Thence: North 59°42'51" East, along said South line, a distance of 217.78 feet,

Thence: South 0°17'33" West, a distance of 240.81 feet, to the North right of way line of State Highway No. 244, said being a point on a spiral curve to the right,

Thence: Along said spiral, being parallel and 40 feet distant from centerline spiral with a central angle (S-value) of 16°00', and a a-value of 2.0, a distance of 115.69 feet, (the long chord which bears South 56°48'02" West, a distance of 115.59 feet) to the point of curvature of a 676.20 foot radius curve to the right,

Thence: Along said curve a distance of 100.49 feet, through a central angle of 8°30'53" (the long chord which bears South 65°26'11" West, a distance of 100.40 feet,

Thence: North 0°17'33" East, a distance of 236.01 feet, to the Point of Beginning of this description.

Containing 45,858 sq. ft (1.053 acres)

I further certify that I prepared this plat by order of and under the direction of the owners thereof, and that all parcel corners are marked with monuments as indicated on the annexed plat, all in accordance with O.R.S. 92.050 and 92.060.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J.S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2013

J.S. Hsu
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
La Grande, OR 97850

DECLARATION

Know all People by these presents that LANNY J. ROBSON and JUANITA I. ROBSON, Cotrustees of THE ROBSON FAMILY TRUST OF 2005, under trust dated December 20, 2005, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do hereby create the 10 foot utility easement as shown hereon, all in accordance with the provisions of ORS Chapter 92.

Lanny J. Robson
LANNY J. ROBSON
Cotrustee of the Robson Family Trust
of 2005

Juanita I. Robson
JUANITA I. ROBSON
Cotrustee of the Robson Family Trust
of 2005

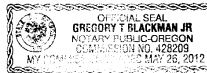
ACKNOWLEDGMENTS

State of Oregon . SS
County of UMATILLA

Know all people by these presents, on this 12th day of JULY, 2011 before me a Notary Public in and for said State and County, personally appeared LANNY J. ROBSON and JUANITA I. ROBSON who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

A.J. Blum
Notary Public for
the State of Oregon

Notarial seal



APPROVALS

City of Ukiah

Approved this 5 day of July, 2011.

Carole Picard
Carole Picard, Mayor
City of Ukiah

Umatilla County Surveyor

Approved this 12 day of July, 2011.

by Umatilla County Surveyor *David H. Krumbein*
David H. Krumbein

Umatilla County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2011-2012 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *Pittina G. Galt* Date: 7/14/2011
Umatilla County Assessor/Tax Collector

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

ON July 18, 2011
at 3:00 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2011 16

OFFICE OF COUNTY RECORDS

By: *Sean Thompson*, Records Officer

Fees \$ 65.00 No. 2011-5800663

RECORDED BY Sheet 2 of 2

Umatilla County Surveyor
Date 7-11
Recorded By KA
No. 11-27-8