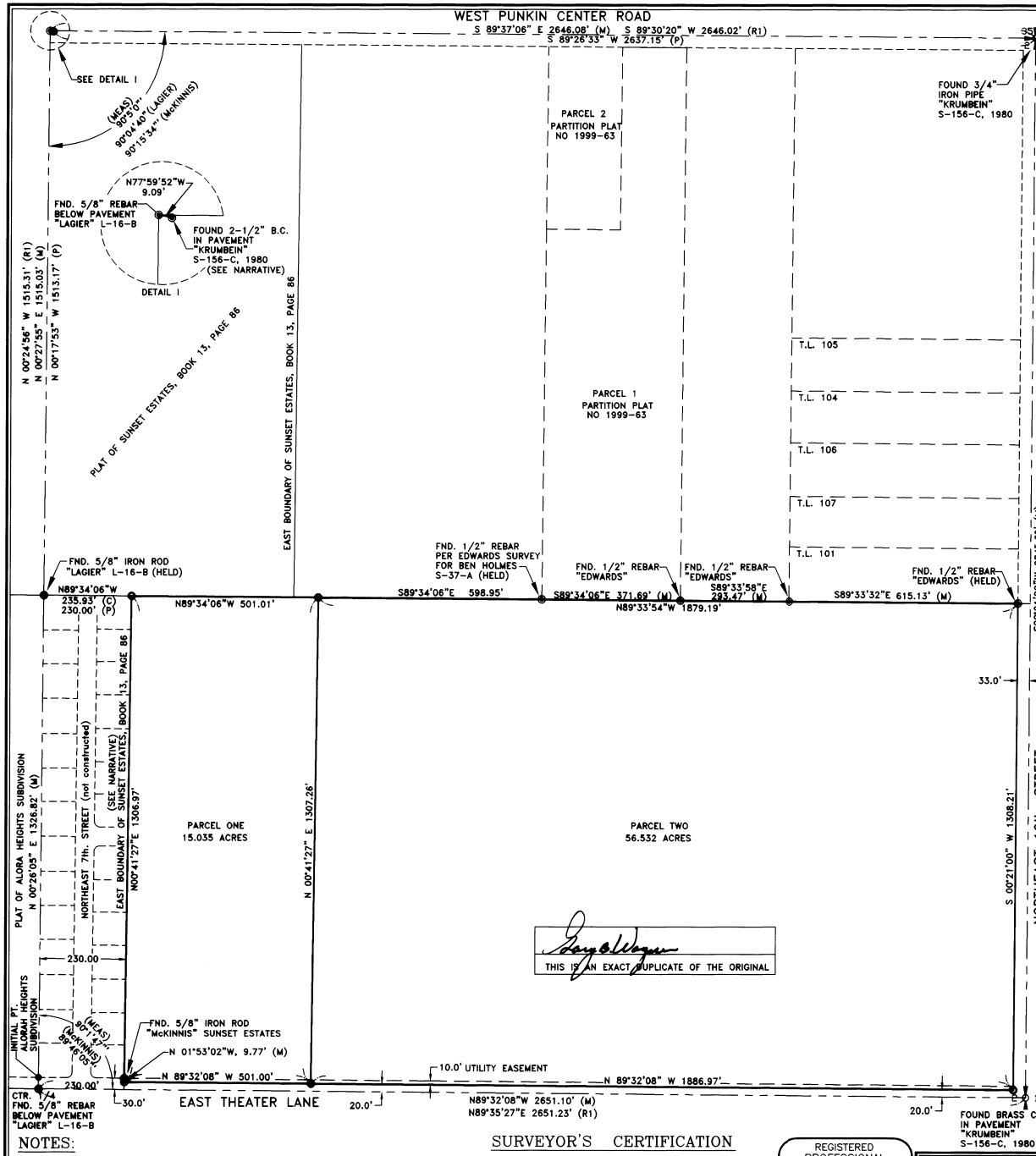
2004-02



PARTITION PLAT NO. 2004-02

LOCATED IN THE S 1/2 OF THE NE 1/4 SEC. 2 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. UMATILLA COUNTY, OREGON

RECORD LEGAL DESCRIPTION

(TAX LOT REFERENCE- 4N28 2A/500)

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTON 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPT THE WEST 230.00 FEET OF SAID SOUTH HALF.

SUBJECT TO ROAD RIGHT OF WAY ALONG THE SOUTHERLY 20 FEET AND EASTERLY 33 FEET OF THE ABOVE DESCRIBED TRACT.

SURVEYORS NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL, 2003 AT THE REQUEST OF THE HERMISTON SCHOOL DISTRICT. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND DESCRIBED HEREON IN ORDER TO CREATE A 15 ACRE PARCEL FOR THE HERMISTION SCHOOL DISTRICT.

THIS SURVEY IS BASED ON EXISTING MONUMENTS FOUND AT THE CORNERS OF THE NORTHEAST QUARTER OF SECTION 2, WHICH ARE THE SAME MONUMENTS AS THOSE SHOWN ON LAGIERS 1976 SURVEY OF THE MILBRANDT TRACT (SURVEY L-18-B). OUR ANGLE AND DISTANCE MEASUREMENTS BETWEEN SAID MONUMENTS AGREE SUBSTANTIALLY WITH LAGIERS SURVEY. IN 1976, SUBSEQUENT TO SURVEY L-18-B, LAGIER PLATTED THE MILBRANDT TRACT INTO WHAT IS NOW THE ALORA HEIGHTS SUBDIVISION. HERMISTON IRRIGATION DISTRICT OWNED THE ADJOINING PROPERTY AND SOLD THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER TO CARL HOLT BY DEED RECORDED IN REEL 236, PAGE 1168. IN 1996, RON McKINNIS SURVEYED AND PLATTED THE WEST 230 FEET OF SAID SOUTH HALF AS "SUNSET ESTATES". McKINNIS ESTABLISHED THE EAST LINE OF THE WEST 230 FEET PARALLEL WITH A LINE BETWEEN KRUMBEINS 1980 BRASS CAP AT THE NORTH 1/4 CORNER AND LAGIER'S CENTER SECTION CORNER (AS SHOWN). LAGIERS NORTH 1/4 CORNER IS N 77°59'52"W OF KRUMBEINS BRASS CAP. THE DIFFERENCE BETWEEN THE TWO MONUMENTS CREATES A POTENTIAL DESCEPANCY OF 5.9 FEET AT THE NORTHWEST CORNER OF THIS PROPERTY. ALTHOUGH I DO NOT AGREE WITH THE LOCATION OF THE EAST LINE OF SUNSET ESTATES, I AM HOLDING THE LINE AS PLATTED TO AVOID ANY CONFLICTS WHICH MAY ARISE.

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 225 ELECTRONIC TOTAL STATION HAVING STANDARD ERRORS OF 5" ANGULAR AND ±2mm +2ppm x DISTANCE.

OWNER'S DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE THE EASEMENTS FOR THE USES INDICATED HEREON.

Chuck Wilcox
CHUCK WILCOX, MANGER
HERMISTON IRRIGATION DISTRICT

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UMATILLA } S.S.

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF Feb., ~~2003~~ 2004, PERSONALLY APPEARED BEFORE ME, CHUCK WILCOX, MANAGER OF THE HERMISTON IRRIGATION DISTRICT, TO ME KNOWN TO BE THE INDIVIDUAL IN EXECUTED THE FOREGOING 'OWNER'S DEDICATION', AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Dawn Henderson
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING AT Umatilla County OR.
MY COMMISSION EXPIRES: 8/19/2005

OFFICIAL SEAL
DAWN HENDERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 349035
MY COMMISSION EXPIRES AUGUST 19, 2005

APPROVALS

David H Kline — 10 Feb 2004
UMATILLA COUNTY SURVEYOR — DATE

Tamra Mallott — 2-11-04
UMATILLA COUNTY PLANNING DIRECTOR — DATE

TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 10th DAY OF Feb, 2004, A.D.

UMATILLA COUNTY TAX COLLECTOR

2/10/04
DATE

OFFICE OF COUNTY RECORDS

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON February 11, 2004
at 11:45 o'clock Am., in the record of PLATS of said County.

YEAR	NUMBER	Slide
2004	2	

OFFICE OF COUNTY RECORDS

By: ...Jean Hemphill...Records Officer

Fees $ 50.00 No. 2004-4560719

REV: 01/12/04

NOTES:

1. BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER SECTION 2 (N 89°32'34"W) AS SHOWN ON THE PLAT OF PHEASANT RUN-PHASE I, RECORDED IN BK. 14, PG. 29, RECORDS OF UMATILLA COUNTY, OREGON.
2. (M) = MEASURED BEARING & DISTANCE PER THIS SURVEY (P) = PLAT DATA PER PLAT OF SUNSET ESTATES AS FILED IN BOOK 13, PAGE 86, UMATILLA COUNTY RECORDS. (R1) = INDICATES RECORD PER LAGIER SURVEY L-18-B. (C) = INDICATES COMPUTED
3. O =DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED 'GBW 02817LS'.
4. ◉ =DENOTES FOUND IRON REBAR AS INDICATED HEREON.

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN TH STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2003, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

01/26/04
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 30, 1987 GARY B. WAGNER 02817LS
RENEWS 6/30/04

ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 627-5656
FAX: (509) 627-2994
www.rogerssurveying.com

CLIENT	HERMISTON SCHOOL DISTRICT			JOB 06403
PROJECT	PARTITION PLAT S 1/2, NE 1/4, SEC. 2, T4N., R28E., W.M.			
DRN. BY GBW	SCALE 1"=200'	F. B. NO. N/A		SHEET 1
APPROVED GBW	DATE 04/22/03	SDPROJ- 06403 FILE: 06403.DWG		OF 1