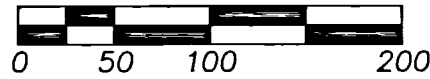


**PARTITION OF PARCEL 1 OF UMATILLA COUNTY**  
**PARTITION PLAT NO. 2005-36.**  
 LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 16, T.2N., R.32E., W.M., CITY OF PENDLETON  
 UMATILLA COUNTY, OREGON.  
 NOVEMBER, 2018.

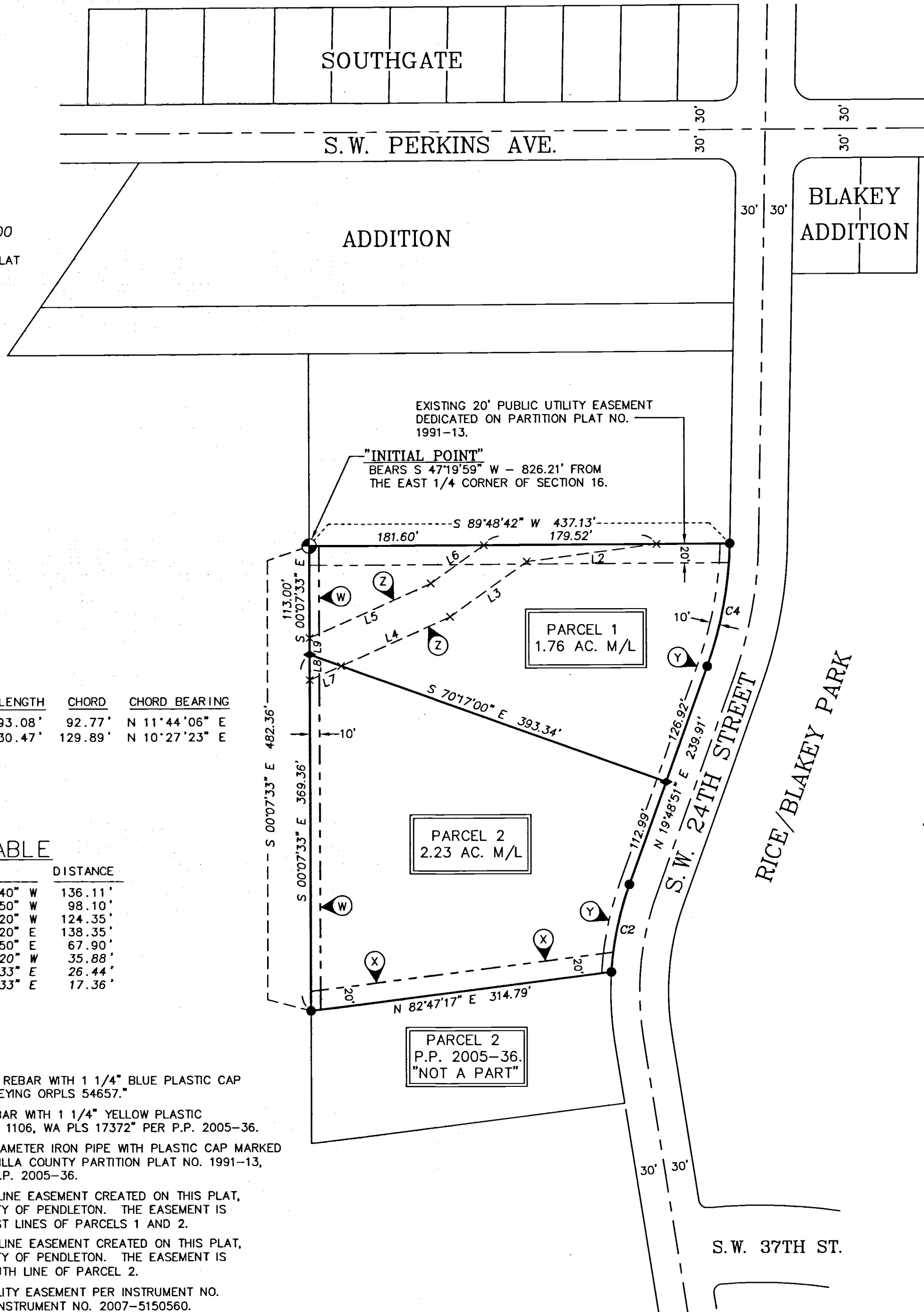
PARTITION PLAT NO. 2018-**19**



SCALE: 1"=100 FEET



BASIS OF BEARINGS: PARTITION PLAT NO. 2005-36. ALL COMMON DIMENSIONS ARE IDENTICAL.



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	16°09'38"	330.00'	93.08'	92.77'	N 11°44'06" E
C4	18°43'03"	399.37'	130.47'	129.89'	N 10°27'23" E

**LINE TABLE**

NO.	BEARING	DISTANCE
L2	S 82°28'40" W	136.11'
L3	S 54°18'50" W	98.10'
L4	S 65°50'20" W	124.35'
L5	N 65°50'20" E	138.35'
L6	N 54°18'50" E	67.90'
L7	S 65°50'20" W	35.88'
L8	S 00°07'33" E	26.44'
L9	S 00°07'33" E	17.36'

**LEGEND**

- ◆ - SET 5/8" X 30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING ORPLS 54657."
- - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" PER P.P. 2005-36.
- ⊕ - FOUND 3/4" INSIDE DIAMETER IRON PIPE WITH PLASTIC CAP MARKED "PLS 346", PER UMATILLA COUNTY PARTITION PLAT NO. 1991-13, ALSO REPORTED ON P.P. 2005-36.
- Ⓜ - NEW 10' WIDE SEWER LINE EASEMENT CREATED ON THIS PLAT, DEDICATED TO THE CITY OF PENDLETON. THE EASEMENT IS PARALLEL TO THE WEST LINES OF PARCELS 1 AND 2.
- Ⓧ - NEW 20' WIDE SEWER LINE EASEMENT CREATED ON THIS PLAT, DEDICATED TO THE CITY OF PENDLETON. THE EASEMENT IS PARALLEL TO THE SOUTH LINE OF PARCEL 2.
- Ⓨ - EXISTING 10' WIDE UTILITY EASEMENT PER INSTRUMENT NO. 2007-5140663, AND INSTRUMENT NO. 2007-5150560.
- Ⓩ - EXISTING 40' STORM WATER DRAINAGE EASEMENT GRANTED TO THE CITY OF PENDLETON. REEL 22, PAGE 955, INST. NO. 1977-27504.

**SURVEYORS CERTIFICATE & NARRATIVE:**

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MARKED WITH LEGAL MONUMENTS PARCELS 1 AND 2 OF THIS PARTITION PLAT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCES. MONUMENTS WERE RECOVERED OR ESTABLISHED AS NOTED. THE EXTERIOR BOUNDARY OF THE PARCELS WAS PREVIOUSLY SURVEYED IN PARTITION PLAT NO. 2005-36.

THE SURVEY WAS MADE WITH A ONE PERSON CREW USING A TRIMBLE 5700 GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. NEW MONUMENTS ESTABLISHED WERE VERIFIED BY SEPARATE OBSERVATIONS.

**REAL PROPERTY DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-36.  
 PARCEL DESCRIBED CONTAINS 3.99 ACRES, MORE OR LESS.

*Jason M. Wells*  
 JASON M. WELLS, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jason M. Wells*

OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54657PLS  
RENEWS 6/30/20

**OWNERS DECLARATION**

PENDLETON INVESTMENT GROUP LLC., OWNER OF THE PROPERTY IN THIS PARTITION, DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE CITY OF PENDLETON DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.

*Jerry Island*  
 JERRY ISLAND, MEMBER.

ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 4 DAY OF DECEMBER, 2018.

BY Jerry Island, MEMBER

*Robert B. Galt*  
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4-9-2021

MY COMMISSION NUMBER: 960932

I CERTIFY THIS IS AN EXACT COPY OF

PARTITION PLAT NO. 2018-19

*Jason M. Wells*  
 JASON M. WELLS, PLS

**APPROVALS**

EXAMINED AND APPROVED THIS  
3rd DAY OF December, 2018.

LAND DIVISION NO. MP18-02  
*Steve Cross*  
 CITY OF PENDLETON PLANNER

EXAMINED AND APPROVED THIS  
3rd DAY OF December, 2018.

*Jason M. Wells*  
 CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS  
5 DAY OF December, 2018.

*David H. Kline*  
 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS  
5th DAY OF December, 2018.

*Bethina Emright by Kristin Sharnick*  
 UMATILLA COUNTY TAX COLLECTOR  
 deputy

RECORDING INFORMATION  
 UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }  
 COUNTY OF UMATILLA }

I certify that this instrument was received  
 and recorded on 12-05-2018

at 11:41 o'clock a. m., in the record of  
 PLATS of said County.

YEAR 2018 NUMBER 19

OFFICE OF COUNTY RECORDS

By: Steve Churchill Records Officer

Fee \$ 120.00 No. 2018-6800098

**RECEIVED BY**

Umatilla County Surveyor

Date: 12/7/18

Rec'd By: CT

No.: 18-115-B

WELLS SURVEYING  
 200 SE HAILEY SUITE 108  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 11/18	DR. BY: JMW
CK. BY: WRW	NO: 18-1715

PROJECT: jmsland2018pp

PARTITION OF PARCEL 1 OF  
 UMATILLA COUNTY PARTITION  
 PLAT 2005-36.

OWNER: PENDLETON INVESTMENT  
 GROUP, LLC.

LOCATED IN THE NE1/4 OF THE SE1/4 OF  
 SECTION 16, T2N., R32E., W.M.  
 CITY OF PENDLETON,  
 UMATILLA COUNTY, OREGON.