

UMATILLA COUNTY

PARTITION PLAT NO. 2007-31

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

N 1/4 SECTION 15
FND 2-1/2" BC
SURVEY 90-50-C

LEGEND

- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "ORPLS 43406"
- ⊙ FOUND 5/8" IRON REBAR W/ALUMINUM CAP FROM SURVEY 82-44-B
- FOUND 5/8" IRON REBAR W/PLASTIC CAP FROM SURVEY 96-088-B, 94-118-B, 00-023-C, 95-121-B, OR 00-267-B
- FOUND PK NAIL BY CITY OF PENDLETON, DENOTING TUTUILLA ROAD CENTERLINE
- ⊕ FOUND BRASS CAP FROM COUNTY SURVEY S-156
- (XXX)D RECORD DIMENSION FROM DEED
- (XXX) RECORD DIMENSION FROM SURVEY 82-44-B

LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N47°03'20"E	26.93'	L29	N50°48'59"W	45.40'
L2	N89°21'56"E	120.64'	L30	N39°11'01"E	128.20'
L3	N73°05'24"E	107.24'	L31	N61°14'31"E	83.61'
L4	S74°18'20"E	95.16'	L32	N58°47'12"E	102.77' (D), M
L5	N88°19'44"E	39.54'	L33	N54°44'00"E	156.40' (D), M
L6	S85°26'25"E	39.22'	L34	N65°41'00"E	74.60' (D), M
L7	S83°37'31"E	116.48'	L35	S64°17'30"E	175.30' (D), M
L8	S69°45'07"E	50.69'	L36	S86°02'30"E	140.70' (D), M
L9	S62°16'13"E	50.45'	L37	N78°13'30"E	114.20' (D), M
L10	S72°55'40"E	147.36'	L38	S71°04'29"W	96.02' (D), M
L11	S68°38'54"E	24.87'	L39	N35°21'01"W	92.78' (D), M
L12	N24°02'17"E	171.34'	L40	N77°27'45"W	61.28' (D), M
L13	N15°05'27"W	439.55'	L41	N64°15'34"W	61.85' (D), M
L14	N76°12'31"E	150.04'	L42	S88°47'46"W	47.00' (D), M
L15	S15°05'27"E	465.28'	L43	N50°15'02"W	30.64' (D), M
L16	S85°54'11"W	130.12'	L44	N81°21'15"W	159.65' (D), M
L17	S24°02'17"W	191.10'	L45	S85°54'11"E	22.68'
L18	N68°38'54"W	44.05'			
L19	N72°55'40"W	147.92'			
L20	N62°16'13"W	50.73'			
L21	N69°45'07"W	48.82'			
L22	N83°37'31"W	115.10'			
L23	N85°26'25"W	38.52'			
L24	S88°19'44"W	40.52'			
L25	N74°18'20"W	93.76'			
L26	S73°05'24"W	106.86'			
L27	S89°21'56"W	118.19'			
L28	S47°03'20"W	22.27'			

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	20°06'04"	1183.96'	415.37'	N40°46'18"W 413.24'
C2	1°38'00"	1213.96'	34.60'	N50°00'08"W 34.60'
C3	2°13'56"	1213.96'	47.29'	N48°03'30"W 47.26'
C4	0°28'23"	1213.96'	10.02'	N46°42'23"W 10.02'
C5	2°20'48"	1213.96'	49.72'	N45°17'48"W 49.72'

REFERENCE DOCUMENTS

- SURVEYS OF RECORD
 SURVEY No. 00-267-B AKA PARTITION PLAT 2000-54
 SURVEY No. 82-44-B
 SURVEY No. 94-118-B
 SURVEY No. 96-088-B
 SURVEY No. 00-023-C
 SURVEY No. 95-121-B AKA PARTITION PLAT 1995-25
 TITLE REPORT ORDER No. 81221
- DEEDS
 INSTRUMENT No. 2000-3800375;
 BARGAIN SALE DEED REEL 164, PAGE 082;
 DEED IN LIEU OF FORECLOSURE REEL 224, PAGE 1159;
 DEED BOOK 257, PAGE 662
- GRECIAN HEIGHTS P.U.D.

- EASEMENTS OF RECORD
 PACIFIC POWER AND LIGHT, EASEMENT, BOOK 201 PAGE 318, UMCo RECORDS
 PACIFIC TELEPHONE & TELEGRAPH, EASEMENT, BOOK 160, PAGE 473, UMCo RECORDS
 PACIFIC POWER AND LIGHT, EASEMENT, BOOK 185, PAGE 259, UMCo RECORDS
 EASTERN OREGON ELECTRIC Co-OP, EASEMENT, BOOK 260, PAGE 520, UMCo RECORDS
 EASTERN OREGON ELECTRIC Co-OP, EASEMENT, BOOK 273, PAGE 140, UMCo RECORDS
 ROBERT MAUTZ & LYNN TIMMERMAN, SS EASEMENT, BOOK 332, PAGE 286, UMCo RECORDS
 CITY OF PENDLETON, BRIDGE EASEMENT, REEL 164, PAGE 1180, UMCo RECORDS
 CITY OF PENDLETON, BRIDGE EASEMENT, REEL 164, PAGE 1190, UMCo RECORDS
 CITY OF PENDLETON, BRIDGE EASEMENT, REEL 164, PAGE 1617, UMCo RECORDS
 CITY OF PENDLETON, BRIDGE EASEMENT, REEL 164, PAGE 1627, UMCo RECORDS
 CITY OF PENDLETON, STREAM/STORM EASEMENT, INST. No. 2000-3800377, UMCo RECORDS
 CITY OF PENDLETON, 30' UTILITY EASEMENT, INST. No. 2000-3800378, UMCo RECORDS

"INITIAL POINT"

EASEMENTS OF RECORD

PARCEL 2
 PARCEL 3

PARCEL 1
 5.884 AC.

PARCEL 2
 1.829 AC.

PARCEL 3
 25.025 AC.
 UNSURVEYED

LANDS OF ROESCH

LANDS OF WACHTER

REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT D. ENGLISH
 OREGON
 JANUARY 11, 2005
 ROBERT DOUGLAS ENGLISH
 43406LS

RENEWAL DATE: 12/31/07



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2007-31
 ROBERT D. ENGLISH

DATE: 04/17/07	PARTITION PLAT FOR: RANDY AND CHRISTIANE COOK 1320 TUTUILLA CREEK ROAD PENDLETON, OR 97801
SCALE: 1"=100'	
JOB NO. 2007-019	ROBERT D. ENGLISH, ORPLS43406 SURVEY ONE, LLC. P.O. Box 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. 2007-	

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON November 2, 2007
 at 2:00 o'clock Pm., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2007 37

OFFICE OF COUNTY RECORDS
 By: JEAN HEMPHILL, Records Officer
 Fees \$ 50.00 No. 2007-5280032

(S 87°37' W 1008.85') D
 S 87°37' 00" W 1008.85'

S 00°04'30" W 1245.70'
 (S 00°04'30" W 1245.70') D

Umatilla County Surveying
 11-07
 RK
 02-278-B

PARTITION PLAT NO. 2007-37

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN CITY OF PENDLETON, UMATILLA COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, AM A REGISTERED SURVEYOR IN THE STATE OF OREGON AND I HAVE SURVEYED AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON ORDINANCE. PARCEL 1 AND 2 ARE MONUMENTED AS SHOWN ON THIS PLAT. PARCEL 3 IS UNSURVEYED.

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LANDS OF RANDY COOK AND CHRISTIANE COOK, INTO 3 DISCREET PARCELS AS SHOWN ON THIS PLAT.

THE BASIS OF BEARING FOR THIS SURVEY WAS THE NORTHEASTERLY LINE OF PARCEL NUMBER 2 OF PARTITION PLAT 2000-54.

THE SURVEY WAS PERFORMED USING A SOKKIA GSR2700IS RTK GPS SYSTEM, CHECKING INTO CITY MONUMENTS REFERENCED IN SURVEY NO. 04-29-G, BEING BASED ON OREGON NORTH STATE PLANE COORDINATES AND ROTATED BACK TO THE RECORD OF SAID PARTITION PLAT. SAID ROTATION BEING 1°13'39" CLOCKWISE.

EXTENSIVE RECORD RESEARCH REVEALED DISCREPANCIES IN DEED TRANSCRIPTIONS OVER THE YEARS. LAND DEVELOPMENTS HAVE OCCURED SINCE SAID SCRIBNER ERRORS CAUSING ME TO WORK WITH A BEST FIT OF DEEDS TO OCCUPATION LINES, AND APPARENT INTENT. THE ERRORS APPEAR IN THE NORTHERLY BOUNDARY OF SAID PROPERTY. RUNNING DEED DESCRIPTIONS BOTH WAYS FROM THE NORTHWESTERLY CORNER OF SAID PARCEL 2 OF PARTITION PLAT 2000-54, AND PREVIOUS SURVEYS, FIT OCCUPATION LINES, REASONABLY CLOSE TO OLD FENCES AND FIELD LINES AND CAME TOGETHER JUST EAST OF THE SOUTHLINE OF PENDLETON ESTATES ADDITION TO THE CITY OF PENDLETON. I APPLY ALL ERROR HERE TO MAINTAIN HARMONY WITH THE REST OF THE DESCRIPTION AND APPARENT LINES OF OCCUPATION.

OWNER'S DECLARATION

I, JULIET K. MARKHAM-TEXIDOR, POWER OF ATTORNEY FOR RANDY AND CHRISTIANE COOK, OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCE. I HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, THE ACCESS, EGRESS, WELL, AND UTILITY EASEMENTS DESIGNATED ON SAID PLAT.

[Signature] RANDY AND CHRISTIANE COOK, OWNERS BY JULIET K. MARKHAM-TEXIDOR, POWER OF ATTORNEY

SUBSCRIBED AND SWORN BY ME THIS 2nd DAY OF

November, 2007. Vanessa Rueppel NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 2-25-09



EASEMENT NOTES:

THE CENTERLINE OF THE NEW 20 FT. ACCESS, EGRESS AND UTILITY EASEMENT BEGINS AT THE SOUTHWESTERNMOST CORNER OF PARCEL NUMBER 2, BEING 10 FEET WIDE ON EACH SIDE OF CENTERLINE.

THE CENTERLINE OF THE 20 FT. ACCESS, EGRESS EASEMENT ALONG THE EXISTING GRAVEL ROAD BEGINS 10 FEET, MORE OR LESS, SOUTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF TUTUILLA ROAD, BEING 10 FEET WIDE EACH SIDE OF CENTERLINE.

THE 27 FT. (EASTERLY - WESTERLY) BY 19 FT. (NORTHERLY - SOUTHERLY) WELL AND 10 FT. WELL ACCESS EASEMENT BEGINS SOUTH 15°05'27" EAST A DISTANCE OF 271.84 FEET FROM THE NORTHEASTERLY CORNER OF PARCEL NUMBER ONE AND CONTINUES SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL NUMBER ONE SOUTH 15°05'27" EAST A DISTANCE OF 167.71 FEET TO AN ANGLE POINT AND INTERSECTION WITH AN OVERHEAD POWERLINE, AND EASEMENT; THENCE NORTH 85°54'10" EAST, A DISTANCE OF 25.6 FEET, MORE OR LESS, ALONG THE SOUTHERLY SIDE OF SAID OVERHEAD POWERLINE TO THE EASTERNMOST BOUNDARY OF PARCEL TWO.

APPROVALS:

APPROVED THIS 23 DAY OF October, 2007

[Signature] UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL.

APPROVED THIS 2nd DAY OF November 2007.

[Signature] UMATILLA COUNTY TAX COLLECTOR

LAND DIVISION NO. MP07-02

APPROVED THIS 02 DAY OF NOVEMBER, 2007.

[Signature] CITY PLANNER

APPROVED THIS 02 DAY OF November, 2007.

[Signature] CITY SURVEYOR

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

ON November 2, 2007 at 2:00 o'clock Pm., in the record of PLATS of said County. YEAR NUMBER Slide 2007 37

OFFICE OF COUNTY RECORDS

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

Fees \$ 50.00 No. 2007-5280032

DATE: 06/15/07		PARTITION PLAT FOR: RANDY AND CHRISTIANE COOK 1320 TUTUILLA CREEK ROAD PENDLETON, OR 97801
SCALE:		
JOB NO. 2007-019		SURVEY ONE, LLC ROBERT D. ENGLISH, PLS 45740 GOPHER FLATS PENDLETON OR, 97801 541-276-2055
DWG NO. 2007-		

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2007-37

[Signature] ROBERT D. ENGLISH, ORPLS 43406

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] OREGON JANUARY 11, 2005 ROBERT DOUGLAS ENGLISH 43406LS

RENEWAL DATE: 12/31/07

11-07 KE 07-228-6