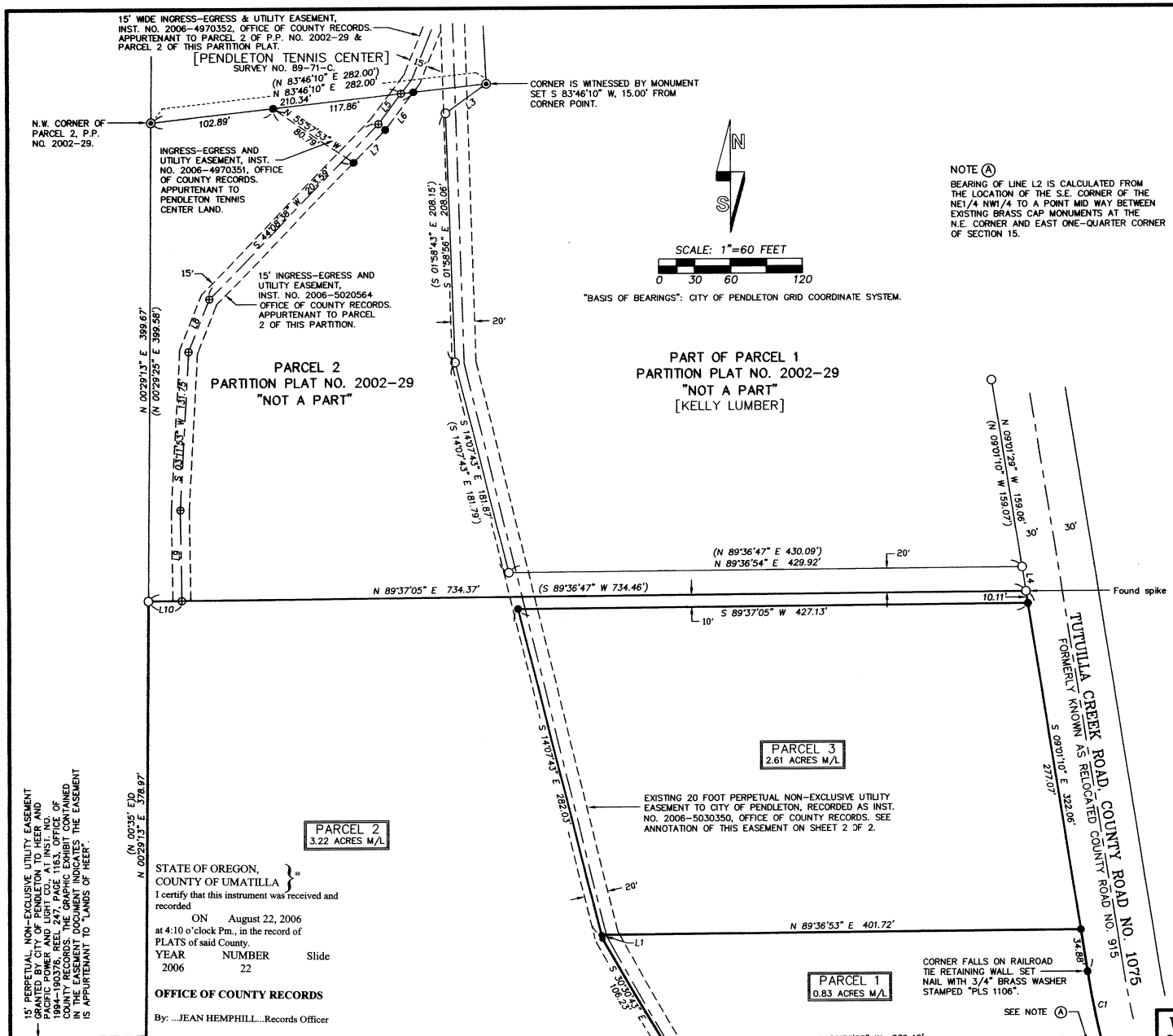
182

2006-22

PARTITION PLAT NO. 2006-22
SHEET 1 OF 2

LOCATED IN THE NE1/4 NW1/4 & NW1/4 NE1/4 OF SECTION 15, T2N., R32E., W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON.



NOTE (A)
BEARING OF LINE L2 IS CALCULATED FROM THE LOCATION OF THE S.E. CORNER OF THE NE1/4 NW1/4 TO A POINT MID WAY BETWEEN EXISTING BRASS CAP MONUMENTS AT THE N.E. CORNER AND EAST ONE-QUARTER CORNER OF SECTION 15.

STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON August 22, 2006
at 4:10 o'clock Pm., in the record of PLATS of said County.

YEAR	NUMBER	Slide
2006	22	

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees $ 50.00 No. 2006-5060443

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2006-22
William R. Wells
WILLIAM R. WELLS, PLS

NOTES:

1. THE RIGHT-OF-WAY LINE OF TUTUILLA CREEK ROAD, SOUTH OF PARTITION PLAT NO. 2002-29, WAS DEVELOPED USING RECORD DIMENSIONS FROM CITY OF PENDLETON DESIGN MAP FOR RECONSTRUCTED ROAD, (CITY MAP NO. 24-1480). MONUMENTS FROM PARTITION PLAT NO. 2002-29 WERE USED AS THE BASIS OF CONTROL.

2. THE RECORD DOCUMENT USED IN PREPARING THIS PARTITION PLAT IS WARRANTY DEED TO HEER TRUSTS, RECORDED AS INSTRUMENT NO. 1999-3540345 AT REEL 354, PAGE 0345, OFFICE OF COUNTY RECORDS.

3. PARTITIONED LANDS ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. THE FOLLOWING EASEMENTS ARE "BLANKET" TYPE EASEMENTS AND ARE NOT SHOWN:

RIGHT-OF-WAY EASEMENT GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE, RECORDED AS INSTRUMENT NO. 1961-260865, AT BOOK 273, PAGE 142, DEED RECORDS OF UMATILLA COUNTY. THIS EASEMENT WAS ASSIGNED TO PACIFIC POWER AND LIGHT CO., RECORDED AS INSTRUMENT NO. 1963-260951, AT BOOK 273, PAGE 158, DEED RECORDS. ("BLANKET" EASEMENT IN SECTION 15).

RIGHT-OF-WAY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED AS INSTRUMENT NO. 1951-99834 AT BOOK 185, PAGE 257, DEED RECORDS. ("BLANKET EASEMENT" IN PART OF NE1/4 NW1/4 SEC. 15.)

LEGEND

● – SET 5/8" BY 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", UNLESS OTHERWISE NOTED.

○ – FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR PER PARTITION PLAT NO. 2002-29 OR 1990-06, UNLESS OTHERWISE NOTED.

◉ – FOUND 5/8" REBAR WITH 1 1/4" PLASTIC CAP PER SURVEY NO. 89-71-C.

(XOX) – RECORD DIMENSION PER PARTITION PLAT NO. 2002-29 OR PARTITION PLAT NO. 1990-06.

(XOX)D – RECORD DIMENSION FROM WARRANTY DEED, RECORDED AT REEL 354, PAGE 345, INSTRUMENT NUMBER 1999-3540345, OFFICE OF COUNTY RECORDS.

MONUMENTS WERE ESTABLISHED ON AUGUST 8, 2006.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	4°28'55"	786.59'	61.53'	S 11°15'38" E 61.52'

LINE TABLE

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	S 14°07'43" E	3.16'	
L2	S 89°29'17" W	25.10'	
L3	S 54°50'55" W	41.63'	(N 55°05'28" E 41.61')
L4	N 08°58'44" W	20.24'	(N 09°01'10" W 20.23')
L5	S 37°39'38" W	31.10'	
L6	S 37°39'38" W	38.73'	
L7	S 44°08'38" W	38.11'	
L8	S 21°47'25" W	47.09'	
L9	S 00°49'25" E	76.33'	
L10	N 89°37'05" E	27.97'	

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 08/06	DR. BY: DMT
CK. BY: WRW	NO: 05-1039

PROJECT: \HEERGND

PARTITION PLAT FOR:
HEER

LOCATED IN THE NE1/4 NW1/4 AND THE NW1/4 NE1/4 SECTION 15, TOWNSHIP 2, NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

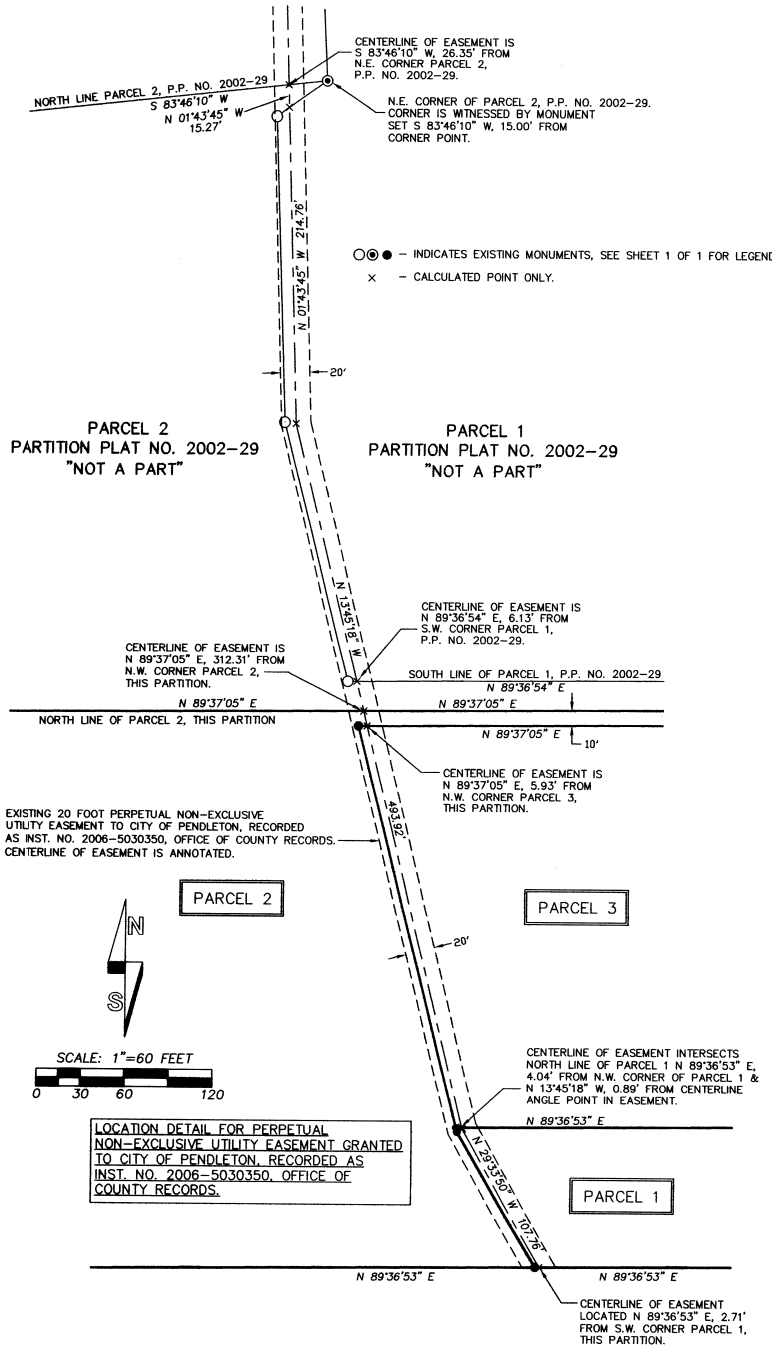
RECEIVED
Umatilla County Surveyor
9-06
RK
No. 06-507-B

2006-22

2 of 2

PARTITION PLAT NO. 2006-22
SHEET 2 OF 2

LOCATED IN THE NE1/4 NW1/4 & NW1/4 NE1/4 OF SECTION 15, T2N., R32E., W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON.



LOCATION DETAIL FOR PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT GRANTED TO CITY OF PENDLETON, RECORDED AS INST. NO. 2006-5030350, OFFICE OF COUNTY RECORDS.

OWNER'S DECLARATION

KENNETH A. HEER AND BEATTA L. HEER, TRUSTEES OF THE KENNETH A. HEER TRUST, EXECUTED THE 18TH DAY OF JULY, 1994, AND BEATTA L. HEER AND KENNETH A. HEER, TRUSTEES OF THE BEATTA L. HEER TRUST, EXECUTED THE 18TH DAY OF JULY, 1994, OWNERS, DO HEREBY ACKNOWLEDGE THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

Kenneth A. Heer — KENNETH A. HEER, TRUSTEE
Beatta L. Heer — BEATTA L. HEER, TRUSTEE

AS TRUSTEES OF THE KENNETH A. HEER TRUST, EXECUTED THE 18TH DAY OF JULY, 1994 AND AS TRUSTEES OF THE BEATTA L. HEER TRUST, EXECUTED THE 18TH DAY OF JULY, 1994.

STATE OF OREGON)
COUNTY OF UMATILLA)ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8-10-, 2006.

Dawn M. Jubbs
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-08

COMMISSION NUMBER: 385199

SURVEYORS CERTIFICATE & NARRATIVE:

I CERTIFY THAT I HAVE SHOWN AND MONUMENTED PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS WERE ESTABLISHED BY G.P.S. REAL TIME KINEMATIC METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION

A tract of land located n the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 15, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the "INITIAL POINT", a 5/8 inch by 30 inch iron rebar on the South line of the Northeast Quarter of the Northwest Quarter of Section 15, located South 89°36'53" West a distance of 775.00 feet from the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 15 and South 30°08'27" West a distance of 1536.42 feet from the North One-Quarter Corner of said Section 15; thence North 00°29'13" East a distance of 378.97 feet to the Southwest Corner of Parcel 2 of Umatilla County Partition Plat No. 2002-29; thence North 89°37'05" East along the South line of said Parcel 2 a distance of 734.37 feet to a point on the Westerly right-of-way line of Tutuilla Creek Road, County Road No. 1075, (formerly known as relocated County Road No. 915); thence South 09°01'10" East along said Westerly right-of-way line of Tutuilla Creek Road a distance of 322.06 feet to the point of curvature of a curve; thence continuing along said Westerly right-of-way line on the arc of a 786.59 foot radius curve to the left a distance of 61.53 feet, (long chord bears South 11°15'38" East a distance of 61.52 feet) to a point on the East-West centerline of the Northeast Quarter of said Section 15; thence South 89°29'17" West along said East-West centerline of the Northeast Quarter of Section 15 a distance of 25.10 feet to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 15; thence South 89°36'53" West along the South line of the Northeast Quarter of the Northwest Quarter of said Section 15 a distance of 775.00 feet to the "INITIAL POINT".

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

APPROVALS

EXAMINED AND APPROVED THIS 12 DAY OF AUGUST, 2006.
LAND DIVISION NO. MP-06-02
Peter W. Weller
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 11 DAY OF August, 2006.
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS 11 DAY OF August, 2006.
David H. Clive
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS 21st DAY OF August, 2006.
Rhonda J. Schultz, by Maggie Sutton
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON August 22, 2006
at 4:10 o'clock Pm., in the record of PLATS of said County.
YEAR 2006 NUMBER 22 Slide

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees $ 50.00 No. 2006-5060443

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2006-22
William R. Wells
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 08/06	DR. BY: DMT
CK. BY: WRW	NO: 05-1039

PROJECT: \HEERGND2

PARTITION PLAT FOR:
HEER

LOCATED IN THE NE1/4 NW1/4 AND THE NW1/4 NE1/4 SECTION 15, TOWNSHIP 2, NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

RECEIVED BY
Umatilla County Surveyor
9-06
KR
No. 06-507-B