

UMATILLA COUNTY
PARTITION PLAT NO. 1992 - 12

#LD-5N-449-92

LEGAL DESCRIPTION:

Deed R.57, Page 294. Also described as Beginning at a point which lies 33 feet West of and 33 feet North of the S.E. corner of Section 34, T5N, R28E, W.M., Umatilla County, Oregon; thence North parallel with the East line of said Section 34 a distance of 629.46 feet to a point on the North line of the South Half of the SE 1/4 of the SE 1/4 of said Section 34; thence N89°42'W along the North line of said South Half 1241.89 feet to a point on the East Right-of-Way line of U.S. Hwy. #395; thence S11°22'36"E along said Right-of-Way line 214.43 feet to a point which lies 210.00 feet South of the North line of said South Half when measured at right angles; thence S89°42'W parallel with the North line of said South Half 539.94 feet to a point which lies 693.06 feet West of the East line of said South Half when measured at right angles; thence South parallel with said East line 418.60 feet to a point which lies 33.00 feet North of the South line of said Section 34; thence East 660.06 feet to the Point of Beginning.

SURVEYOR'S NARRATIVE:

The purpose of this survey is to partition two approximately 1 acre parcels fronting U.S. Hwy. #395 for Commercial construction. Parcel #3 is over 10 acres so was not surveyed. Ambrose Shea set the Northeast and Southeast corners of Parcel #3 in a 1975 survey for Godwin and Griffin. I computed the locations of those corners from that 1975 survey. Shea also set the Northwest corner of Parcel #1 in that 1975 survey. I found that corner 1.50 feet out of position in a 1983 survey for Godwin. I surveyed the North line of Parcel #1 and the South line of Parcel #2 in that 1983 survey and in a 1987 survey for Griffin. The Bearings are based on the 1983 survey.

G. Dennis Edwards
G. Dennis Edwards, PLS 951

REGISTERED PROFESSIONAL LAND SURVEYOR

G. Dennis Edwards

OREGON
JULY 16, 1971
G. DENNIS EDWARDS
951

This is an exact copy
G. Dennis Edwards

EASEMENT DEDICATION:

The undersigned owners hereby dedicate the following perpetual non-exclusive easements as shown on this Plat.

1. A 30 foot driveway easement along the West side of Parcel #1 for access to Parcel #2.
2. A 20 foot and 15 foot sewer line easement along the westerly and South sides of Parcel #2 and along the South side of a portion of Parcel #3 for the installation and maintenance of sewer lines from Parcels #1 and #2 to a drainfield on Parcel #3.
3. A sewage drainfield on Parcel #3 for sewage disposal from Parcels #1 and #2.
4. A water line easement to install and maintain water lines from a well on Parcel #1 to transport water to Parcels #2 and #3.

Troy A. Griffin
Troy A. Griffin

Ella A. Griffin
Ella A. Griffin

State of Oregon } SS
County of Umatilla }

On this 10th day of July, 1992, personally appeared the above owners, who being duly sworn acknowledged this instrument to be their voluntary act and deed.

Shelly R. Kinnick
Notary Public for Oregon
My commission expires 11/7/96



APPROVALS:

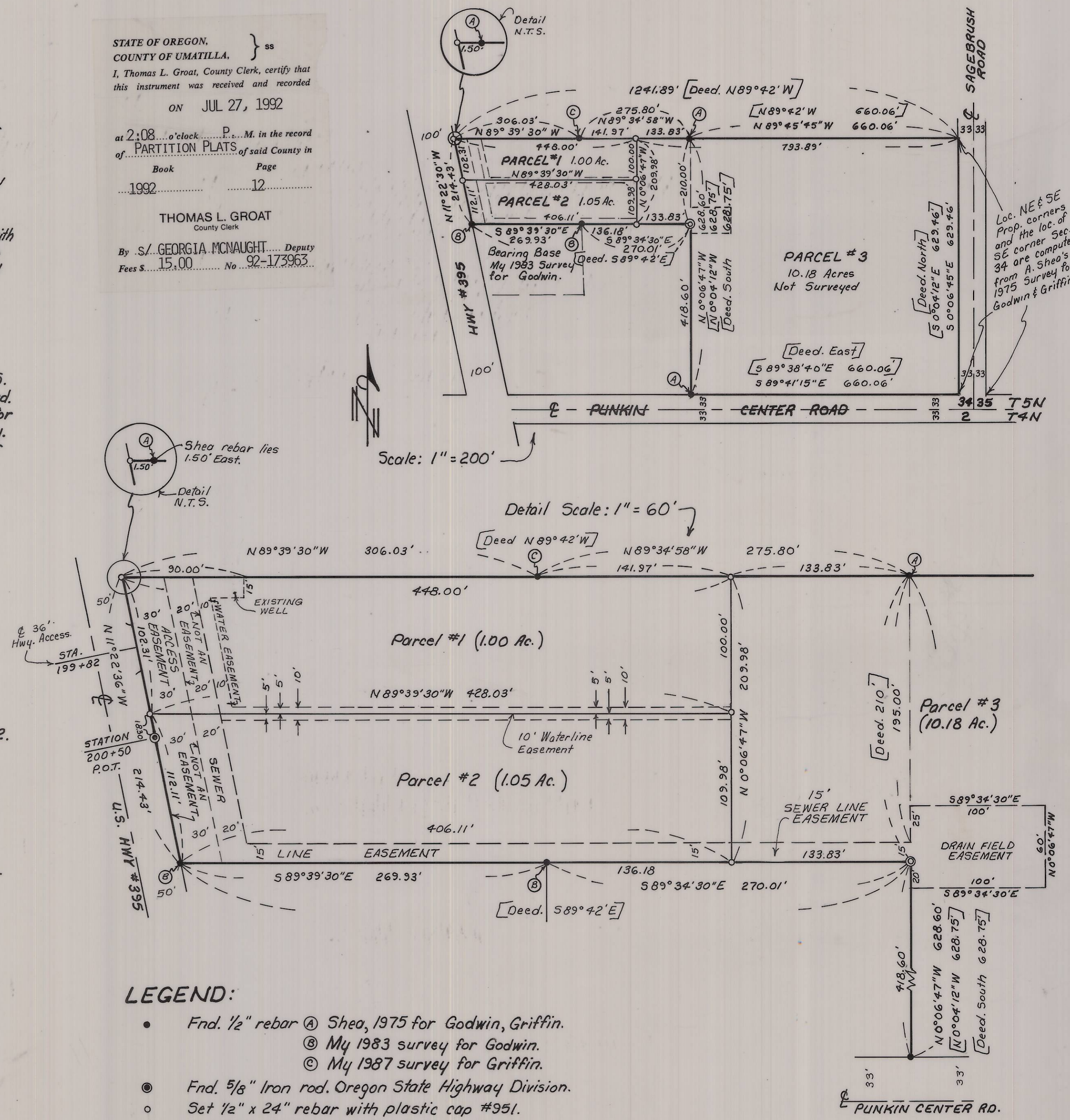
Approved this 22 day of July, 1992.

David H. Kimbrell
County Surveyor

Approved this 27 day of July, 1992.

Denise Allison
Umatilla County
Planning Director

STATE OF OREGON, } ss
COUNTY OF UMATILLA, }
I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded
ON JUL 27, 1992
at 2:08 o'clock P.M. in the record of
PARTITION PLATS of said County in
Book Page
1992 12
THOMAS L. GROAT
County Clerk
By S. GEORGIA MCNAUGHT, Deputy
Fees \$ 15.00 No. 92-173963



LEGEND:

- End. 1/2" rebar (A) Shea, 1975 for Godwin, Griffin.
- (B) My 1983 survey for Godwin.
- (C) My 1987 survey for Griffin.
- End. 5/8" Iron rod. Oregon State Highway Division.
- Set 1/2" x 24" rebar with plastic cap #951.
- Set 5/8" x 30" rebar with plastic cap #951.
- [ooo] of Record. Shea, 1975 Survey.
- (ooo) of Record. My 1983 & 1987 Surveys.
- [Deed ooo] of Record. Deed R. 57, Pg. 294.

RECEIVED BY
Umatilla County Surveyor
Date 8-92
Rec'd By
No. 92-100-B

Partition Plat for TROY & ELLA GRIFFIN
In SE 1/4, SE 1/4 Section 34, T5N, R28E, W.M.,
Umatilla County, Oregon
6/29/92 Job #9205036
Edwards Surveying P.O. Box 763
567-3336 Hermiston, Oregon 97838