

1999-49

PARTITION PLAT NO. 1999 -

A PARCEL IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON

SURVEYORS CERTIFICATE AND NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO TWO PARCELS THAT LAND THAT HAD BEEN CONVEYED TO OLIPHANT ON JUNE 1, 1994 AND RECORDED ON REEL 254, PAGE 1325 OF THE UMATILLA COUNTY DEED RECORDS.

THIS PROPERTY WAS SURVEYED IN 1980 FOR TOM BURTON, C.S. NO. R-98C, BY KRUMBEIN ENGINEERING LTD. THE SOUTHWEST CORNER, SOUTHEAST CORNER AND NORTHEAST CORNERS FROM THAT SURVEY WERE FOUND AS NOTED. THE NORTHWEST CORNER WAS SET BY DISTANCE-DISTANCE INTERSECT AND THE INTERIOR CORNERS WERE SET AS DIRECTED BY THE CLIENT. THE WEST LINE ABUTS AN AREA KNOWN AS McKAY ACRES AND JERICO LANE AS SHOWN COMES THROUGH THAT AREA TO GET ONTO THIS PARCEL. BEARINGS ARE BASED UPON THE EAST LINE OF THIS PARCEL AND IS THE SAME AS C.S. NO. R-98C.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A BRASS CAP THAT IS THE EAST ONE QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 42'00" WEST ALONG THE EAST WEST CENTERLINE OF SAID SECTION 34 A DISTANCE OF 1037.11 FEET TO A 5/8" IRON REBAR; THENCE NORTH 01 DEGREES 03'52" WEST A DISTANCE OF 1011.71 FEET TO A 5/8" IRON REBAR W/ AN ALUMINUM CAP STAMPED PLS 933; THENCE SOUTH 89 DEGREES 28'56" EAST A DISTANCE OF 1061.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34 SAID POINT BEING MARKED BY A 5/8" IRON REBAR; THENCE SOUTH 00 DEGREES 17'17" WEST ALONG SAID EAST LINE A DISTANCE OF 1007.38 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE WEST 60 FEET OF THE NORTHERLY 132 FEET THEREOF.

INCLUDING A 50 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES, 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT A 5/8" IRON REBAR THAT IS THE NORTHEAST CORNER OF PLEASANT VALLEY TRACTS; THENCE SOUTH 00 DEGREES 04'54" EAST A DISTANCE OF 1355 FEET TO THE TRUE POINT OF BEGINNING FOR THIS EASEMENT DESCRIPTION; THENCE NORTH 89 DEGREES 55'06" EAST A DISTANCE OF 738.61 FEET; THENCE ALONG THE ARC OF A 375 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD BEARS SOUTH 43 DEGREES 54'24" EAST 541.09 FEET, A DISTANCE OF 604.42 FEET; THENCE SOUTH 02'16'06" WEST A DISTANCE OF 134.07 FEET; THENCE ALONG THE ARC OF A 85 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD BEARS SOUTH 73 DEGREES 20'03" EAST 164.82 FEET, A DISTANCE OF 224.32 FEET; THENCE NORTH 30 DEGREES 54'14" EAST A DISTANCE OF 216.36 FEET; THENCE ALONG THE ARC OF A 350 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 21 DEGREES 33'38" EAST 113.79 FEET, A DISTANCE OF 114.30 FEET; THENCE NORTH 12 DEGREES 13'21" EAST A DISTANCE OF 308.66 FEET; THENCE ALONG A 100 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS NORTH 47 DEGREES 43'00" EAST 116.14 FEET, A DISTANCE OF 123.92 FEET; THENCE NORTH 83 DEGREES 13'01" EAST A DISTANCE OF 6.08 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT LYING SOUTH 01 DEGREES 03'52" EAST A DISTANCE OF 105.90 FEET FROM THE NORTHWEST CORNER THEREOF.

ALL LYING IN UMATILLA COUNTY, STATE OF OREGON. AREA = 24.31 ACRES.

OWNERS DECLARATION

WE, THE OWNERS OF THE LAND SHOWN HEREON DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE LAND PARTITIONED AS SHOWN. WE DO ALSO ACKNOWLEDGE THE EXISTING 50 FOOT EASEMENT OVER THE NORTHWEST OF OUR LAND AND DO HEREBY DEDICATE AN ADDITIONAL 10 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES ALONG THE SOUTH AND EAST SIDES OF THE EXISTING EASEMENT.

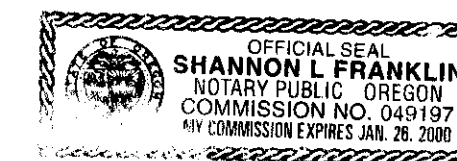
Michael K. Wagner
MICHAEL K. WAGNER

Diane Cert-Wagner
DIANE CERT-WAGNER

STATE OF OREGON
COUNTY OF UMATILLA

SUBSCRIBED AND SWORN TO BEFORE ME THIS
23rd DAY OF SEPTEMBER 1999.

Shannon L. Franklin
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 1/26/2000



APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT.

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT.

TAXES ARE PAID IN FULL AS OF 5 SEPTEMBER 1999
October

G. Dennis Deval 7/29/99
MORROW COUNTY SURVEYOR DATE

Bob Perry Asst. Planning Director 10-7-99
UMATILLA COUNTY PLANNER DATE

Shonda Schuck by *Shonda Schuck*
UMATILLA COUNTY TAX COLLECTOR

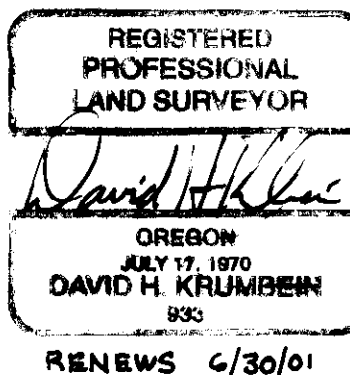
SCALE: 1" = 150'

OWNER

MICHAEL K. & DIANE CERT-WAGNER
215 N.W. 7TH + 3254 JERICO LN.
276-7702

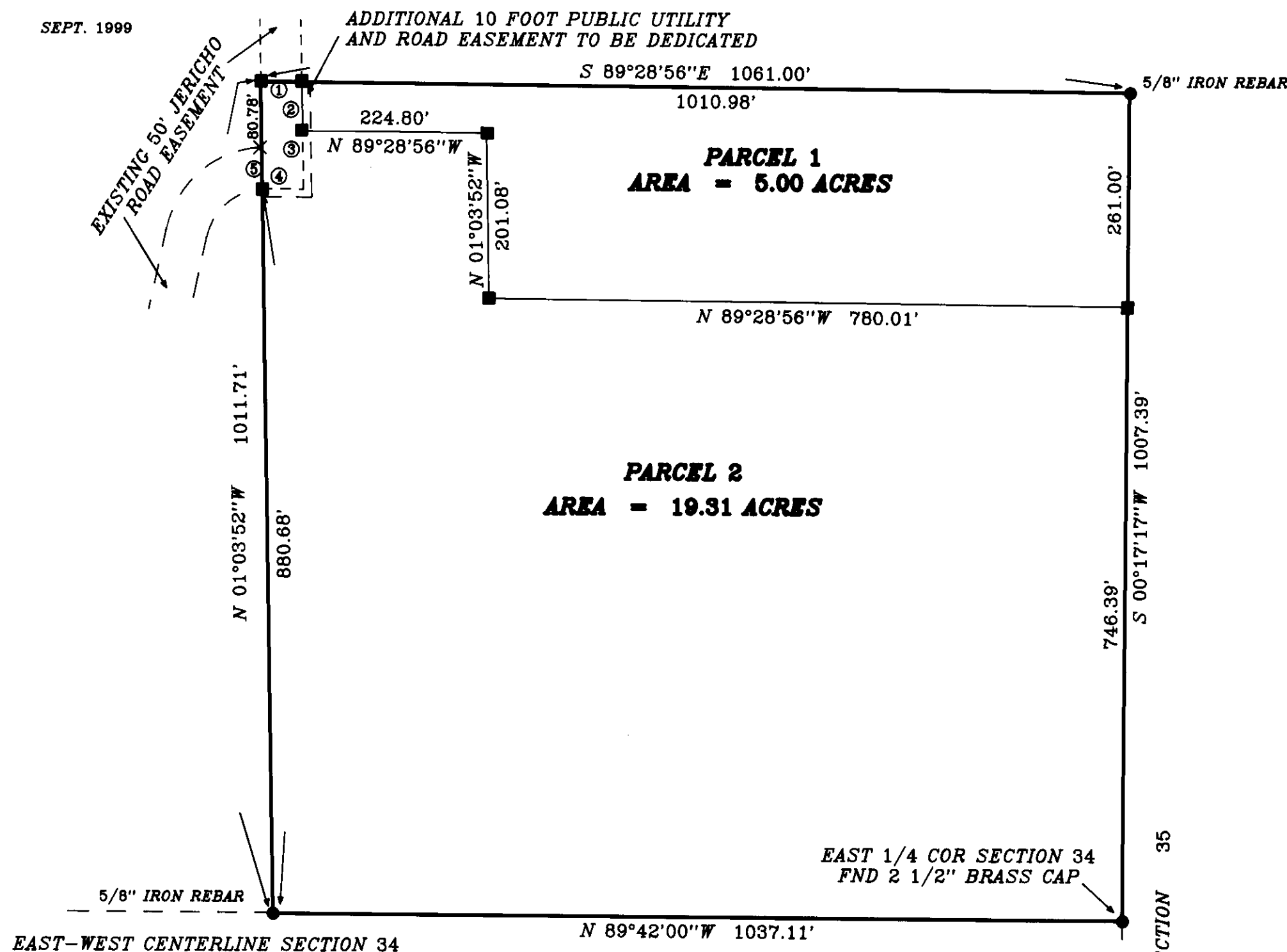
SURVEYOR

DAVID H. KRUMBEIN
KRUMBEIN ENGINEERING LTD.
PENDLETON, OR. 97801
276-3244



- INDICATES FOUND MONUMENT FROM C.S. NO. R-98C
- INDICATES SET 5/8" BY 30" IRON REBAR W/ PLASTIC CAP STAMPED PLS 933.

SEPT. 1999



COURSE	BEARING	DISTANCE
1	S 89°28'56"E	50.02'
2	S 01°03'52"E	60.02'
3	S 01°03'52"E	71.06'
4	N 89°25'30"W	50.02'
5	N 01°03'52"W	50.25'

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON October 7, 1999
at 9:40 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
1999 49

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 25.00 No. 1999-3590260

THIS IS A TRUE AND EXACT COPY

David H. Krumbain