

UMATILLA COUNTY PARTITION PLAT NO. 2002-27

REQUEST NO. LD-5N-653-02

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, T 5 N. R 27 E. WILLAMETTE MERIDIAN, UMATILLA COUNTY, OR.

OWNERS DECLARATION:

I, HEIDI WOOD, TRUSTEE OF THE IRREVOCABLE SPRINKLING TRUST FOR BARBARA BIENEN, DO STATE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THE PROPERTY DESCRIBED AND HEREBY PLATTED IS PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92.

I HEREBY DEDICATE THE 20 FOOT WIDE EASEMENT SHOWN ALONG THE SOUTH 20 FEET OF PARCEL 1 FOR AN IRRIGATION EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2.

I ALSO DEDICATE THE 15 FOOT WIDE EASEMENT AS SHOWN ACROSS PARCEL 2 AS AN IRRIGATION EASEMENT FOR THE BENEFIT OF PARCEL 1.

I ALSO DEDICATE THE 30 FOOT WIDE EASEMENT AS SHOWN ACROSS PARCEL 1 AS AN INGRESS, EGRESS AND UTILITY EASEMENT BE IT PUBLIC OR PRIVATE FOR THE BENEFIT OF PARCELS 1 AND 2.

I ALSO DEDICATE THE EXISTING WELL (AS SHOWN) AND ITS EXISTING SERVICE LINES (NOT SHOWN) AS A SHARED DOMESTIC WELL AND SERVICE AGREEMENT TO BE RECORDED IN A SEPARATE DOCUMENT FOR THE BENEFIT OF PARCELS 1 AND 2.

Heidi Wood
HEIDI WOOD
TRUSTEE OF THE IRREVOCABLE SPRINKLING TRUST
FOR BARBARA BIENEN.

STATE OF Washington } SS
COUNTY OF Clatsop }

SUBSCRIBED AND SWORN BEFORE ME ON THIS
DAY OF July, 2002.

NOTARY PUBLIC FOR Washington
MY COMMISSION EXPIRES July 27, 2003

SURVEYOR'S CERTIFICATE:

JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH THE APPROPRIATE PROVISIONS OF ORS CHAPTER 92.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN THE DEED OF PERSONAL REPRESENTATIVE AS RECORDED AS DOCUMENT NUMBER 1998-3290174, UMATILLA COUNTY OREGON DEED RECORDS INTO THE TWO PARCELS SHOWN. IN 1981 EDWARDS IN A SURVEY FOR JOHN HUSSEY SURVEYED AND SET THE MONUMENTS I FOUND AS SHOWN. HE BASED THAT SURVEY ON 3 MONUMENTS THAT HE FOUND; ONE OF THOSE MONUMENTS WAS AT THE SW CORNER OF SECTION 14 AND ANOTHER WAS THE WEST 1/4 BEND BETWEEN SECTIONS 14 AND 23, T 5 N. R 27 E. W.M.. EDWARDS SHOWS THE DISTANCE BETWEEN THESE MONUMENTS IN HIS 1976 SURVEY AS 1321.05'. IN HIS 1981 SURVEY AS 1320.88' AND IN HIS 1992 SURVEY AS 1320.76' FOR AN AVERAGE DISTANCE OF 1320.90'. I MEASURED THIS DISTANCE AS 1321.07' AND WITH SOME CONFIDENCE THAT THESE WERE TWO OF THE THREE MONUMENTS THAT EDWARDS USED TO BASE HIS 1981 SURVEY FOR HUSSEY, I RETRACED EDWARDS HUSSEY SURVEY FOR THE EXTERIOR OF THE PARCEL DESCRIBED IN THE DEED OF PERSONAL REPRESENTATIVE RECORDED AS DOCUMENT NUMBER 1998-3290174, UMATILLA COUNTY DEED RECORDS. FOR THE WEST LINE OF THIS PARCEL I HELD THE LINE BETWEEN THE FOUND EDWARDS 5/8" REBARS THAT HE SET FOR THE EAST LINE OF THAT TRACT DESCRIBED ON REEL 3, PAGE 064, UMATILLA COUNTY DEED RECORDS WITH SAID LINE'S INTERSECTION WITH MY RETRACEMENT OF EDWARDS' 1981 RECORD OF SURVEY.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FROM THE "DEED OF PERSONAL REPRESENTATIVE" AS RECORDED AS DOCUMENT NUMBER 1998-3290174 (ALSO RECORDED IN BOOK 346, PAGE 338 AND AS DOCUMENT NUMBER 1998-3220788). UMATILLA COUNTY DEED RECORDS. THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, LYING SOUTH OF THE O.W.R. & N.Co.'s RIGHT-OF-WAY: EXCEPTING THEREFROM THE EAST 16 FEET THEREOF: IN TOWNSHIP 5 NORTH, RANGE 27 E.W.M., UMATILLA COUNTY, OREGON. EXCEPTING ANY AND ALL WATER RIGHT-OF-WAY, ROADS AND HIGHWAYS.

THE BELOW SHOWN DEED AND THE EASEMENTS SHOULD BE INCLUDED AS EXCEPTIONS TO THE CURRENT LEGAL DESCRIPTION:

FROM WARRANTY DEED RECORDED IN BOOK 346, PAGE 338: SUBJECT TO ALL EASEMENTS, LEVIES AND ASSESSMENTS OF THE WEST EXTENSION IRRIGATION DIST. FROM WARRANTY DEED RECORDED IN REEL 3, PAGE 064. THE DESCRIPTION AND EXCEPTIONS FROM THAT DEED ARE AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN: THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 285 FEET. THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTH RIGHT-OF-WAY LINE OF THE O.W.R. & N. Co.: THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14: THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE COLUMBIA RIVER HIGHWAY. ALSO EXCEPTING ANY AND ALL RIGHT-OF-WAY. ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

ALL OF THE ABOVE DEEDS ARE SUBJECT TO A RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE RECORDED IN BOOK 120, PAGE 437, 7 APRIL 1938, UMATILLA COUNTY DEED RECORDS. THIS EASEMENT IS A BLANKET EASEMENT TO CONSTRUCT ETC. IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SOUTH OF THE O.W.R. & N. C. RIGHT-OF-WAY.

APPROVALS:

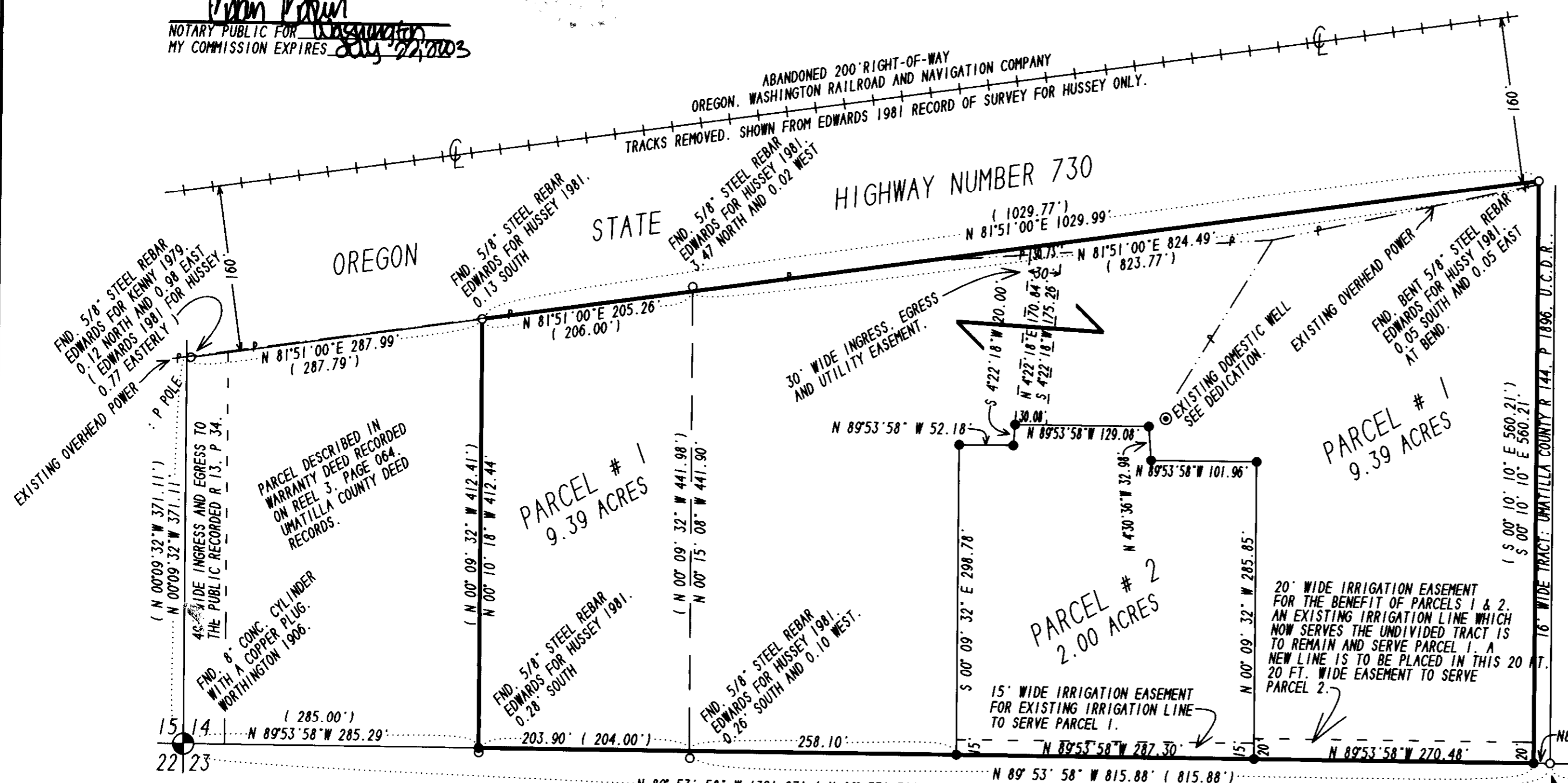
APPROVED THIS 1 DAY OF July, 2002. David Hillis COUNTY SURVEYOR
APPROVED THIS 1st DAY OF July, 2002. Ramona Bridgewater WEST EXTENSION IRRIGATION DISTRICT
APPROVED THIS 2 DAY OF July, 2002. UMATILLA COUNTY PLANNING DIRECTOR
THIS 1st DAY OF July, 2002. TAXES ARE PAID IN FULL ON THIS DATE. TAX COLLECTOR

STATE OF OREGON, COUNTY OF UMATILLA } SS
I certify that this instrument was received and recorded ON July 2, 2002 at 9:07 o'clock Am., in the record of PLATS of said County. YEAR NUMBER Slide 2002 27

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 50.00 No. 2002-4150473

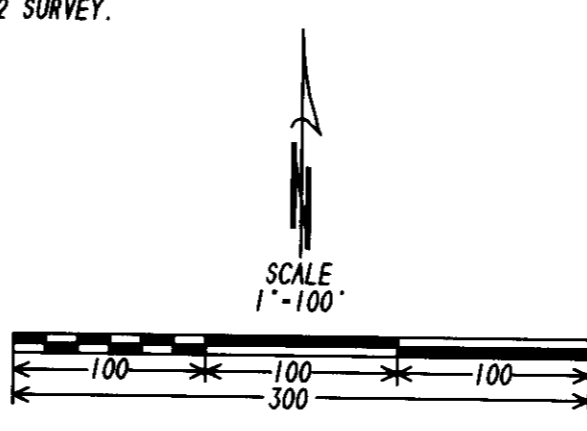
THIS IS A TRUE COPY OF THE ORIGINAL.

PLAT PREPARED BY: COPPOCK SURVEYING 541-676-8750 PO BOX 495 FAX 676-8753 315 NE CHASE HEPPNER, OR. 97836 JOB # 0302209 8 JUNE, 2002



- LEGEND:
● SET 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850.
○ MONUMENTS FOUND AS NOTED.
⊙ EXISTING DOMESTIC WELL.
- - - EASEMENT LINES AS NOTED.
- - - PARTITION BOUNDARY.
(000) EDWARDS FOR HUSSEY, 1981
(000) EDWARDS FOR DEADMAN, HUSSEY, LANE AND VERNON 1978
- - - EXISTING UMATILLA ELECTRIC POWER LINE. SEE RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC IN BOOK 120, PAGE 437, UMATILLA COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
Judson L. Coppock
OREGON JANUARY 20 1988
JUDSON L. COPPOCK 2850
RENEWAL DATE: DEC. 31 2003



FOUND 1 1/2" PIPE ORIGIN UNKNOWN. USED BY EDWARDS FOR UNIVERSAL REALTY IN 1976. FOR HUSSEY 1981 AND FOR FOX IN 1992. ALSO USED BY LAGIER FOR CASCADE NATURAL GAS IN 1982.

FOUND 5/8" REBAR AT 1/4 CORNER. USED BY EDWARDS FOR DEADMAN, HUSSEY, LANE AND VERNON 1978. ORIGIN UNKNOWN.

RECEIVED BY
Umatilla County Surveyor
Date 7-02
Rec'd By KK
No. 02-176-B

THIS SURVEY WAS PERFORMED USING A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ± 0'00".03" ANGULAR AND ± 3MM + 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY.