

S28 | S27
S33 | S34
(EAST 1752.07') R2
N89°59'54"E 1751.50'

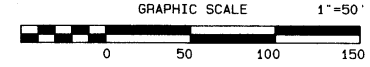
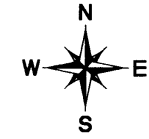
(N89°59'54"E 884.35') R4
N89°59'54"E 884.35'

Initial point of Pleasant Valley Addition not found.

GATEWAY AVENUE

TPOB

S00°00'00"W
60.00'



5/8" Iron Rebar from survey G-2055-B N89°59'31"E 410.12'

The south line of Gateway established on the plat of Pleasant Valley Book 8, Page 33, was located using the section line, the found 5/8" iron pin and the platted width of 60 feet.

PARCEL 2
2.54 ACRES

R = 7739.44'
A = 300.94'
Δ = 2°13'41"
LC = 300.92'
BRG = N07°56'55"W

BASIS OF BEARINGS
Bearings are based on the north line of section 34 as per survey R6.

CENTERLINE
(0°45' C.R.)
(TA = 22°43'55")
(Ts = 1723.32') R7

US HIGHWAY 395

N00°00'00"E 269.13'
N00°00'00"E 289.91'

REEL 852, PAGE 1433

Existing non-exclusive easement from Deed Reel 190, Page 142 60 feet wide contains underground phone, electrical and irrigation lines.

NOTE: These lands lie within the boundaries of the MARION JACK IMPROVEMENT DISTRICT and are subject to the levies, assessment and easements thereof, if any.

LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1/8" RED PLASTIC CAP STAMPED ORLS 852 AND WALS 13922
- ✱ FOUND MONUMENT FROM RECORD SURVEY AS NOTED
- ⊙ FOUND 2 1/4" BRASS CAP FROM RECORD SURVEY 94-109-C
- X COMPUTED POINT
- R1 CS# G-2055-B BY WALLULIS
- R2 CS# 92-71-A BY HARRIS
- R3 CS#94-109-C BY WELLS
- R4 PARTITION PLAT No. 1995-43 BY HADDOCK
- R5 PARTITION PLAT No. 1996-46 BY HADDOCK
- R6 PARTITION PLAT No. 1998-06 BY HADDOCK
- R7 ODOT R/W MAP No. 78-35-11

NOTE: These lands lie within Zone A in the 100 year flood plain as seen on FIRM map 410204 1085 B, Revised 3-4-87.

N85°30'25"E 369.64'

10' TEMPORARY EASEMENT FOR THE EXISTING FENCE.

PARCEL 1
1.78 ACRES

R = 7739.44'
A = 202.97'
Δ = 1°30'09"
LC = 202.96'
BRG = N06°05'01"W

FOUND 5/8" IRON REBAR FROM CS # 92-71-A

NOTE: Existing 10' easement contains pipeline from the irrigation district.

OFFICE OF COUNTY RECORDS

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

ON June 17, 1999
at 3:10 o'clock P.m., in the record of PLATS of said County.
YEAR NUMBER Slide
1999 28

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
Fees \$ 25.00 No. 1999-3530033

5/8" Iron Rebar, R4 N90°00'00"W 347.13'

5/8" Iron Rebar, R6
5/8" Iron Rebar, R4

N0°02'21"W 16.46'

R = 7739.44'
A = 261.28'
Δ = 2°04'56"
LC = 281.26'
BRG = N04°17'28"W

PARCEL 2
PARTITION PLAT No. 1995-43

STA 169+75.30 P.C.S. Found 1/2" Iron Pin on highway R/W, R7

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Haddock

OREGON JULY 12, 1968 DAVID L. HADDOCK 882 RENEWS 6-30-99

SURVEY FOR

JERRY AND VIRGINIA SCHOLL
43114 SW Gateway Avenue
Pendleton, Or. 97801

MONUMENTS SET: June 1, 1999
PROJECT No. 98-46

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

HADDOCK SURVEYING



GPS AND TOTAL STATION

David L. Haddock
This is a true and exact copy.

PARTITION PLAT

No. 1999-28

OWNERS' DECLARATION

We, Jerry C. Scholl and Virginia Scholl, owners, do hereby acknowledge that we have caused this plat to be prepared and this land to be partitioned in accordance with ORS Chapter 92 as revised. We do also dedicate the temporary easement for the fence as shown on this plat.

Jerry C. Scholl Virginia Scholl

On this 3rd Day of June, 1999, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Jean Hemphill Notary Public for Oregon My commission expires: 09-05-2002

LEGAL DESCRIPTION

A parcel of land in the Northwest quarter of Section 34, Township 2 North, Range 32 East, Willamette Meridian, Umatilla County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 34, thence along the North line of said Section 34 N89°59'54"E a distance of 1751.50 feet; thence to the Point of Beginning for this description S0°00'00"W a distance of 60.00 feet said point also being the northwest corner of that tract of land conveyed to Mark A. Wentz and Roz Jordan by deed recorded in Reel 252, Page 1433 of the Umatilla County, Oregon, deed records; thence to a 5/8" iron rebar at the southwest corner of said Wentz/Roz property, S0°00'00"W a distance of 299.91'; thence S0°02'21"E a distance of 200.00 feet; thence to a point on the East right of way line of US Highway 395, N90°00'00"W a distance of 347.13 feet; thence along said East right of way line 503.91 feet along a 7739.44 foot radius curve to the left having a central angle of 3°43'50", the long chord of which bears N7°11'51"W a distance of 503.82 feet; thence to the POINT OF BEGINNING, N89°59'31"E a distance of 410.12 feet.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement as recorded in Reel 190 Page 142, of the Umatilla County deed records lying 30 feet on either side of the following described centerline:

Commencing at the Northwest corner of said Section 34, thence along the North line of said Section 34 N89°59'54"E a distance of 1751.50 feet; thence to the Point of Beginning for this description S0°00'00"W a distance of 60.00 feet; thence S0°00'00"W a distance of 299.91 feet; thence S0°02'21"E a distance of 825.31 feet.

SUBJECT TO an irrevocable consent agreement between Edward Bow Sewell and Umatilla County recorded in Reel 190, Page 128 of the Umatilla County deed records.

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

This plat is approved this 17 day of June, 1999.

Jean Hemphill COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid in full this 7th day of June, 1999.

Virginia Scholl COUNTY TAX COLLECTOR

COUNTY SURVEYOR

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that I have examined the accompanying plat and that it complies with the laws of the State of Oregon with reference to the filing and recording of such plats and I therefore approve said plat for filing in the records of Umatilla County, Oregon.

David H. Krumbein UMATILLA COUNTY SURVEYOR

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Jerry Scholl. The purpose of the survey was to partition the tract of land as shown on this plat into two parcels. The boundaries of the tract were located based on the found monumentation as shown. The northeast corner of the property was located by projecting the line from the found pin from CS# 92-71-A due north as called for in the deed to the south line of Gateway Drive. The survey was performed by a two man crew using a Geodimeter System 600 Electronic total station. Monuments were set using radial methods.

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Haddock

OREGON JULY 12 1968 DAVID L. HADDOCK 592

RENEWS 6-30-99

David L. Haddock This is a true and exact copy.

SURVEY FOR

JERRY AND VIRGINIA SCHOLL 43114 SW Gateway Avenue Pendleton, Or. 97801

OFFICE OF COUNTY RECORDS

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

ON June 17, 1999 at 3:10 o'clock P.m., in the record of PLATS of said County YEAR NUMBER Slide 1999 28

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 25.00 No. 1999-3530033

MONUMENTS SET: June 1, 1999 PROJECT No. 98-46

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

HADDOCK SURVEYING



GPS AND TOTAL STATION