

PARTITION PLAT FOR MARSHALL / CLEARVIEW

PARTITION OF PARCEL 2, PARTITION PLAT NO. 2008-21,
 LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9, AND
 BEING WITHIN A PORTION OF THE WM.C. MCKAY D.L.C NO. 38., ALL IN TOWNSHIP
 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

TENTATIVE PLAT - MINOR PARTITION

EASEMENT NOTES

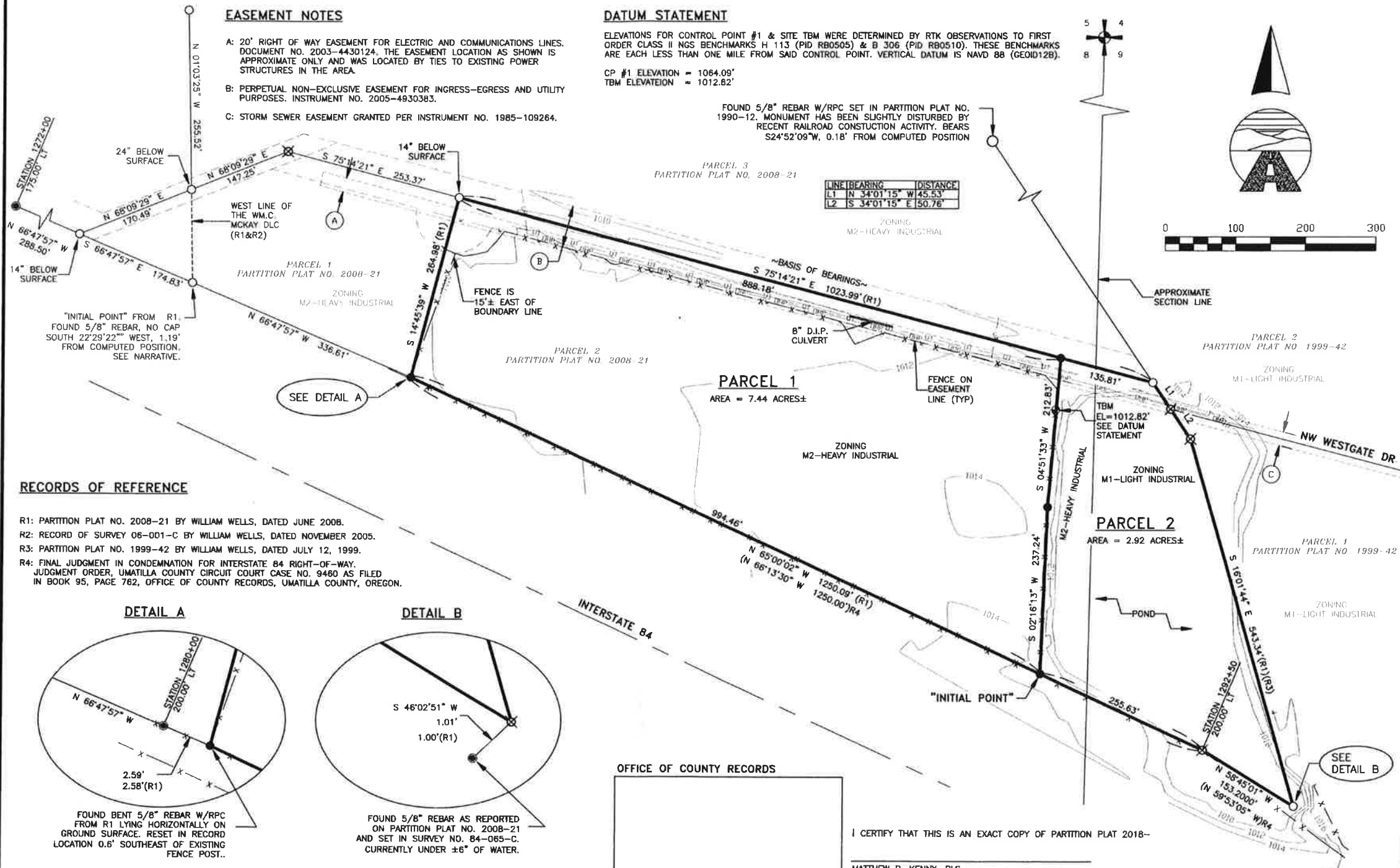
- A: 20' RIGHT OF WAY EASEMENT FOR ELECTRIC AND COMMUNICATIONS LINES. DOCUMENT NO. 2003-4430124. THE EASEMENT LOCATION AS SHOWN IS APPROXIMATE ONLY AND WAS LOCATED BY TIES TO EXISTING POWER STRUCTURES IN THE AREA.
- B: PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS AND UTILITY PURPOSES. INSTRUMENT NO. 2005-4930383.
- C: STORM SEWER EASEMENT GRANTED PER INSTRUMENT NO. 1985-109264.

DATUM STATEMENT

ELEVATIONS FOR CONTROL POINT #1 & SITE TBM WERE DETERMINED BY RTK OBSERVATIONS TO FIRST ORDER CLASS II NGS BENCHMARKS H 113 (PID RB0505) & B 306 (PID RB0510). THESE BENCHMARKS ARE EACH LESS THAN ONE MILE FROM SAID CONTROL POINT. VERTICAL DATUM IS NAVD 88 (GEOID12B).
 CP #1 ELEVATION = 1064.09'
 TBM ELEVATION = 1012.82'

FOUND 5/8" REBAR W/RPC SET IN PARTITION PLAT NO. 1990-12. MONUMENT HAS BEEN SLIGHTLY DISTURBED BY RECENT RAILROAD CONSTRUCTION ACTIVITY. BEARS S24°52'09"W, 0.18' FROM COMPUTED POSITION

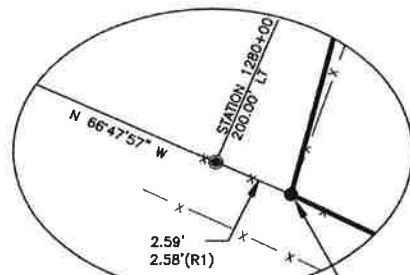
LINE	BEARING	DISTANCE
L1	N 34°01'15" W	45.53'
L2	S 34°01'15" E	50.76'



RECORDS OF REFERENCE

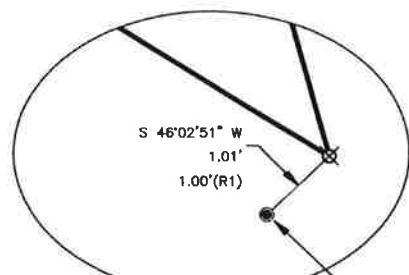
- R1: PARTITION PLAT NO. 2008-21 BY WILLIAM WELLS, DATED JUNE 2008.
- R2: RECORD OF SURVEY 06-001-C BY WILLIAM WELLS, DATED NOVEMBER 2005.
- R3: PARTITION PLAT NO. 1999-42 BY WILLIAM WELLS, DATED JULY 12, 1999.
- R4: FINAL JUDGMENT IN CONDEMNATION FOR INTERSTATE 84 RIGHT-OF-WAY. JUDGMENT ORDER, UMATILLA COUNTY CIRCUIT COURT CASE NO. 9460 AS FILED IN BOOK 95, PAGE 762, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

DETAIL A



FOUND BENT 5/8" REBAR W/RPC FROM R1 LYING HORIZONTALLY ON GROUND SURFACE. RESET IN RECORD LOCATION 0.6' SOUTHEAST OF EXISTING FENCE POST.

DETAIL B



FOUND 5/8" REBAR AS REPORTED ON PARTITION PLAT NO. 2008-21 AND SET IN SURVEY NO. B4-065-C. CURRENTLY UNDER ±6" OF WATER.

LEGEND

- SECTION CORNER - FOUND 1" SQUARE PIN IN CONCRETE
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED, "UCPWD LS89374".
- FOUND AND HELD 5/8" REBAR WITH RED PLASTIC CAP MARKED, "OR PLS 1106 WA PLS 17372 PER PARTITION PLAT NO. 2008-21 (R1) UNLESS NOTED OTHERWISE
- FOUND AND HELD 5/8" REBAR WITH 1-1/2" ALUMINUM CAP UNLESS NOTED OTHERWISE.
- CALCULATED POSITION, NOTHING FOUND OR SET.

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS

RENEWS: 6-30-19

OFFICE OF COUNTY RECORDS

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT 2018-

MATTHEW P. KENNY, PLS



UMATILLA COUNTY PUBLIC WORKS

3920 WESTGATE, PENDLETON, OR 97801
 PH: 541-278-5424 FAX: 541-278-5427

PARTITION OF PARCEL 2 PARTITION PLAT 2008-21 LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9, AND BEING WITHIN A PORTION OF THE WM.C. MCKAY D.L.C NO. 38., ALL IN TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

PROJECT NO.: 18-005 DR: MPK CH: MPK DATE: APRIL, 2018 SHEET 1 OF 2

PARTITION PLAT FOR MARSHALL / CLEARVIEW

PARTITION OF PARCEL 2, PARTITION PLAT NO. 2008-21,
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2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

TENTATIVE PLAT - MINOR PARTITION

OWNER'S DECLARATION

I, H. GALE MARSHALL, PRESIDENT OF GO CONSTRUCTION AND DEVELOPMENT, INC., DO
HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE
PROPERTY PARTITIONED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS
OF ORS CHAPTER 92, AS REVISED, THE UMATILLA COUNTY DEVELOPMENT CODE AND THE
CITY OF PENDLETON PLANNING ORDINANCE.

GO CONSTRUCTION AND DEVELOPMENT, INC.
BY H. GALE MARSHALL, PRESIDENT

DATE

STATE OF OREGON
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2018
BY H. GALE MARSHALL, PRESIDENT OF GO CONSTRUCTION AND DEVELOPMENT, INC.

NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, MATTHEW P. KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
PROPER MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE UMATILLA
COUNTY DEVELOPMENT CODE AND THE CITY OF PENDLETON PLANNING ORDINANCE, THE
LANDS AS SHOWN HEREON. CORNERS NOT SET FOR REASONS AS SHOWN HAVE BEEN
APPROVED BY THE UMATILLA COUNTY SURVEYOR. I FURTHER CERTIFY THAT THE INITIAL
POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060.

MATTHEW P. KENNY, PLS
CERTIFICATE NO. 89374

DATE

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT 2018-

MATTHEW P. KENNY, PLS

SURVEY NARRATIVE

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF THE UMATILLA COUNTY BOARD OF
COMMISSIONERS IN COOPERATION WITH CLEARVIEW DISABILITY RESOURCE CENTER, AN
OREGON NONPROFIT CORPORATION, AND GO CONSTRUCTION AND DEVELOPMENT, INC. THE
PURPOSE OF THIS SURVEY IS TO FURTHER DIVIDE PARCEL 2 OF PARTITION PLAT NO.
2008-21 AND CREATE A SEPERATE PARCEL FOR THE POND LOCATED AT THE EAST END
OF SAID PARCEL 2.

AN EXTENSIVE SEARCH WAS MADE TO LOCATE CONTROLLING MONUMENTS FROM PARTITION
PLAT NO. 2008-21. MOST OF THESE MONUMENTS WERE FOUND IN GOOD CONDITION AND
USED TO RETRACE AND VERIFY THE PLAT DATA. MEASUREMENTS MADE BETWEEN FOUND
MONUMENTS CHECK VERY CLOSELY WITH THE RECORD PLAT DATA AND THEREFORE THE
PLAT WAS HELD IN RETRACEMENT OF PARCEL 2 OF PARTITION PLAT NO. 2008-21 AND
IN RESULTING CALCULATIONS FOR PARCEL 1 AND PARCEL 2 OF THIS PLAT.

A 5/8" REBAR WITH NO CAP WAS FOUND SOUTH 22°29'22" WEST, 1.19 FEET FROM THE
CALCULATED LOCATION OF THE INITIAL POINT OF PARTITION PLAT 2008-21. IT IS LIKLEY
THAT THIS POINT WAS DISTURBED WHEN GRADING AND CONSTRUCTION TOOK PLACE ON
THESE PARCELS. THE GRADE OF THE ENTIRE AREA HAS BEEN BROUGHT UP WITH
CRUSHED ROCK, IN ADDITION, GRAVEL ROADS AND CHAIN LINK FENCES HAVE BEEN
CONSTRUCTED. THERE WAS ALSO A 5/8" REBAR WITH RED PLASTIC CAP FOUND LYING
HORIZONTALLY ON TOP OF THE GROUND NEAR THE CORNER FENCE POST AT THE
SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2008-21. THIS CORNER
POST LIES APPROXIMATELY 0.6' NORTHWESTERLY OF THE TRUE CORNER POSITION.

THE EXISTING CHAIN LINK FENCE ON THE WEST SIDE OF THE POND SITE WAS USED TO
DETERMINE THE NEW BOUNDARY LINE BETWEEN PARCELS 1 AND 2 OF THIS PLAT. THIS
FENCE WAS LOCATED BY RTK METHODS AND A BEST FIT LINE BY LEAST-SQUARES
ADJUSTMENT WAS CALCULATED. THE RESULTING GEOMETRY WAS THEN OFFSET TWO FEET
TO THE EAST AS INSTRUCTED BY THE OWNER SO THAT THE EXISTING CHAIN LINK FENCE
REMAIN ON PARCEL 1 OF THIS PLAT.

THE BEARINGS FOR THIS SURVEY ARE BASED ON PARTITION PLAT NO. 2008-21.
DISTANCES ARE GROUND DISTANCES. THIS SURVEY WAS PERFORMED WITH LEICA GS15
GNSS RECIEVERS USING RTK METHODS.

PROPERTY DESCRIPTION

(PER SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER
NO. 97788, DATED MARCH 28, 2018)

PARCEL 2, PARTITION PLAT NO. 2008-21 (INSTRUMENT NO. 2008-5410275, OFFICE OF
UMATILLA COUNTY RECORDS) LOCATED IN THE NORTHEAST QUARTER OF SECTION 8 AND
THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE
WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

LAND SURVEYOR

MATT KENNY, PLS
3920 WESTGATE
PENDLETON, OR 97801

OWNER

GO CONSTRUCTION & DEVELOPMENT INC
3540 NE JOHNS CT
PENDLETON, OR 97801

APPROVALS

EXAMINED AND APPROVED THIS:
____ DAY OF _____, 2018.
LAND DIVISION NO. _____

CITY OF PENDLETON PLANNING
COMMISSION CHAIRPERSON

PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS:
____ DAY OF _____, 2018.

CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS:
____ DAY OF _____, 2018.

UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS:
____ DAY OF _____, 2018.

UMATILLA COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS



PRELIMINARY

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-19



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