

SHEET 1 OF 2

**BASIS OF BEARINGS**  
 Bearings are Oregon State Plane grid bearings rotated 0°53'15" to true around the southeast corner of Section 12.

**PARTITION PLAT**  
 No. 1999 - 46

IN THE S.E. 1/4 OF SECTION 12  
 T4N. R28E. W.M.  
 UMATILLA COUNTY, OREGON

**NARRATIVE OF SURVEY**

This survey was performed at the request of Mr. Donald Taylor. The purpose of the survey was to partition the tract as shown into two parcels. The boundaries of the tract were established from the found monumentation as shown. The 1/2 inch iron rod at the most westerly corner of the tract was rejected because the survey by which the pin was set clearly shows that the deed call for distance along the railroad R/W was not used. The deeds for this tract and the adjoining tracts are consistent in calling for a distance of 950.00 feet, for the "A" canal was established midway between the edges of the concrete embankments. The R/W was established at the distances designated by the irrigation company. Two right of way easements to Umatilla Electric Cooperative are called for in the deed for this tract which are blanket easements over lands of the Stanfield Irrigation District, however, a search of the public record shows no indication that the District had any title interest in these lands and there are no apparent existing structures except those with right of ways from Book 260, Page 256, and Reel 171, Page 1407. Reference surveys used are listed below. This survey was performed using a LEICA SYSTEM 300 RTK GPS to establish control and set monuments.

**REFERENCE DEEDS**

BOOK 120	PAGE 521	BOOK 255	PAGE 332	REEL 131	PAGE 2048
BOOK 192	PAGE 108	BOOK 260	PAGE 257	REEL 131	PAGE 2057
BOOK 197	PAGE 158	BOOK 260	PAGE 266	REEL 131	PAGE 2053
BOOK 216	PAGE 253	REEL 121	PAGE 478	REEL 171	PAGE 1407
				REEL 229	PAGE 1591

**EASEMENT NOTES**

- NOTE No. 1.**  
 The 10' electrical easement recorded in Reel 171, Page 1407 stops at this point. The entire easement as shown on this plat is 10' wide lying southerly of the canal R/W and adjacent to it extending from Ott Rd. to the easterly line of Parcel 2. The easement is for the existing underground power, phone, and water lines and is appurtenant to Parcel 2.
- NOTE No. 2.**  
 This new access easement is 35' wide and lies northerly of and adjacent to the southerly property boundary. The easement extends from OTT Road to the easterly line of Parcel 2 and is appurtenant to Parcel 2.
- NOTE No. 3.**  
 This easement for a buried pipeline is 20' wide and is shown in this location based on calls from the deed in Reel 131, Page 2048. The pipeline Pre-existed the easement according to the deed and the call for the easement to run "generally southwesterly" leaves room for the interpretation that the easement should be 10' lying on either side of the existing pipeline. The actual location of the pipe should be determined before any construction or change of use is planned in this area.

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Haddock  
 OREGON JULY 12, 1968  
 DAVID L. HADDOCK  
 852  
 RENEWS 6-30-01

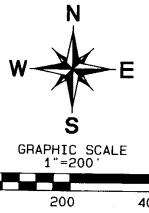
David L. Haddock  
 This is a true and exact copy.

OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON September 24, 1999  
 at 2:20 o'clock P.m. in the record of PLATS of said County  
 YEAR NUMBER Slide  
 1999 46

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer  
 Fees \$25.00 No. 1999-3580540

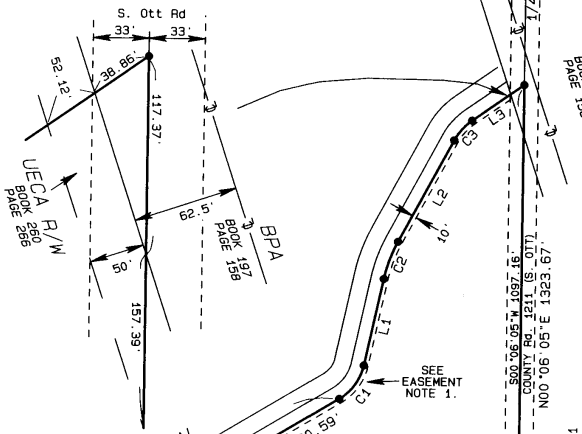


**WATER RIGHTS NOTE**

This tract lies within the boundaries of the Hermiston Irrigation District. The property has 20 acres of right which is to be divided with half going to each parcel. Each parcel will operate and maintain it's own separate irrigation system. Each parcel will be subject to the rules and regulations of the Irrigation District.

1/2" pin from survey 83-70-Ac bears N58°57'37"E, 0.96'

NOTE: This fence was located for convenience only.



**LINE TABLE**

LINE No.	BEARING	DISTANCE
L1	N12°12'35"E	209.27'
L2	N28°18'08"E	272.53'
L3	N55°11'57"E	148.52'
L4	N89°22'52"W	147.72'
L5	N00°16'59"E	30.00'

**CURVE TABLE**

CURVE #	ARC	DELTA	RADIUS	CHORD	BEARING
C1	100.53'	46°45'03"	123.20'	97.76'	N35°35'06"E
C2	93.83'	16°05'31"	334.08'	93.52'	N20°15'22"E
C3	63.24'	26°53'43"	134.72'	62.66'	N41°45'03"E

**LEGEND**

- FOUND 2 1/4" BRASS CAP ON A 1 1/8" x 30" GALVANIZED IRON PIPE. SEE SURVEY S-156-C
  - SET A 5/8" x 24" IRON REBAR W/ A 1/8" RED PLASTIC CAP
  - STAMPED ORLS B52 AND WALS 13922
  - FOUND 3/4" BENT IRON PIPE SEE SURVEY R-9-A
  - FOUND NAIL ALONG SIDE 3/4" IRON PIPE FROM RECORD SURVEY 93-55-B
  - × COMPUTED POINT
- |    |  |
|----|--|
| R1 | COUNTY SURVEY No. S-156-C                            |
| R2 | COUNTY SURVEY No. 83-70-Ac                           |
| R3 | COUNTY SURVEY 84-43-B                                |
| R4 | COUNTY SURVEY 93-55-B                                |
| R5 | COUNTY SURVEY R-9-A                                  |
| R6 | U.P. RR C.E. DRAWING No. 90520 DATED October 1, 1951 |

PROJECT No. 99-17  
 MONUMENTS SET:

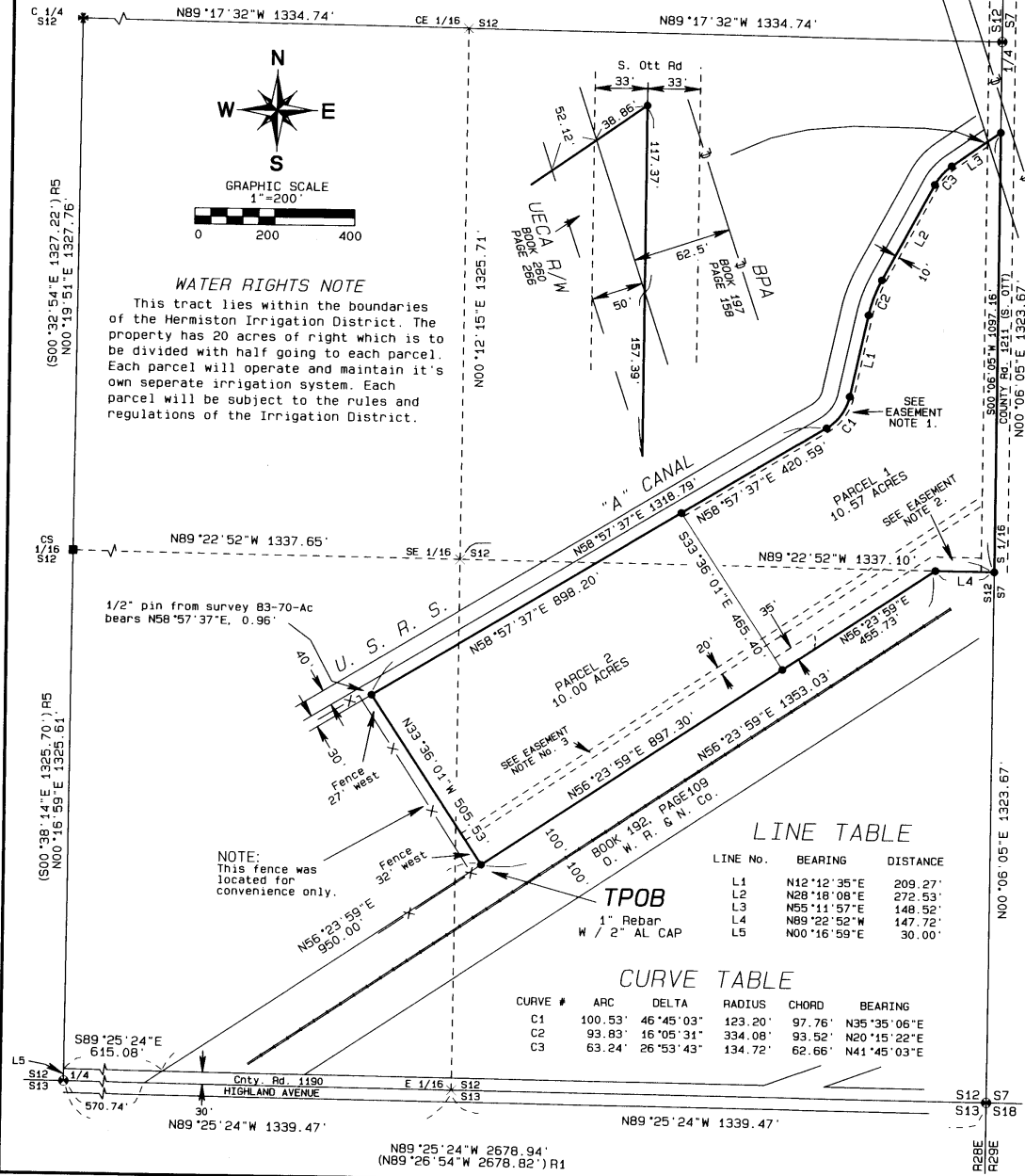
**SURVEY FOR**

Mr. Donald S. Taylor  
 153 S. OTT Rd.  
 Hermiston, Or. 97838

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

**HADDOCK SURVEYING**

GPS AND TOTAL STATION



1999-46-282

SHEET 2 OF 2

LEGAL DESCRIPTION

Commencing at the 1/4 corner common to sections 12 and 13, T4N, R28E, W.M.M., Umatilla County, Oregon; Thence along the north-south center line of said section 12, N0°16'59"E a distance of 30.00 feet; Thence parallel with and 30.00 feet northerly of the south line of said section 12 to the northwesterly line of that tract of land conveyed to the Oregon Washington Railroad and Navigation Company by the deed recorded in Book 192, Page 109 of the deed records of Umatilla County, Oregon, S89°25'24"E a distance of 615.08 feet; Thence along said northwesterly line to the TRUE POINT OF BEGINNING for this description N56°23'59"E a distance of 950.00 feet; Thence to a point on the southerly right of way line of the U. S. R. S. "A" line canal N33°36'01"W a distance of 505.53 feet; Thence along said southerly line N58°07'37"E a distance of 1318.79 feet; Thence 100.53 feet along a curve to the left having a radius of 123.20 feet and a central angle of 46°45'03", the long chord of which bears N35°35'06"E a distance of 97.76 feet; Thence N12°12'35"E a distance of 209.27 feet; Thence 93.83 feet along a curve to the right having a radius of 334.08 feet and a central angle of 16°05'31", the long chord of which bears N20°15'22"E a distance of 93.52 feet; Thence N28°18'08"E a distance of 272.53 feet; Thence 63.24 feet along a curve to the right having a radius of 134.72 feet and a central angle of 26°53'43", the long chord of which bears N41°45'03"E a distance of 62.66 feet; Thence to the point of intersection of said southerly right of way line with the east line of said section 12, N55°11'57"E a distance of 148.52 feet; Thence along said east line to the southeast corner of the northeast quarter of the southeast quarter of said section 12 said point also being the northeast corner of that tract of land conveyed to the railroad as hereinabove identified, S00°06'05"W a distance of 1097.16 feet; Thence along the south line of the northeast quarter of the southeast quarter of said section 12 to its intersection with the northwesterly line of said railroad tract, N89°22'52"W a distance of 147.72 feet; Thence along said northwesterly line to the TRUE POINT OF BEGINNING, S56°23'59"W a distance of 1353.03 feet.

TOGETHER WITH an easement, including the terms and provisions thereof, for a spring and buried pipeline from Robert Oscar Behrman, Personal Representative of the estate of Robert Oscar Behrman to Craig F. Parks, recorded November 19, 1985, in microfilm Reel 131, Page 2057, Umatilla County deed records.

Subject to any and all water rights of way, roads, highways, railroads and canals.

SUBJECT TO:

- 1. These premises are within the boundaries of the Hermiston Irrigation District and are subject to the levies, assessments and easements thereof, if any.
2. Easement, including the terms and provisions thereof, in favor of United States of America, recorded May 23, 1951, in Book 197, Page 158, Umatilla County, deed records.
3. Right of Way for Electric Transmission and Distributing lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded September 23, 1960, in Book 260, Page 266, Umatilla County deed records.
4. Easement, including the terms and provisions thereof, for a buried pipeline from Robert Oscar Behrman, Personal Representative of the estate of Robert Oscar Behrman, to John Walchli, Marjorie Walchli, and Mary Ann Moore, recorded November 19, 1985 in microfilm Reel 131, Page 2048, Umatilla County deed records.
5. Right of Way for Electric Transmission and Distributing lines, including the terms and provisions thereof, in favor of Umatilla Electric Cooperative Association, recorded October 17, 1988, in microfilm Reel 171, Page 1407, Umatilla County deed records.

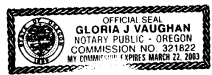
OWNERS DECLARATION

We, Donald S. Taylor and Sami R. Taylor, owners, do hereby acknowledge that we have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised. We do also dedicate the easements for power and access to parcel 1 as shown on the face of this plat. We also acknowledge that the division fence lying southwesterly of the property line as shown on this plat was built in the location shown for convenience only.

Signatures of Donald S. Taylor and Sami R. Taylor.

On this 23rd Day of September 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.

Notary Public for Oregon, Gloria J. Vaughan, My commission expires: 3/22/03



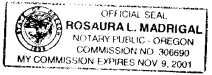
Authorized Representative for Inland Empire Bank, David D. Duggan

On this 23rd Day of September 1999, the above named individual appeared personally before me and acknowledged their consent to this partition and acknowledged that said consent was their free and voluntary act and deed. Before me: Gloria J. Vaughan, Notary Public for Oregon, My commission expires: 3/22/03, Seal



Authorized Representative for Umatilla Electric Cooperative, Leri L. Beauchamp

On this 23rd Day of September 1999, the above named individual appeared personally before me and acknowledged their consent to this partition and acknowledged that said consent was their free and voluntary act and deed. Before me: Rosaura L. Madrigal, Notary Public for Oregon, My commission expires: 11-9-2001, Seal



PARTITION PLAT No. 1999 - 46

IN THE S.E. 1/4 OF SECTION 12 T4N, R28E, W.M.M. UMATILLA COUNTY, OREGON

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

This plat is approved this 24 day of September 1999.

Signature of County Planning Director, COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid in full this 24th day of Sept 1999.

Signature of County Tax Collector, 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.

Signature of David H. Krumbein, UMATILLA COUNTY SURVEYOR

HERMISTON IRRIGATION DISTRICT

This plat is approved this 24th day of Sept. 1999.

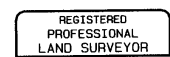
Signature of Richard Wilens, MANAGER

OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA. I certify that this instrument was received and recorded ON September 24, 1999 at 2:20 o'clock P.m., in the record of PLATS of said County. YEAR NUMBER Slide 1999 46

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer Fees \$25.00 No. 1999-3580540



Signature of David L. Haddock, OREGON JULY 12, 1968 DAVID L. HADDOCK 652 RENEWS 6-30-01

Signature of David L. Haddock, This is a true and exact copy.

PROJECT No. 99-17 MONUMENTS SET: SURVEY FOR Mr. Donald S. Taylor 153 S. OTT Rd. Hermiston, Or. 97838

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

HADDOCK SURVEYING

