

2005-18

PARTITION PLAT NO. 2005-18
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, T2N., R32E., W.M.
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
 JUNE, 2005.

APPROVALS

EXAMINED AND APPROVED THIS
 29 DAY OF June 2005.

LAND DIVISION NO. MP04-04
[Signature]
 CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
 27 DAY OF June 2005.

[Signature]
 CITY OF PENDLETON SURVEYOR
 EXAMINED AND APPROVED THIS
 22 DAY OF June 2005.

[Signature]
 UMATILLA COUNTY SURVEYOR
 TAXES ARE PAID IN FULL THIS
 28 DAY OF June 2005.

[Signature]
 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 June 28, 2005
 at 2:45 o'clock Pm., in the record of
 PLATS of said County.
 YEAR NUMBER
 2005 18

OFFICE OF COUNTY RECORDS
 By: ...JEAN HEMPHILL...Records Officer
 Fees \$ 50.00 No. 2005-4840294

OWNER'S DECLARATION

WE, RUSSELL E. HEIMARK AND YVONNE K. HEIMARK, HUSBAND AND WIFE, OWNERS, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES.

PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT DESIGNATION:

WE HEREBY DESIGNATE, FOR THE USE AND BENEFIT OF THE OWNERS OF NEW PARCELS 1 AND 2, AND THE OWNERS OF THAT PORTION OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 1992-24 NOT INCLUDED WITHIN THE PLAT OF NORTH FOOTHILLS ADDITION TO THE CITY OF PENDLETON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE NEW PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT IDENTIFIED ON THIS PLAT. THE EASEMENT SHALL BE PERPETUAL AND NON-EXCLUSIVE. *SEE LEGEND FOR EASEMENT EXCEPTION.

PUBLIC UTILITY EASEMENT DEDICATION:

WE HEREBY DEDICATE TO THE CITY OF PENDLETON, A OREGON MUNICIPAL CORPORATION, HEREINAFTER REFERRED TO AS GRANTEE, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES, OVER, UNDER AND ACROSS THE PUBLIC UTILITY EASEMENT AREA SHOWN IN THE LEGEND AND ON THIS PLAT.

USE OF EASEMENT:

THIS EASEMENT IS FOR CONSTRUCTING, RECONSTRUCTING, INSTALLING, INSPECTING, OPERATING, SERVICING, REPAIRING AND MAINTAINING UTILITY LINES WITHIN THE ABOVE DESCRIBED EASEMENT. GRANTEE SHALL HAVE THE RIGHT OF ENTRY AS REQUIRED ACROSS SAID EASEMENT TO PERFORM ABOVE DESCRIBED DUTIES. SAID UTILITY LINES SHALL BE LAID UNDER THE SURFACE OF THE GROUND AND SHALL BE SO CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE EASEMENT PREMISES ABOVE DESCRIBED, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY THE GRANTEE.

MAINTAINING EASEMENT FREE OF TREES AND STRUCTURES:

THE OWNERS HEREBY AGREE TO KEEP THE EASEMENT FREE OF ANY AND ALL TREES AND STRUCTURES.

[Signature]
 RUSSELL E. HEIMARK, OWNER

[Signature]
 YVONNE K. HEIMARK, OWNER

SUBSCRIBED AND SWORN BY ME THIS 24 DAY OF June 2005.

[Signature]
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4-29-08
 COMMISSION NUMBER: 380223



SURVEYOR'S CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES.

MONUMENTS WERE ESTABLISHED OR RECOVERED FOR PARCELS 1 AND 2 AS SHOWN.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. BASIS OF BEARINGS IS NOTED.

REAL PROPERTY DESCRIPTION:

A portion of Parcels 2 and 3 of Umatilla County Partition Plat No. 1992-24, located in the Southwest Quarter of Section 3, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

BEGINNING at the Northeast Corner of Hardrock Addition to the City of Pendleton, the "INITIAL POINT" for this description; thence North 89°13'59" East along the North line of said Parcel 3 a distance of 30.52 feet to the Northwest Corner of Parcel 2 of said Umatilla County Partition Plat No. 1992-24; thence continuing North 89°13'59" East along the North line of said Parcel 2 a distance of 191.48 feet; thence South 01°03'28" East a distance of 305.10 feet; thence South 89°03'24" West a distance of 184.50 feet; thence South 01°03'28" East a distance of 130.00 feet to a point on the North line of N.W. 21st Street and the Southwest corner of that tract of land conveyed to Steven W. Lusty and Sharon E. Lusty, husband and wife, in Bargain and Sale Deed recorded as Instrument No. 2000-3660790, at Reel 366, Page 0790, Deed Records of Umatilla County, thence South 89°03'24" West along the East line of said Whitney tract a distance of 110.00 feet; thence South 89°03'24" West along the North line of said Whitney tract of land a distance of 6.50 feet to the Southeast Corner of Lot 14 of North Foothills Addition to the City of Pendleton; thence North 01°03'28" West along the East line of said North Foothills Addition and said Hardrock Addition a distance of 325.78 feet to the "INITIAL POINT".

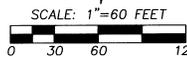
[Signature]
 WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/06

LEGEND

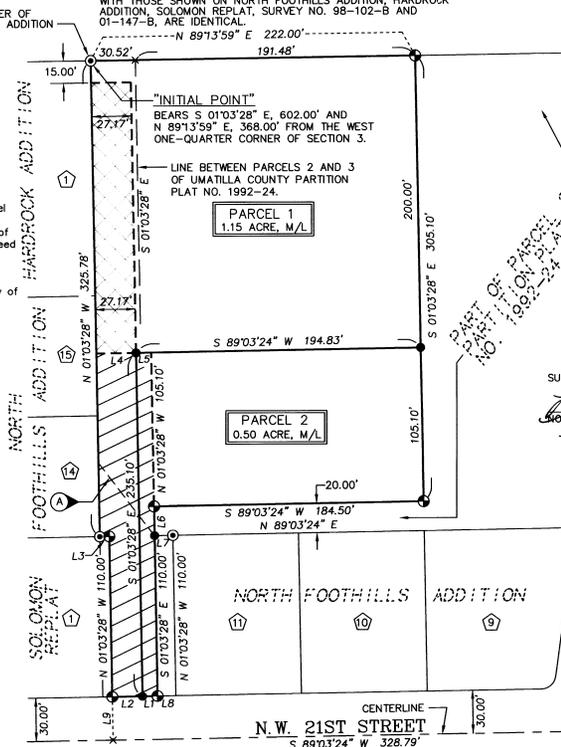
- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊙ - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", FROM SURVEY NO. 01-147-B.
- ⊙ - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", FROM NORTH FOOTHILLS ADDITION PLAT.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- L1 - LINE NUMBER OF LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
- Ⓜ - INDICATES LOT NUMBER FROM NORTH FOOTHILLS ADDITION, HARDROCK ADDITION OR SOLOMON REPLAT.
- Ⓐ - INDICATES NORTHERLY EXTENTS OF EXISTING EASEMENT FOR INGRESS-EGRESS GRANTED TO MARY ALICE RIDGWAY, RECORDED AS INSTRUMENT NO. 2000-3660789 AT REEL 366, PAGE 0789, DEED RECORDS.
- ▨ - INDICATES AREA OF NEW PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT AND APPURTENANT PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITIES TO CITY OF PENDLETON. SEE "OWNER'S DECLARATION". NO TREES, SHRUBS OR STRUCTURES ARE ALLOWED IN EASEMENT.
- ▩ - *EASEMENT EXCEPTION: INDICATES AREA OF NEW PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT BENEFITING NEW PARCELS 1 AND 2 ONLY, AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS OF PARCELS 1 AND 2.

NOTE:
 THE RECORD DOCUMENT USED IN PREPARATION OF THIS PARTITION IS WARRANTY DEED TO RUSSELL E. HEIMARK AND YVONNE K. HEIMARK, HUSBAND AND WIFE, RECORDED AS INSTRUMENT NO. 2004-4640261, RECORDED AT REEL 464, PAGE 0261, DEED RECORDS OF UMATILLA COUNTY.



"BASIS OF BEARINGS": SURVEY NO. 98-102-B.

NOTE: DIMENSIONS SHOWN ON THIS MAP, WHICH ARE COMMON WITH THOSE SHOWN ON NORTH FOOTHILLS ADDITION, HARDROCK ADDITION, SOLOMON REPLAT, SURVEY NO. 98-102-B AND 01-147-B, ARE IDENTICAL.



LINE NO.	BEARING	DISTANCE
L1	S 89°03'24" W	10.33'
L2	S 89°03'24" W	20.67'
L3	S 89°03'24" W	6.50'
L4	N 89°03'24" E	27.17'
L5	N 89°03'24" E	10.33'
L6	S 01°03'28" E	20.00'
L7	N 89°03'24" E	12.50'
L8	N 89°03'24" E	12.50'
L9	N 01°03'28" W	30.00'

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2005-18
[Signature]
 WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: PARTITION PLAT FOR: RUSSELL & YVONNE HEIMARK
DATE: 06/05	DR. BY: JMW	LOCATED IN THE SW 1/4 OF SECTION 3, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
CK. BY: WRW	NO: 04-967	