

# APPROVALS

UMATILLA COUNTY  
PLANNING DIRECTOR

This plat is approved this

16<sup>th</sup> day of June 2014.

Ted J. Forth  
COUNTY PLANNING DIRECTOR

UMATILLA COUNTY  
TAX COLLECTOR

Taxes are paid in full this

12<sup>th</sup> day of June 2014.

Bettina Enright  
UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this

12<sup>th</sup> day of June 2014.

Hay R. Tolant, Deputy  
UMATILLA COUNTY SURVEYOR

# PARTITION PLAT 2014-03 SHEET 1 OF 2

A partition of tract 1 of Microfilm Reel 567, Page 94 located in Section 16, T2N, R31E, W.M., Umatilla County, Oregon.

## NARRATIVE OF SURVEY

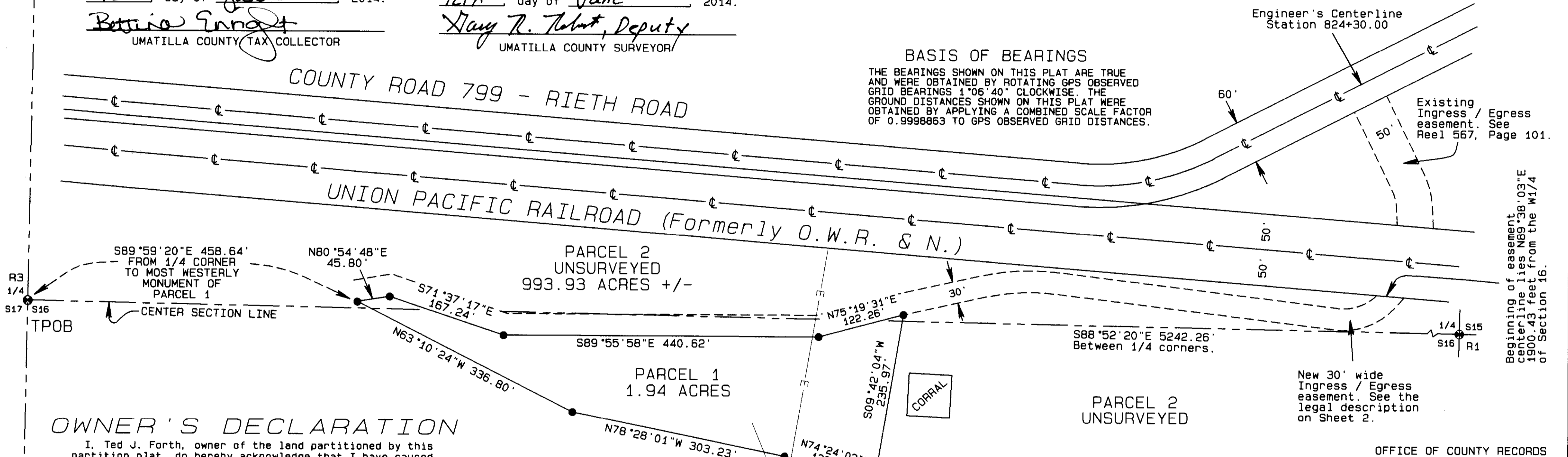
This survey was performed at the request of Mr. Mike Downs. The purpose of the survey was to establish the boundary for a non-farm dwelling as approved by Umatilla County LUD-165-14 and LD-2N-187-14 and shown hereon as Parcel 2.

Control for this survey is based entirely on the found monuments from surveys 97-63-B and 06-462-C as shown. The location of the right-of-way for both the railroad and Rieth Road are based on the actual centerline of the tracks and pavement respectively.

This survey was performed using a Trimble R7/R8 RTK GPS system.

## BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE TRUE AND WERE OBTAINED BY ROTATING GPS OBSERVED GRID BEARINGS 1°06'40" CLOCKWISE. THE GROUND DISTANCES SHOWN ON THIS PLAT WERE OBTAINED BY APPLYING A COMBINED SCALE FACTOR OF 0.9998863 TO GPS OBSERVED GRID DISTANCES.



## OWNER'S DECLARATION

I, Ted J. Forth, owner of the land partitioned by this partition plat, do hereby acknowledge that I have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the Umatilla County Subdivision Ordinance. I do also acknowledge the overhead power line running across Parcel 1 as shown hereon and that is appurtenant to and for the benefit of both parcels of this plat. I do also dedicate the new ingress / egress easement described on Sheet 2 of this plat.

Ted J. Forth  
Ted J. Forth

State of: Oregon  
County of: Umatilla

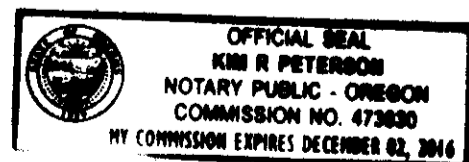
On this 12 Day of June 2014, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily.

Before me: [Signature]

Printed name: Kim Peterson  
Notary Public for Oregon

Commission number: 473830

My commission expires: 12-2-16



REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON  
JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS

RENEWS 6-30-15

Stephen K. Haddock  
THIS IS A TRUE AND EXACT COPY

## LEGEND

- FOUND BRASS CAP AS PER SURVEY AS NOTED
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ⊙ COMPUTED POINT
- R1 COUNTY SURVEY 97-063-B
- R2 COUNTY SURVEY 98-036-B
- R3 COUNTY SURVEY 06-462-C
- R4 COUNTY SURVEY 10-113-B
- R5 O.W.R. & N. RIGHT OF WAY AND TRACK MAP V-ORE-04 52

## RECEIVED BY

Umatilla County Surveyor  
Date: 10/18/2014  
Rec'd By: G. Haddock  
No.: 14-092-B

## OFFICE OF COUNTY RECORDS

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON June 16, 2014  
at 2:05 o'clock Pm., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2014 03

## OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer  
Fees \$ 78.00 No. 2014-6170924

**PARTITION FOR**  
Michael and Afton Downs  
715 N.W. Carden Avenue  
Pendleton, OR 97801

LOCATION: W1/2, S16, T2N, R31E, W.M.,  
UMATILLA COUNTY, OREGON

PROJECT DATE: May 26, 2014

Project No. 14-14 SCALE: 1" = 100'

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

DETAIL OF  
UNSURVEYED PARCEL 2  
NOT TO SCALE

RECEIVED BY  
Umatilla County Surveyor  
Date: 6/18/14  
Rec'd By: G. Hensley  
No.: 14-092-B

PARTITION PLAT 2014- **03**  
SHEET 2 OF 2

A partition of tract 1 of Microfilm Reel 567, Page 94 located in Section 16, T2N, R31E, W.M., Umatilla County, Oregon.

LEGAL DESCRIPTION

TRACT 1 AS SHOWN ON EXHIBIT "A" OF THE STATUTORY BARGAIN AND SALE DEED RECORDED ON JUNE 16, 2010 AS INSTRUMENT NUMBER 2010-5670094 OF THE UMATILLA COUNTY DEED RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Township 2 North, Range 31, E.W.M., Umatilla County, Oregon:

- Section 3: Southwest Quarter.
- Section 9: All that portion of the East Half lying Easterly of County Road No. 1109, Barnhart Road.
- Section 10: Northwest Quarter and South Half.
- Section 15: All that portion of the West Half of the Northeast Quarter lying Northerly of County Road No. 799, Rieth Road.

All that portion of the Northwest Quarter lying Northerly of County Road No. 799, Rieth Road.

Excepting therefrom that tract of land conveyed to the State of Oregon by deed recorded in Book 130, Page 55, Deed Records and described as beginning at a point on the Northerly right-of-way line of the Columbia River Highway opposite Engineer's Station 865+66.7 and which point is 566.0 feet East of and 680.0 feet North of the Quarter corner common to Sections 15 and 16 in said Township and Range; running thence South 83°26' East, along said right-of-way line a distance of 475.0 feet; thence leaving said right-of-way line, North 06°34' East a distance of 220.0 feet; thence South 83°26' East a distance of 275.0 feet; thence North 06°34' East a distance of 435 feet; thence North 83°26' West a distance of 660.0 feet; thence South 06°34' West a distance of 555.0 feet; thence North 83°26' West a distance of 150.0 feet; thence South 06°34' West a distance of 100 feet to the point of beginning.

Also excepting therefrom a tract of land located in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 15, Township 2 North, Range 31 East, Willamette Meridian, Umatilla County, Oregon, more particularly described as follows:

All that portion of the above described subdivisions bounded by the following described line:

Beginning at a point on the North line of County Road 1300 (Formerly known as County Road No. 799) Rieth Road, said point being South 67°32'22" West a distance of 943.62 feet from the East Quarter Corner of said Section 15 and monumented with a 5/8" x 24" iron rebar, thence along the North line of said County Road 318.30 feet along the arc of a curve to the right having a radius of 1954.22 feet and a central angle of 9°19'56", the long chord of which bears North 70°59'20" West a distance of 317.95 feet; thence continuing along said North line, North 66°19'22" West a distance of 1092.12 feet; thence leaving said North line along the following courses and distances, each angle point being monumented with a 5/8" x 24" iron rebar, North 25°16'11" East a distance of 107.70 feet; thence North 78°23'49" East a distance of 519.20 feet; thence North 18°16'58" East a distance of 161.20 feet; thence North 37°46'09" East a distance of 271.71 feet; thence South 86°49'08" East a distance of 78.10 feet to a point on the east line of the Southwest Quarter of the Northeast Quarter of said Section 15; thence along said east line, South 00°08'29" West a distance of 647.03 feet; thence South 58°49'52" East a distance of 213.17 feet; thence South 61°09'30" East a distance of 125.51 feet; thence South 31°55'51" East a distance of 55.70 feet; thence South 71°56'01" West a distance of 92.58 feet; thence South 55°51'24" East a distance of 42.09 feet; thence South 48°48'46" East a distance of 134.55 feet; thence South 39°18'09" East a distance of 130.99 feet to the point of beginning.

Also excepting therefrom that tract of land conveyed to Rodney L. Anderson, et ux, by deed recorded in Microfilm Reel 330, Page 469, Office of Umatilla County Records.

Together with an easement to a well and right of use of the well located Westerly of the lands described hereinabove, said easement being described as beginning at the point of intersection of the North-South centerline of the East Half of said Section 15 with the Northerly Right of Way line of the Old Oregon Trail Highway as located near the Umatilla River; thence North 65°58' West along the Northerly right-of-way line of said Highway a distance of 885.8 feet; thence North 24°02' East a distance of 38 feet to the True Point of Beginning for this easement; thence Northwesterly and parallel with the Northerly right-of-way line of said Highway a distance of 1040 feet to a point; thence Northwesterly a distance of 540 feet to a point which measures 100 feet due north of the Northerly right-of-way line of said Highway; thence due West a distance of 50 feet; thence due South a distance of 100 feet, more or less, to a point on the Northerly right-of-way line of said Highway; thence Southeasterly along said highway to a point that bears South 24°02' West a distance of 38 feet from the point of beginning; thence North 24°02' East a distance of 38 feet to the point of beginning.

Section 16: All that portion lying Northerly of the Umatilla River and Southerly of the Oregon-Washington Railroad & Navigation Company right of way. Excepting the East 968.5 feet thereof.

All that portion lying Northerly of County Road No. 799 and Easterly of Barnhart Road. Excepting therefrom that tract of land conveyed to Rodney L. Anderson, et ux, by deed recorded in Microfilm Reel 330, Page 469, Office of Umatilla County Records.

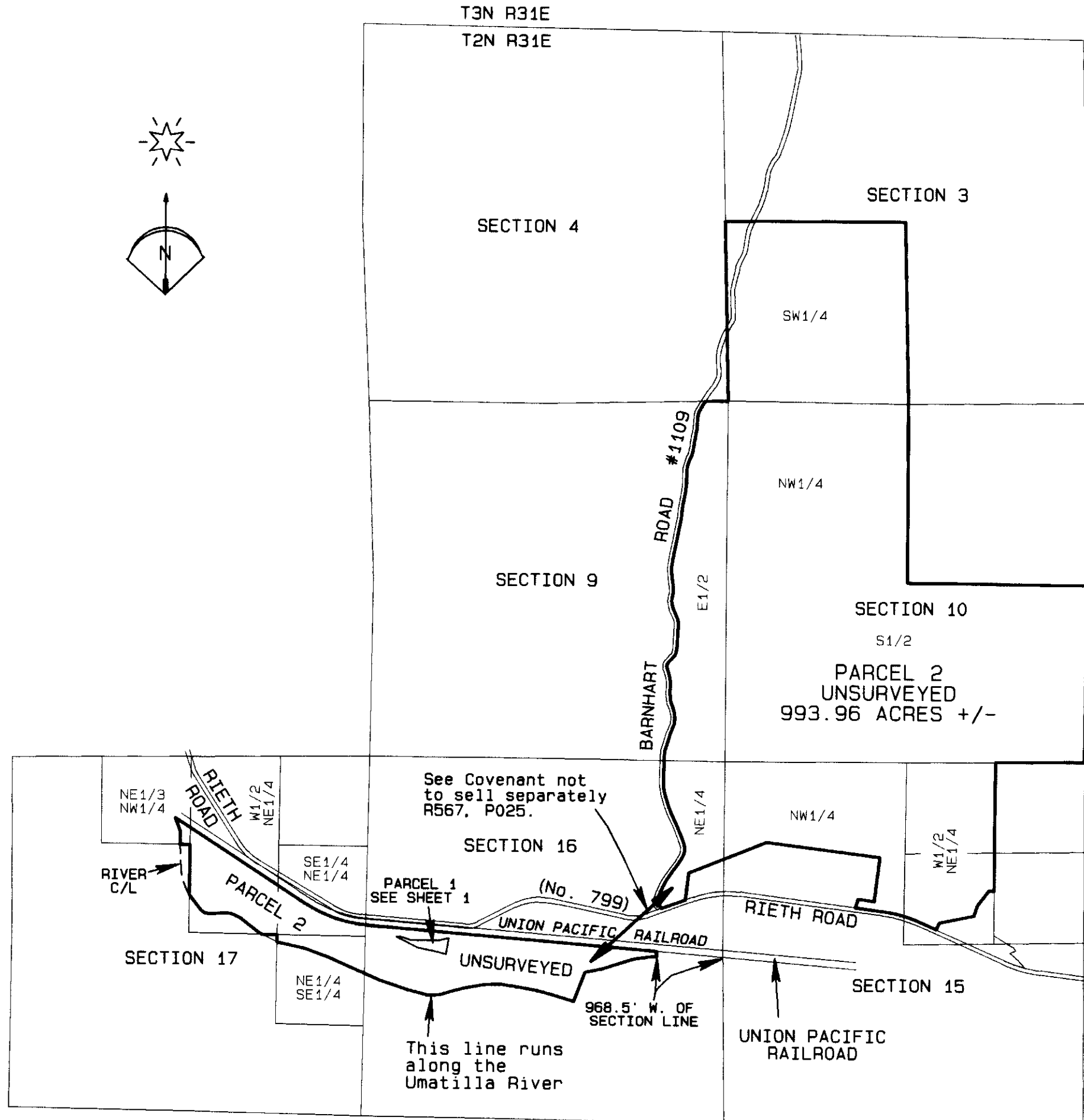
Section 17: All that portion of the Southeast Quarter of the Northeast Quarter and of the Northeast Quarter of the Southeast Quarter lying Northerly of the Umatilla River and Southerly of the O.W.R. & N. Co. right-of-way.

All that portion of the Northeast Quarter of the Northwest Quarter and of the West Half of the Northeast Quarter lying Northerly of the Umatilla River and Southerly of the O.W.R. & N. Co. right-of-way.

Excepting therefrom any portion lying within the County Road, State Highway and Railroad right-of-ways.

Subject to that Covenant Not to Sell Separately recorded as Document #2010-5640532, Umatilla County Records Office and corrected by that Correction to Covenant Not to Sell Separately recorded as Document #2010-5670025, Umatilla County Records Office.

All being East of the Willamette Meridian, Umatilla County, Oregon.



See Covenant not to sell separately R567, P025.

PARCEL 1 SEE SHEET 1

This line runs along the Umatilla River

NEW INGRESS / EGRESS EASEMENT

W 1/2 of Section 16, T2N, R31 E.W.M., Umatilla County, Oregon.

A strip of land, 30 feet in width lying 15 feet on each side of the following described centerline: Beginning at a point on the southerly right-of-way line of the Union Pacific Railroad (Formerly the O.W.R. & N.) which lies N89°38'03"E a distance of 1900.43 feet from the West 1/4 corner of said Section 16; thence S41°24'23"W a distance of 3.73 feet; thence 82.51 feet along the arc of a curve to the right having a radius of 85.00 feet and a central angle of 55°36'58", the long chord of which bears S69°12'52"W a distance of 79.31 feet; thence N82°58'39"W a distance of 392.61 feet; thence 100.96 feet along the arc of a curve to the left having a radius of 300.00 feet and a central angle of 19°16'54", the long chord of which bears S87°22'55"W a distance of 100.48 feet; thence S77°44'28"W a distance of 118.82 feet; thence S75°19'31"W a distance of 120.28 feet; thence N89°55'58"W a distance of 436.26 feet; thence N71°37'17"W a distance of 168.48 feet; thence S80°54'48"W a distance of 49.47 feet to a point that lies N88°09'07"E a distance of 456.50 feet from the West 1/4 corner of said Section 16, said point being the terminus of this line.

Said easement abuts upon and is appurtenant to the following describe land: Beginning at a point that lies S89°59'20"E a distance of 458.64 feet from the west 1/4 corner of Section 16, T2N, R32E, W.M., Umatilla County, Oregon; thence N80°54'48"E a distance of 45.80 feet; thence S71°37'17"E a distance of 167.24 feet; thence S89°55'58"E a distance of 440.62 feet; thence N75°19'31"E a distance of 122.26 feet; thence S09°42'04"W a distance of 235.97 feet; thence N74°24'02"W a distance of 130.19 feet; thence N78°28'01"W a distance of 303.23 feet; thence N63°10'24"W a distance of 336.80 feet to the point of beginning. Said land being Parcel 1 as shown on Sheet 1 of this plat.

Surveyor's Certificate

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State Oregon, do hereby depose and say that I have correctly surveyed and marked with legal monuments Parcel 1 as shown hereon and that Parcel 2 is unsurveyed. I do also state that the initial point of this plat is the West 1/4 corner of Section 16 and is monumented with a 2 & 1/4 inch brass cap set under Umatilla County survey No. 06-462-C.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

STEPHEN K. HADDOCK  
56295LS

RENEWS 6-30-15

THIS IS A TRUE AND EXACT COPY

OFFICE OF COUNTY RECORDS

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

ON June 16, 2014  
at 2:05 o'clock Pm., in the record of  
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By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2014-6170924

PARTITION FOR  
Michael and Afton Downs  
715 N.W. Carden Avenue  
Pendleton, OR 97801  
LOCATION: W1/2, S16, T2N, R31E, W.M.,  
UMATILLA COUNTY, OREGON

PROJECT DATE: May 26, 2014  
Project No. 14-14 SCALE: THIS SHEET NTS  
WITNESS TREE SURVEYING  
Stephen K. Haddock, PLS, CFedS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922