

1998-49

PARTITION PLAT 1998-
LD - 4N - 674 - 97

IN SE 1/4, SEC. 16, T4N, R28E
UMATILLA COUNTY, OREGON

APPROVALS:

THIS PLAT IS HEREBY APPROVED,
THIS 16 DAY OF Sept., 1998

David H. Kelly
COUNTY SURVEYOR

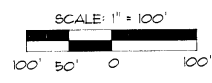
THIS PLAT IS HEREBY APPROVED,
THIS 7 DAY OF Dec., 1998

D. J. O'Brien
COUNTY PLANNING DIRECTOR

TAXES ARE PAID IN FULL,
THIS 7 DAY OF December, 1998

Thomas Salubert
TAX COLLECTOR

- LEGEND:**
- FND. 5/8" IRON REBAR SET BY ME IN PARTITION PLAT 1995-02
 - ⊕ FND 2 1/2" B.C. KRUMBEIN 1981
 - SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP 951
 - ⊙ COMPUTED LOCATIONS FROM MY PARTITION PLAT 1995-02
- (000) OF RECORD PARTITION PLAT 1995-02
(000) DEED RECORD



SURVEYOR'S CERTIFICATE:

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR FOR THE STATE OF OREGON AND HAVE MARKED WITH LEGAL MONUMENTS THE LAND SHOWN ON THIS PLAT. PARCEL ONE IS LARGER THAN 10 ACRES, SO IS NOT SURVEYED ON THIS PLAT.
THE PURPOSE OF THIS SURVEY IS TO PARTITION A HOUSE AND SEWER DRAIN FIELD FROM A 17.26 ACRE TRACT FOR A FUTURE SALE.
THE INITIAL POINT IS A 5/8" IRON REBAR WHICH IS THE NW CORNER OF PARTITION PLAT 1995-02, AND LIES N89°56'51" W 600.14 FEET FROM THE NE CORNER OF THE SOUTH HALF OF THE SW QUARTER OF THE SE QUARTER OF SECTION 16.
THIS TRACT WAS CREATED BY LOT LINE ADJUSTMENTS AND IS PART OF FOUR PARCELS WHICH WERE BOUGHT AT DIFFERENT TIMES BY MARY AND PEARL LEMMON IN DEEDS RECORDED IN BOOK 278, PAGE 5, BOOK 291, PAGE 499, BOOK 338, PAGE 350, AND REEL 193, PAGE 877, UMATILLA COUNTY DEED RECORDS.
THERE IS AN 8 FOOT GAP IN THE LINE LABELED "A" WITH THE PARCEL TO THE WEST OF IT, BUT THAT PARCEL ALSO BELONGS TO THE LEMMONS AND IS DESCRIBED IN A DEED ON REEL 158, PAGE 116.

DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, T4N, R28E, UMATILLA MERIDIAN, UMATILLA COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF PARTITION PLAT 1995-02 AND RUNNING, THENCE EAST ALONG THE NORTH LINE OF SAID PARTITION PLAT 268.89 FEET; THENCE NORTH 661.67 FEET MORE OR LESS TO A POINT WHICH LIES 331.25 FEET WEST OF THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 16; THENCE NORTH 130.00 FEET, THENCE WEST 330.77 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 16; THENCE SOUTH 130.00 FEET TO THE SE CORNER OF SAID WEST HALF; THENCE WEST ALONG THE SOUTH LINE OF SAID WEST HALF 257.93 FEET TO A POINT WHICH LIES 2244.00 FEET WEST OF THE EAST LINE OF SAID SECTION 16 WHEN MEASURED AT RIGHT ANGLES; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 16 A DISTANCE OF 662.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 16; THENCE NORTH ALONG THE NORTH LINE OF SAID SOUTH HALF 346.86 FEET TO THE CENTER LINE OF THE 11" CANAL; THENCE ALONG SAID CENTER LINE THE FOLLOWING BEARINGS AND DISTANCES, S15°48'13"E 50.09 FEET, S20°43'10"E 445.13 FEET, ALONG AN 89.44 FOOT RADIUS CURVE TO THE RIGHT 55.37 FEET (THE CHORD OF WHICH BEARS S31°05'02"W 54.49 FEET), AND S14°39'06"W 114.60 FEET TO A POINT ON THE NORTH LINE OF COUNTY ROAD #1194; THENCE N89°59'00"E ALONG SAID NORTH LINE 40.11 FEET TO THE SW CORNER OF THAT TRACT OF LAND DEEDED TO MARY MARKER RECORDED IN BOOK 283, PAGE 636, UMATILLA COUNTY DEED RECORDS; THENCE N07°42'19"W 175.72 FEET TO THE NW CORNER OF SAID MARKER TRACT; THENCE N89°59'00"E 208.72 FEET TO THE NE CORNER OF SAID MARKER TRACT; THENCE S0°42'13"E ALONG THE EAST LINE OF SAID MARKER TRACT 175.72 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD #1194; THENCE N89°59'00"E ALONG SAID NORTH LINE 279.65 FEET TO THE SW CORNER OF PARTITION PLAT 1995-02; THENCE N07°42'35"W 628.93 FEET TO THE POINT OF BEGINNING, CONTAINING 17.26 ACRES, MORE OR LESS.

OWNER'S DECLARATION:

WE, THE OWNERS OF THE LAND DESCRIBED ON THIS PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.
WE ACKNOWLEDGE THE 30 FOOT EASEMENT ALONG THE EAST SIDE OF THE 11" CANAL FOR IRRIGATION PURPOSES. WE ALSO ACKNOWLEDGE THE 15 FOOT ACCESS EASEMENT WHO'S SOUTH LINE IS COINCIDENTAL WITH THE EAST-WEST CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 16.
WE HEREBY DEDICATE A 20 FOOT EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION LINES WHICH RUNS FROM THE SW CORNER OF PARTITION PLAT 1995-02 WESTERLY, NORTHERLY, AND WESTERLY TO THE PARCEL OF LAND LYING ON THE WEST SIDE OF THE 11" CANAL.

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 7, 1998
at 2:30 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
1998 49

OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT
Records Officer
Fees \$ 25.00 No. 1998-3410462

Mary L. Lemmon
MARVIN L. LEMMON
Pearl M. Lemmon
PEARL M. LEMMON

STATE OF Oregon } ss
COUNTY OF Umatilla }
SUBSCRIBED AND SWORN BEFORE ME ON
THIS 13th DAY OF October, 1998
Jean Memphill
NOTARY PUBLIC FOR Oregon
MY COMMISSION EXPIRES: 09-05-2002



This is an exact copy of Dennis Edwards
SURVEY FOR MARY LEMMON IN THE
SE 1/4 SECTION 16, T4N, R28E, W1M,
UMATILLA COUNTY, OREGON
9/10/98 JOB NO. 89706146
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OR. 97838
DRAWN BY: LLC

