

PARTITION PLAT 2015 - 0201

A partition of the unsurveyed Parcel 3 of Umatilla County Partition Plat 2015-07 located in the East Half of Section 5 and the Northwest Quarter of the Southwest Quarter of Section 4, Township 2 South, Range 32 East, Willamette Meridian, Umatilla County, Oregon.

APPROVALS
CITY OF PILOT ROCK
PLANNING DIRECTOR

This plat is approved this
15 day of December 2015.
Juianne Sauter
CITY PLANNING DIRECTOR

UMATILLA COUNTY
TAX COLLECTOR

Taxes are paid in full this
8th day of January 2015.
Bellina Spright by Kristen Shaver, deputy
UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this
21 day of December 2015.
David H. Klein
UMATILLA COUNTY SURVEYOR

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 8, 2016
at 2:07 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2016 01
OFFICE OF COUNTY RECORDS
By: ...Dave Stuvland...Records Officer
Fees \$ 78.00 No. 2016-6380440

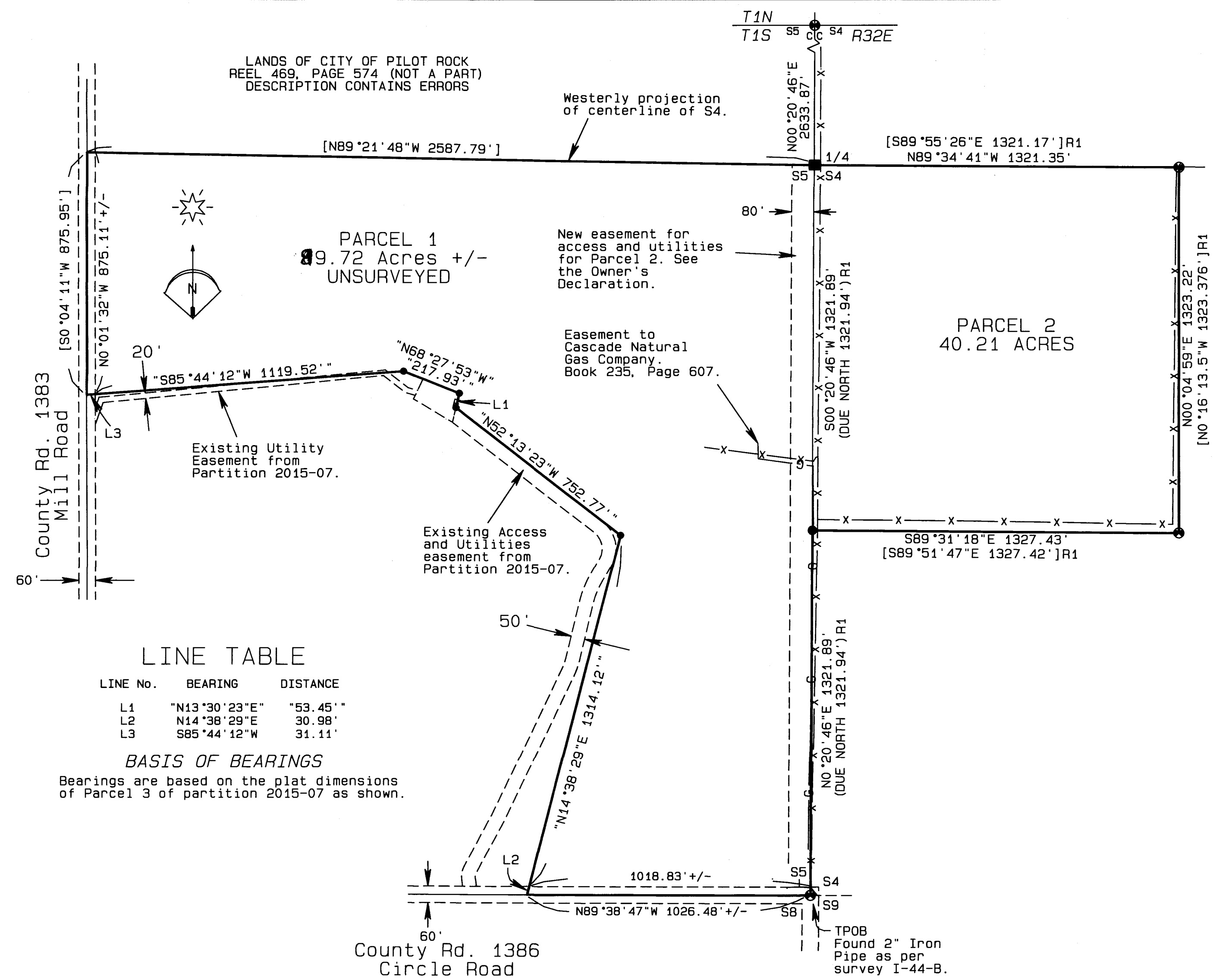
RECEIVED BY
Umatilla County Surveyor
Date: 11/14/2016
Rec'd By: G. Hensley
No.: 16-006-B

SHEET 1 OF 2

PARTITION PLAT FOR
THE CITY OF PILOT ROCK
P.O. BOX 130
PILOT ROCK, OR 97868
LOCATION: SW1/4, S4, T1S, R32E, W.M.,
UMATILLA COUNTY, OREGON.

PROJECT DATE: 10-15-2015
Project No. 15-17 SCALE: 1" = 300'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

LANDS OF CITY OF PILOT ROCK
REEL 469, PAGE 574 (NOT A PART)
DESCRIPTION CONTAINS ERRORS



LINE TABLE

LINE No.	BEARING	DISTANCE
L1	"N13°30'23"E	"53.45"
L2	"N14°38'29"E	"30.98"
L3	"S85°44'12"W	"31.11"

BASIS OF BEARINGS
Bearings are based on the plat dimensions of Parcel 3 of partition 2015-07 as shown.

LEGEND

- FOUND 2" IRON PIPE AS SHOWN ON SURVEY I-44-B.
- SET BRASS CAP. SEE THE FILED CORNER CERTIFICATE.
- SET A 5/8" x 30" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- R1 COUNTY SURVEY I-44-B
- R2 COUNTY SURVEY 97-140-C
- R3 COUNTY SURVEY 11-101-C
- [xxxx] DATA FROM DEED REEL 478 PAGE 622, COUNTY RECORDS
- "xxxx" RECORD DATA FROM PARTITION 2015-07.
- G- UNDERGROUND GAS MAIN
- E- OVERHEAD POWERLINE

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-17

Stephen K. Haddock
This is a true and exact copy.

PARTITION PLAT 2015 - 01

A partition of the unsurveyed Parcel 3 of Umatilla County Partition Plat 2015-07 located in the East Half of Section 5 and the Northwest Quarter of the Southwest Quarter of Section 4, Township 2 South, Range 32 East, Willamette Meridian, Umatilla County, Oregon.

Surveyor's Certificate

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby depose and say that I have correctly surveyed and marked with legal monuments the lands as shown hereon and do say that the initial point of this partition is the Southeast Corner of Section 5 which is marked with a 2" iron pipe as called for on Umatilla County Survey I-44-B.

LEGAL DESCRIPTION

That certain parcel of land located in Sections 4 and 5, Township 1 South, Range 32, E.W.M., more particularly described as follows:
The unsurveyed Parcel 3 of Umatilla County Partition Plat 2015-07 recorded on April 22, 2015 as instrument No. 2015-6280506 in the Record of Plats of said Umatilla County, Oregon.

SUBJECT TO AND TOGETHER WITH: The access and utility easements created by Partition 2015-07 and shown hereon.

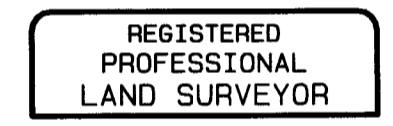
SUBJECT TO: The easement to Cascade Natural Gas Corporation recorded in Book 235, Page 607, Deed Records of Umatilla County, Oregon.

SUBJECT TO: The easements, including the terms and provisions thereof, in favor of Pacific Power and Light Company recorded in Book 180, Page 543, Book 239, Pages 466 and 468 and in Book 264, Page 469 of the Umatilla County, Oregon Deed Records.

SUBJECT TO: Covenants, Conditions and Restrictions, as set forth in instrument recorded June 9, 2004 in Instrument No. 2004-4630681 and re-recorded June 18, 2004 in Instrument No. 2004-4640399 and re-recorded again on March 16, 2005 in Instrument No. 2005-4780622, of the Umatilla County Microfilm Records.

SUBJECT TO: Agreement, including the terms and provisions thereof, between Oregon Department of Environmental Quality and City of Pilot Rock, recorded June 24, 2004 in Instrument No. 2004-4640639 of the Umatilla County, Oregon, Microfilm Records.

SUBJECT TO: The rights of the public in County Roads 1383 and 1386.



Stephen K. Haddock
OREGON
JULY 9, 2004
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-17

Stephen K. Haddock
This is a true and exact copy.

NARRATIVE

This plat was prepared at the request of Mr. Steve Draper on behalf of the City of Pilot Rock Oregon. The purpose of the plat is to partition the lands shown to facilitate further development of Parcel 2 of this plat.

As noted on Partition 2015-07, The legal description of this property was altered by the deed recorded in Umatilla County Microfilm Reel 478, Page 622 from an aliquot part description to a metes and bounds description. Given that there has never been any transaction with the adjoiners, and the adjoiner deeds are still by aliquot part, I have determined that the intent of the change of description was not to leave gaps and overlaps and have therefore held the boundaries of Parcel 2 to be the original aliquot part description given in the deed in Microfilm Reel 386, Page 398. Parcel 1 remains unsurveyed.

Section 4 was surveyed and subdivided in 1973 by Mr. Don Staebler. Mr. Staebler held a long term fence corner as the best evidence of the closing corner to Sections 4 and 5. In 1997, survey 97-140-C disputed the position held by Staebler citing too large a discrepancy from the GLO record distances. A proportionate point was then adopted by survey 97-140-C which results in serious encroachment issues along the section line if held. I have held the Staebler monumentation as they are in closest agreement with the existing possessory lines.

This survey was performed with a Trimble R7/R8 RTK GPS system measuring in kinematic mode.

OWNER'S DECLARATION

The City of Pilot Rock, an Oregon Municipal Corporation, owner of the land described herein, does hereby declare that they have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the ordinances of the City of Pilot Rock. They do also hereby dedicate the easement for ingress, egress, and utilities as shown on Parcel 1 of this plat. Said easement abuts upon the easterly line of said Parcel 1 and extends from the north line of the County Road northerly to the north line of said Parcel 1 and is 80 ft. wide.

Authorized by the Pilot Rock City Council on this 15 day of December 2015.

Virginia Carnes
Virginia Carnes
Mayor, City of Pilot Rock

State of: Oregon
County of: Umatilla

On this 15 Day of December, 2015, the above named individual appeared personally before me and is known to me to be the indential individual who executed the plat dedication and acknowledged that she did so freely and voluntarily.

Before me: *Terianne Porter*
Printed name: TERIANNE PORTER
Notary Public for Oregon
Commission number: 944601
My commission expires: Nov. 9, 2019

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 8, 2016
at 2:07 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
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OFFICE OF COUNTY RECORDS
By: ...Dave Stuvland...Records Officer
Fees \$ 78.00 No. 2016-6380440

RECEIVED BY
Umatilla County Surveyor
Date: 1/14/2016
Rec'd By: Canensley
No.: 16-006-B

SHEET 2 OF 2

PARTITION PLAT FOR THE CITY OF PILOT ROCK P.O. BOX 130 PILOT ROCK, OR 97868	PROJECT DATE: 10-15-2015	
	Project No. 15-17	SCALE: 1" = 300'
LOCATION: SW1/4, S4, T1S, R32E, W.M., UMATILLA COUNTY, OREGON.	WITNESS TREE SURVEYING Stephen K. Haddock, PLS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922	