

1999-58

LEGAL DESCRIPTION OF PARTITIONED LAND

PARTITION PLAT NO. 1999-58  
LOCATED IN SW 1/4, SW 1/4 SEC. 23  
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 89°32'50" EAST, 1,117.42 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN REEL 288, PAGE 757, UMATILLA COUNTY DEED RECORDS; THENCE NORTH 00°27'10" EAST 33.00 FEET ALONG THE EAST LINE OF SAID TRACT TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 608 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°27'10" EAST, 423.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT; THENCE SOUTH 89°32'50" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 360.34 FEET TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN REEL 101, PAGE 1982, UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 00°11'41" WEST, 423.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD; THENCE NORTH 89°32'50" WEST, 362.24 FEET ALONG SAID RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING.  
CONTAINS 3.51 ACRES.

OWNER'S DEDICATION

I, THE UNDERSIGNED, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE THE 60 FOOT ACCESS EASEMENT ALONG THE WEST LINE OF PARCEL 1 FOR THE BENEFIT OF THE OWNERS OF PARCEL 2.

*Ivan J. Cook*  
IVAN J. COOK



ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF UMATILLA } S.S.  
THIS IS TO CERTIFY THAT ON THIS 20<sup>th</sup> DAY OF July, 1999, PERSONALLY APPEARED BEFORE ME, IVAN J. COOK TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING 'OWNERS DEDICATION' AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Kathleen West*  
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON  
RESIDING AT *Hermiston*  
MY COMMISSION EXPIRES: *7/31/01*

APPROVALS

*David H. ...* 9/23/99  
UMATILLA COUNTY SURVEYOR DATE  
*Paul G. ...* 6-3-99  
CITY OF HERMISTON PLANNING COMMISSION DATE

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.  
DATED THIS 10<sup>th</sup> DAY OF Aug 1999  
*Gay Dill*  
HERMISTON IRRIGATION DISTRICT TITLE *Field Manager*  
*Edward Wallace Agn*

TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 14<sup>th</sup> DAY OF December, 1999, A.D.  
*Ronda Schulte*  
UMATILLA COUNTY TAX COLLECTOR  
DATE *12/14/99*

OFFICE OF COUNTY RECORDS

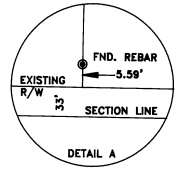
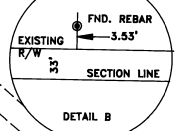
STATE OF OREGON, COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded ON December 14, 1999 at 2:00 o'clock P.m., in the record of PLATS of said County.  
YEAR NUMBER Slide  
1999 58  
OFFICE OF COUNTY RECORDS  
By: GEORGIA DUNAWAY Records Officer  
Fees \$ 25.00 No. 1999-3620553

REFERENCES

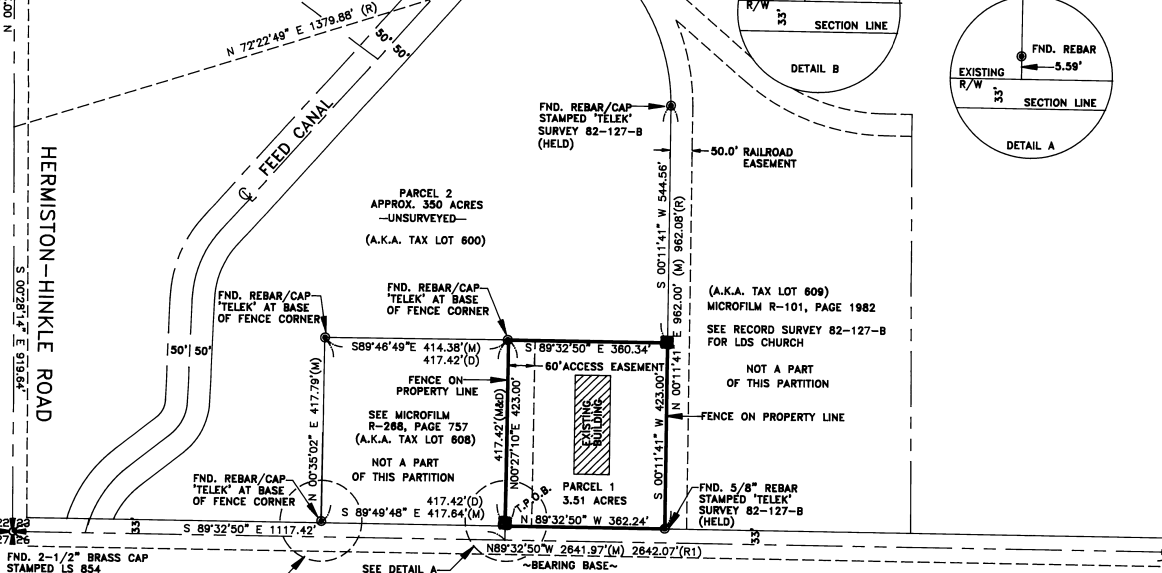
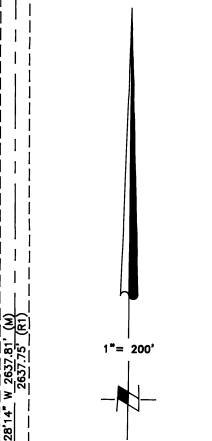
EDWARDS SURVEY FOR UMATILLA CO. (92-45-C)  
LAGIER SURVEY FOR COOK (82-127-B)  
WEIGART SURVEY FOR COOK (4-87-B)  
LAGIER SURVEY FOR COOK DATED 6-15-78  
DEED RECORDS:  
REEL 267, PG. 757  
REEL 90, PG. 332  
REEL 101, PG. 1982

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION APPROXIMATELY 3.5 ACRES CONTAINING THE NEW BUILDING SHOWN HEREON FROM THE REMAINDER PARCEL WHICH CONTAINS APPROXIMATELY 350 ACRES WAS NOT SURVEYED OR MONUMENTED. THE BASIS OF BEARING OF THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER SHOWN AS S 89°32'50"E ACCORDING TO THE SURVEY BY THOMAS LAGIER FOR IVAN AND VERNON COOK DATED 6-15-78. THIS SURVEY IS BASED ON THE PRESENT DAY MONUMENTS AT THE WEST 1/4 SEC. 23, THE SOUTHWEST CORNER SEC. 23 AND ON THE SOUTH 1/4, SEC. 23 AS SHOWN HEREON. THE PROPERTY CORNERS FOUND AROUND TAX LOT 608 APPEAR TO BE BASED ON A DIFFERENT SET OF MONUMENTS AS THEY DO NOT FIT THE PRESENT DAY SECTION LINE (SEE DETAILS). THE ADJOINING SURVEY TO THE EAST DOES FIT THE PRESENT DAY SECTION LINE AND WAS THUS HELD FOR THE EAST LINE OF PARCEL ONE OF THIS PARTITION.  
THIS SURVEY WAS PERFORMED USING A SOKKIA SET 3B ELECTRONIC TOTAL STATION HAVING A STANDARD ERROR OF 3" ANGULAR AND 3mm ±3ppm TIMES THE DISTANCE. CLOSED TRAVERSE AND RADIAL SURVEY METHODS WERE USED IN THE PERFORMANCE OF THIS WORK.



22023 FND. 2-1/2" BRASS CAP STAMPED LS 951 DATED: 1991 SURVEY 92-45-C



COUNTY ROAD NO. 608 (FEEDVILLE RD.)

FND. 2-1/2" BRASS CAP STAMPED LS 951 DATED: 1991 SURVEY 92-45-C

NOTES:

- 1. BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 23 AS SHOWN ON LAGIER SURVEY FOR IVAN & VERNON COOK DATED 6-15-78
- 2. (M) = MEASURED (R) = RECORD DATA PER LAGIER SURVEY 82-127-B (D)=DEED CALL (R1)=INDICATES RECORD DATA PER EDWARDS SURVEY 92-45-C.
- 3. [Symbol] = DENOTES SET 5/8"x24" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED 'GBW LS02817'
- 4. [Symbol] = DENOTES FOUND PIN AS SHOWN

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 1999, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Gary B. Wagner*  
GARY B. WAGNER  
02817  
RENEWS 8/30/00

4/2/99  
DATE  
*Gary B. Wagner*  
THIS IS AN EXACT DUPLICATE

**ROGERS SURVEYING INC.**  
2304 N. 1ST STREET  
HERMISTON, OR. 97838  
PHONE (541) 567-5859  
FAX: (541) 567-6757

CLIENT	IVAN COOK	JOB NO.	OR02899
PROJECT	SW 1/4 SECTION 23 PARTITION PLAT		
DRAWN BY: GBW	SCALE: 1" = 200'	F. B. NO.: OR12	SHEET 1
APPROVED: GBW	DATE: 04/01/99	VERSION: ACAD14	FILE: OR02899
			OF 1

GRAPHIC SCALE

