

1996-46

NW1/4, T2N, R32E, S34, W.M.
UMATILLA COUNTY, OREGON

PARTITION PLAT
No. 1996-46

OWNERS DECLARATION

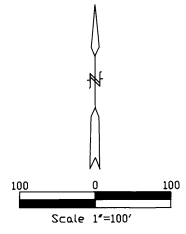
I, Debora L. Sewell, do hereby declare that I have caused this Partition Plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised.

Debora L. Sewell
Debora L. Sewell

Subscribed and sworn before me this 16 day of December 1996.

Notary Public for Oregon *Margaret Johnson*

My commission expires 2-13-98



LEGAL DESCRIPTION

Parcel 1 of Partition Plat No. 1995-43, filed December 28, 1995, Umatilla County Records, located in the Northwest Quarter of Section 34 Township 2 North, Range 32 East, of the Willanette Meridian, Umatilla County, Oregon

SUBJECT TO AND TOGETHER WITH a non exclusive easement 30.00 feet on either side of the following described centerline:
Commencing at the Northwest corner of section 34 and running thence N89°59'54"E along the line between sections 27 and 34 a distance of 1751.50 feet Thence S00°00'00"W a distance of 60.00 feet to the TRUE POINT OF BEGINNING, said point being on the southerly right of way of Gateway Avenue Thence S00°00'00"W a distance of 299.91 feet Thence S00°02'21"E a distance of 825.31 feet.

LEGEND

FOUND BRASS CAP FROM RECORD SURVEY (3)	REEL	PAGE	DEEDS	REEL	PAGE
●	23	1377	252	1433	
⊗	190	128	257	1073	
○	190	128	257	1073	
○	219	160	257	1073	
○	219	178	257	1073	
○	221	401	276	88	
○	222	937			

FOUND 5/8" REBAR FROM RECORD SURVEY (4)	REEL	PAGE	DEEDS	REEL	PAGE
○	190	128	257	1073	
○	219	160	257	1073	
○	219	178	257	1073	
○	221	401	276	88	
○	222	937			

FOUND 5/8" REBAR WITH 1/8" RED PLASTIC CAP STAMPED ORLS 852 AND WALS 13922	REEL	PAGE	DEEDS	REEL	PAGE
○	221	401	276	88	
○	222	937			

FOUND 5/8" REBAR FROM RECORD SURVEY (2)	REEL	PAGE	DEEDS	REEL	PAGE
○	190	128	257	1073	
○	219	160	257	1073	
○	219	178	257	1073	
○	221	401	276	88	
○	222	937			

FOUND 5/8" REBAR FROM RECORD SURVEY (1)	REEL	PAGE	DEEDS	REEL	PAGE
○	190	128	257	1073	
○	219	160	257	1073	
○	219	178	257	1073	
○	221	401	276	88	
○	222	937			

REFERENCE SURVEYS	REEL	PAGE	DEEDS	REEL	PAGE
0-2055-B WALLULIS (1)					
92-71-A HARRIS (2)					
94-109-C WELLS (3)					
Partition Plat No. 1995-43 HADDOCK (4)					

NOTE:
The lands within this partition lie within the 100 year flood plain in zone A as shown on FIRM map 410204 1085 B as revised March 4, 1987.

NOTE:
The lands within this partition lie within the MARION-JACK irrigation district and are subject to the district rules and regulations.

NARRATIVE OF SURVEY

This survey was performed at the request of Mrs. Debora L. Sewell. The purpose of the survey was to partition Parcel 1 of Partition Plat No. 1995-43 into three lots. Reference deeds and surveys used for this survey are listed in the legend on this plat. The survey was performed by a two man crew using a Geodimeter System 600, 3 second electronic total station. Boundaries for this survey were established using the found monuments as identified on this plat and parcels were established based on the minimum required area for a lot in this area as designated by county ordinance.

SURVEYORS CERTIFICATE

I, David L. Haddock, do hereby certify that I have correctly surveyed and marked with legal monuments the parcels as represented herein in accordance with ORS Chapter 92 as revised.

REGISTERED PROFESSIONAL LAND SURVEYOR

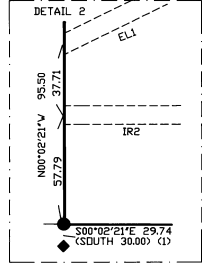
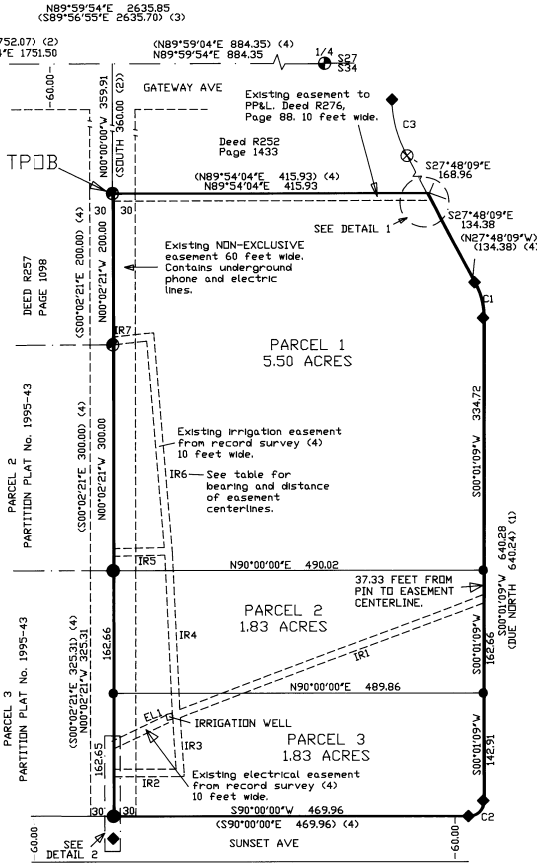
David L. Haddock

OREGON
JULY 12, 1968
DAVID L. HADDOCK
852

RENEWS 6-30-97

This is a true and exact copy.

David L. Haddock 12-13-96
David L. Haddock Date



LINE TABLE

Bearing and distance of Irrigation and electrical easement centerlines.

LINE	BEARING	DISTANCE
IR1	N69°24'53"E	443.64
IR2	S90°00'00"W	88.65
IR3	S03°54'06"E	76.73
IR4	N03°55'54"W	216.83
IR5	S88°45'39"W	73.47
IR6	N03°55'54"W	285.57
IR7	N83°56'43"E	49.94
ELL	N63°54'49"E	83.00

BASIS OF BEARINGS

Bearings are based on the north line of Sunset Avenue being Due East as shown on the PLEASANT VALLEY ADDITION plat found in book 8, page 3 of the plats of Umatilla County, Oregon.

CURVE TABLE

NOTE: Record curve data is from record survey (1).

Curve No.	RADIUS	ARC LENGTH	BEARING	CHORD	DISTANCE	DELTA
C1	100.00	49.09	S14°08'22"E	48.60	28°07'38"	(28°04'15")
(C1)	(100.00)	(49.00)	(N14°02'15"W)	(48.51)	(28°07'38")	(28°04'15")
C2	20.00	30.90	S44°59'35"W	27.92	88°32'01"	(90°00")
(C2)	(20.00)	(31.41)	(N45°00'00"E)	(28.28)	(88°32'01")	(90°00")
C3	160.00	78.40	N14°57'44"W	77.62	28°04'30"	(28°04'30")
(C3)	(160.00)	(78.40)	(N14°02'15"W)	(77.62)	(28°04'30")	(28°04'30")

APPROVALS

COUNTY PLANNING DIRECTOR

This Partition Plat is approved this 19th day of December, 1996
Bob Remy for Dennis Olson
UMATILLA COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR

This Partition Plat is approved this 13 day of December, 1996
David H. K.
UMATILLA COUNTY SURVEYOR

COUNTY TAX COLLECTOR

Taxes are paid as of this 16 day of December, 1996
Shirley Shull
UMATILLA COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS

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

ON December 19, 1996 at 2:00 o'clock P.m., in the record of PLATS of said County:
YEAR NUMBER Slide
1996 46

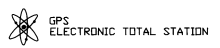
OFFICE OF COUNTY RECORDS

By: Steve Churchill Records Officer

Fees \$ 25.00 No. 1996-226346

David L. Haddock, Surveyor and Engineer
P.O. Box 1574 (541) 276-2174
Pendleton, OR. 97801

HADDOCK SURVEYING



MONUMENTS SET: 14 December, 1996

SURVEY FOR:

Debora L. Sewell
1620 SW GATEWAY DR.
PENDLETON, OREGON 97801