

2003-13

SURVEYOR'S CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE SHOWN AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, CITY OF HERMISTON ORDINANCE AND APPLICABLE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THE OVERALL BOUNDARY OF THE PARTITION PLAT WAS DETERMINED, SURVEYED AND MONUMENTED AS SHOWN ON UMATILLA COUNTY SURVEY NO. 00-080-C.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME. KINEMATIC MODE.

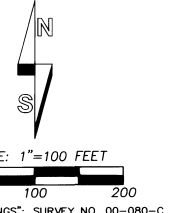
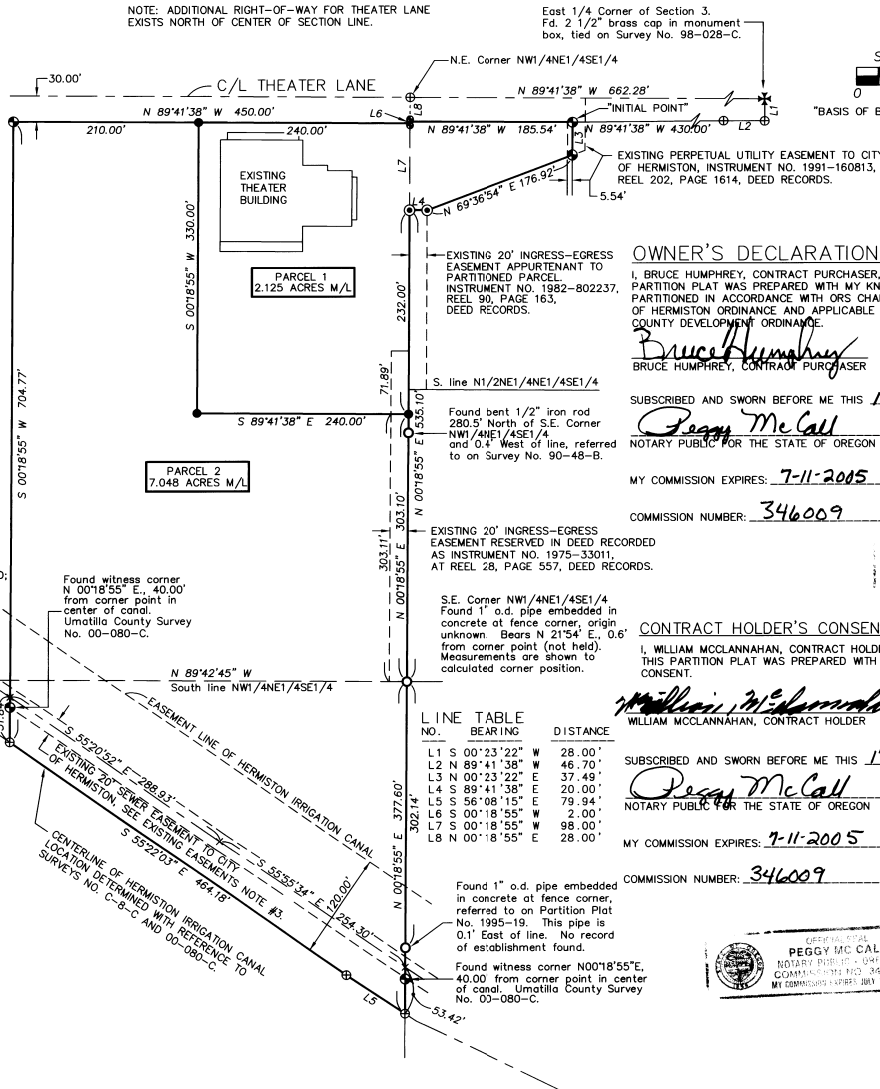
REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 00°23'22" WEST A DISTANCE OF 28.00 FEET; THENCE NORTH 89°41'38" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3 A DISTANCE OF 46.70 FEET; THENCE CONTINUING NORTH 89°41'38" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF THEATER LANE A DISTANCE OF 430.00 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION; SAID "INITIAL POINT" BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE MUNKDALE FAMILY TRUST BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 1998-3400202 AT REEL 340, PAGE 202, DEED RECORDS; THENCE CONTINUING NORTH 89°41'38" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF THEATER LANE A DISTANCE OF 185.54 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THENCE SOUTH 00°18'55" WEST ALONG SAID EAST LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THEATER LANE A DISTANCE OF 2.00 FEET; THENCE NORTH 89°41'38" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF THEATER LANE A DISTANCE OF 450.00 FEET; THENCE SOUTH 00°18'55" WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 704.77 FEET TO A POINT ON THE CENTERLINE OF THE HERMISTON IRRIGATION CANAL; THENCE SOUTH 55°22'03" EAST ALONG THE CENTERLINE OF THE HERMISTON IRRIGATION CANAL A DISTANCE OF 464.18 FEET; THENCE SOUTH 56°08'15" EAST, CONTINUING ALONG THE CENTERLINE OF THE HERMISTON IRRIGATION CANAL A DISTANCE OF 79.94 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 00°18'55" EAST ALONG SAID EAST LINE A DISTANCE OF 377.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 00°18'55" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°41'38" EAST ALONG THE NORTH LINE OF SAID MUNKDALE FAMILY TRUST TRACT A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 69°36'54" EAST ALONG THE NORTH LINE OF SAID MUNKDALE FAMILY TRUST TRACT A DISTANCE OF 176.92 FEET TO THE SOUTHWEST CORNER OF SAID MUNKDALE FAMILY TRUST TRACT AS CONVEYED IN INSTRUMENT NO. 1998-3400202 AT REEL 340, PAGE 202, DEED RECORDS; THENCE NORTH 00°23'22" EAST ALONG THE WEST LINE OF SAID MUNKDALE FAMILY TRUST TRACT A DISTANCE OF 37.49 FEET TO THE "INITIAL POINT".

PARTITION PLAT FOR BRUCE HUMPHREY
LOCATED IN THE SE 1/4 SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON
MARCH, 2003

PARTITION PLAT NO. 2003-13



REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM R. WELLS, PLS
Oregon
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/04

- LEGEND
● - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP, MARKED "OR PLS 1106, WA PLS 17372".
⊙ - FOUND 1/2" IRON ROD (REBAR) WITH 1" PLASTIC CAP PER SURVEY NO. 90-45-B.
⊙ - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP, MARKED "OR PLS 1106, WA PLS 17372", UNLESS OTHERWISE NOTED.
○ - OTHER MONUMENT FOUND AS NOTED.
⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.

NOTE: DIMENSIONS SHOWN ON THIS PLAT, WHICH ARE COMMON WITH DIMENSIONS REPORTED ON SURVEY NO. 00-080-C, ARE IDENTICAL.

NOTE: ADDITIONAL RIGHT-OF-WAY FOR THEATER LANE EXISTS NORTH OF CENTER OF SECTION LINE.

East 1/4 Corner of Section 3. Fd. 2 1/2" brass cap in monument box, tied on Survey No. 98-028-C.

OWNER'S DECLARATION

I, BRUCE HUMPHREY, CONTRACT PURCHASER, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, CITY OF HERMISTON ORDINANCE AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

BRUCE HUMPHREY, CONTRACT PURCHASER
SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF JUNE 2003.

PEGGY MC CALL
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 7-11-2005
COMMISSION NUMBER: 346009

CONTRACT HOLDER'S CONSENT

I, WILLIAM MCCLANNAHAN, CONTRACT HOLDER, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT.

WILLIAM MCCLANNAHAN, CONTRACT HOLDER
SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF JUNE 2003.

PEGGY MC CALL
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 7-11-2005
COMMISSION NUMBER: 346009

APPROVALS

EXAMINED AND APPROVED THIS 18 DAY OF June 2003. Margaret Taylor
CITY OF HERMISTON PLANNING COMMISSION
EXAMINED AND APPROVED THIS 19 DAY OF June 2003. Bruce Wilcox
HERMISTON IRRIGATION DISTRICT
EXAMINED AND APPROVED THIS 16 DAY OF June 2003. David H.K.L.
UMATILLA COUNTY SURVEYOR
TAXES ARE PAID IN FULL, THIS 19 DAY OF June 2003.
RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA
I certify that this instrument was received and recorded ON June 19, 2003, at 10:00 o'clock Am., in the record of PLATS of said County.
YEAR 2003 NUMBER 13 Slide
OFFICE OF COUNTY RECORDS
By: GEORGIA DUNAWAY, Records Officer
Fees \$50.00 No. 2003-4400100

EXISTING EASEMENT NOTES:

- THE FOLLOWING EASEMENT NOTES SUPPLEMENT THE EASEMENTS SHOWN ON THE FACE OF THIS PLAT:
1. EASEMENT GRANTED FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OR SYSTEM TO UMATILLA ELECTRIC COOPERATIVE, BOOK 120, PAGE 458, DEED RECORDS. NOTE: THIS EASEMENT DOES NOT APPLY TO ANY LAND IN SECTION 3, ALTHOUGH THIS REFERENCE SHOWN ON MEMORANDUM OF LAND SALE CONTRACT RECORDED AS INSTRUMENT NO. 2000-380008, AT REEL 388, PAGE 0088, DEED RECORDS.
2. EASEMENT GRANTED FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OR SYSTEM TO UMATILLA ELECTRIC COOPERATIVE, BOOK 120, PAGE 504, DEED RECORDS. THIS IS A BLANKET EASEMENT AFFECTING THE NW 1/4 NE 1/4 SE 1/4 SECTION 3 AND IS NOT SHOWN.
3. SEWER LINE EASEMENTS, AS SHOWN, GRANTED BY WILLIAM M MCCLANNAHAN TO THE CITY OF HERMISTON, RECORDED AS INSTRUMENT NO. S 1982-129134 AND 1982-129135 AND RECORDED AT REEL 152, PAGE 674 AND REEL 152, PAGE 676, DEED RECORDS.
NOTE: DESCRIPTIONS CONTAINED IN THE EASEMENT DOCUMENTS DO NOT MATCH EXISTING SEWER LINE LOCATION. EASEMENT LOCATION IS SHOWN BASED ON MEASUREMENTS TO EXISTING SANITARY SEWER MANHOLES. SEE SURVEY NO. 00-080-C.
4. PARTITIONED PROPERTY HAS AN APPURTENANT EASEMENT AND RIGHT-OF-WAY FOR THEATER SIGN PURPOSES LOCATED SOUTHWEST OF THE INTERSECTION U.S. HIGHWAY NO. 395 AND THEATER LANE. EASEMENT IS DESCRIBED IN INSTRUMENT NO. 1991-165130, REEL 209, PAGE 1419, DEED RECORDS. THIS EASEMENT IS SEVERAL HUNDRED FEET EAST OF THE PARTITION BOUNDARY AND IS NOT SHOWN.

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT: /HUMPHREY03
PARTITION PLAT FOR:
BRUCE HUMPHREY

DATE: 02/03 DR. BY: DMT
CK. BY: WRW NO: 03-854

LOCATED IN THE SE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2003-13
WILLIAM R. WELLS, PLS