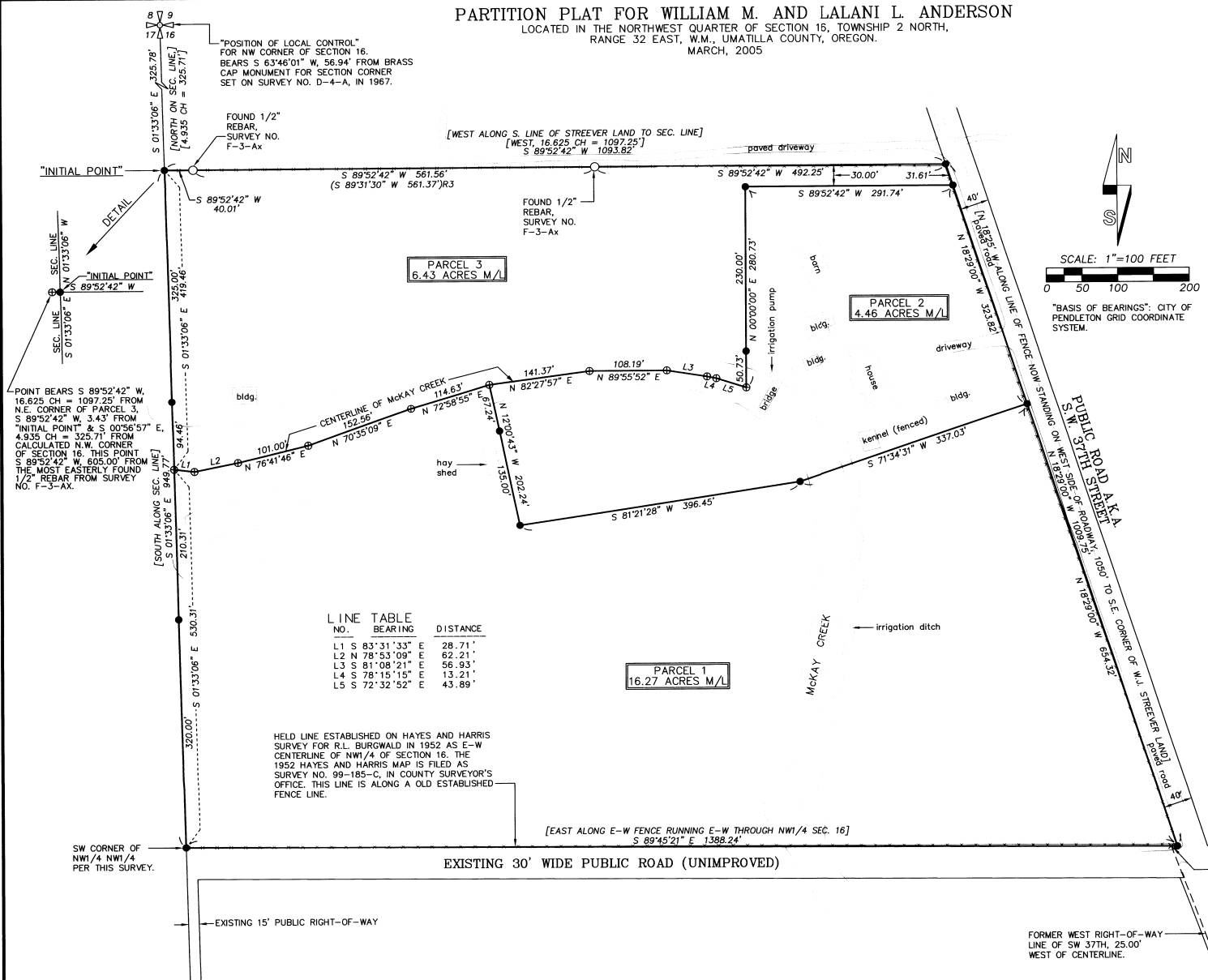


**PARTITION PLAT FOR WILLIAM M. AND LALANI L. ANDERSON**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH,  
 RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.  
 MARCH, 2005

PARTITION PLAT NO. 2005-08  
 SHEET 1 OF 2



**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 83°31'33" E	28.71'
L2	N 78°53'09" E	62.21'
L3	S 81°08'21" E	56.93'
L4	S 78°15'15" E	13.21'
L5	S 72°32'52" E	43.89'

**SCALE: 1"=100 FEET**

"BASIS OF BEARINGS": CITY OF PENDLETON GRID COORDINATE SYSTEM.

- LEGEND**
- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
  - - FOUND MONUMENT AS NOTED.
  - ⊗ - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - (XOX)R1 - RECORD DIMENSION FROM UMATILLA SURVEY NO. Q-426-B.
  - (XOX)R2 - RECORD DIMENSION FROM UMATILLA SURVEY NO. 99-185-C.
  - (XOX)R3 - RECORD DIMENSION FROM UMATILLA SURVEY NO. F-3-Ax.
  - [XOX] - RECORD DIMENSION FROM DEED DESCRIPTION RECORDED AS INSTRUMENT NO. 2001-3980786, REEL 398, PAGE 0786, OR DEED DESCRIPTION RECORDED AS INSTRUMENT NO. 1897-234906, REEL 314, PAGE 1257, DEED RECORDS UMATILLA COUNTY.
  - - - - EXISTING FENCE LINE.

RECORDING INFORMATION  
 UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON April 4, 2005  
 at 2:35 o'clock pm, in the record of  
 PLATS of said County.  
 YEAR NUMBER  
 2005 8

**OFFICE OF COUNTY RECORDS**  
 By: ...Steve Churchill...Records Officer  
 Fees \$ 50.00 No. 2005-4790578

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*  
 OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/06

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

DATE: 12/04 DR. BY: DMT  
 CK. BY: WRW NO: 04-976

PROJECT: \LANDERSONROT  
 PARTITION PLAT FOR:  
 WILLIAM M. &  
 LALANI L. ANDERSON

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2005-08  
*William R. Wells*  
 WILLIAM R. WELLS, PLS

HELD LINE ESTABLISHED ON HAYES AND HARRIS SURVEY FOR R.L. BURGWARD IN 1952 AS E-W CENTERLINE OF NW1/4 OF SECTION 16, THE 1952 HAYES AND HARRIS MAP IS FILED AS SURVEY NO. 99-185-C, IN COUNTY SURVEYOR'S OFFICE. THIS LINE IS ALONG AN OLD ESTABLISHED FENCE LINE.

POINT BEARS S 89°52'42" W, 16.625 CH = 1097.25' FROM N.E. CORNER OF PARCEL 3, S 89°52'42" W, 3.43' FROM "INITIAL POINT" & S 00°56'57" E, 4.935 CH = 325.71' FROM CALCULATED N.W. CORNER OF SECTION 16. THIS POINT BEARS S 89°52'42" W, 605.00' FROM THE MOST EASTERLY FOUND 1/2" REBAR FROM SURVEY NO. F-3-Ax.

"POSITION OF LOCAL CONTROL" FOR NW CORNER OF SECTION 16, BEARS S 8°34'01" W, 56.94' FROM BRASS CAP MONUMENT FOR SECTION CORNER SET ON SURVEY NO. D-4-A, IN 1967.

FOUND 1/2" REBAR, SURVEY NO. F-3-Ax

[WEST ALONG S. LINE OF STREEVER LAND TO SEC. LINE] [WEST, 16.625 CH = 1097.25'] S 89°52'42" W 1093.82'

FOUND 1/2" REBAR, SURVEY NO. F-3-Ax

[EAST ALONG E-W FENCE RUNNING E-W THROUGH NW1/4 SEC. 16] S 89°45'21" E 1388.24'

SW CORNER OF NW1/4 NW1/4 PER THIS SURVEY.

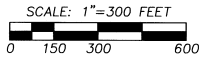
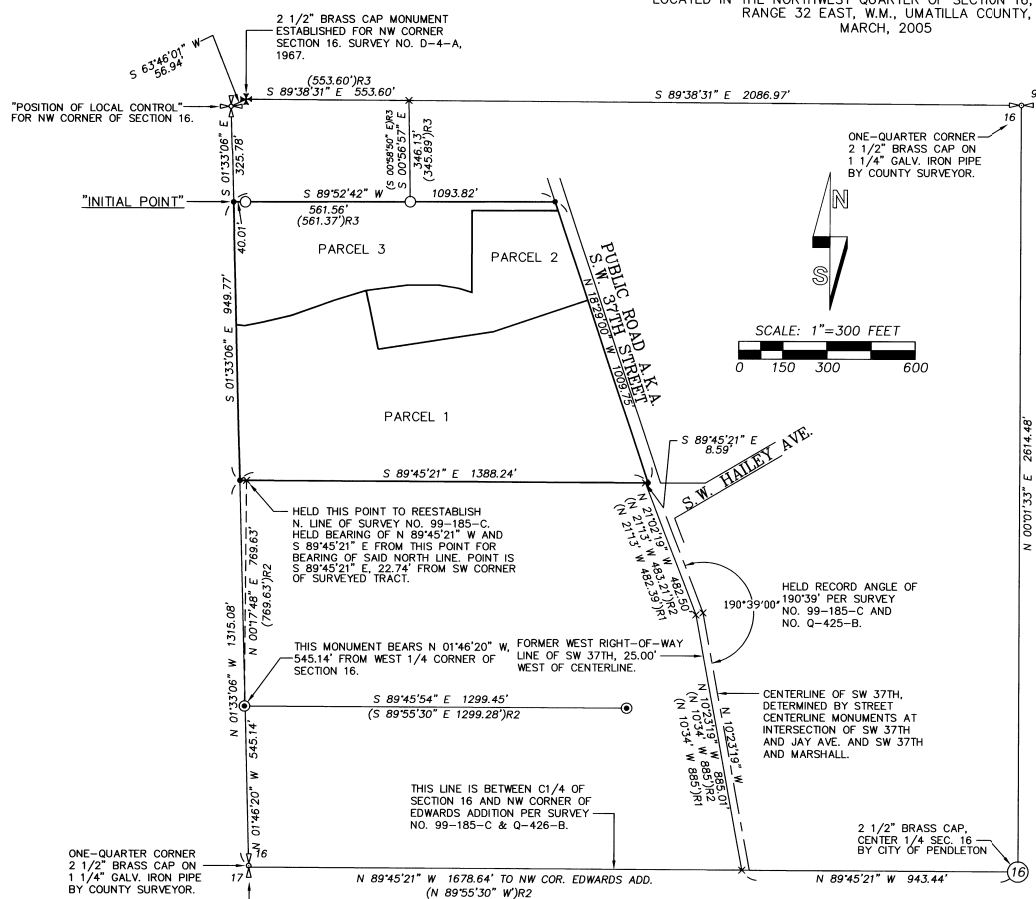
EXISTING 15' PUBLIC RIGHT-OF-WAY

EXISTING 30' WIDE PUBLIC ROAD (UNIMPROVED)

FORMER WEST RIGHT-OF-WAY LINE OF SW 37TH, 25.00' WEST OF CENTERLINE.

PARTITION PLAT FOR WILLIAM M. AND LALANI L. ANDERSON

PARTITION PLAT NO. 2005-08 SHEET 2 OF 2



CONTROL DIAGRAM

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" REBAR, SURVEY NO. F-3-AX.
FOUND 1/2" REBAR, SURVEY NO. 99-185-C.
CALCULATED POINT ONLY, NOT SET OR FOUND.
RECORD DIMENSION FROM UMATILLA SURVEY NO. Q-426-B.
RECORD DIMENSION FROM UMATILLA SURVEY NO. 99-185-C.
RECORD DIMENSION FROM UMATILLA SURVEY NO. F-3-AX.
RECORD DIMENSION FROM DEED DESCRIPTION RECORDED AS INSTRUMENT NO. 2001-3980786, REEL 398, PAGE 0786, OR DEED DESCRIPTION RECORDED AS INSTRUMENT NO. 1997-234806, REEL 314, PAGE 1257, DEED RECORDS UMATILLA COUNTY.

OWNER'S DECLARATION

WE, WILLIAM M. ANDERSON AND LALANI L. ANDERSON, HUSBAND AND WIFE, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

William M. Anderson, LALANI L. ANDERSON, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF March 2005.

NOTARY PUBLIC FOR THE STATE OF OREGON Dawn M. Julbs

MY COMMISSION EXPIRES: 10-14-08

COMMISSION NUMBER: 385199

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2005-08

Will R. Wells, WILLIAM R. WELLS, PLS

SURVEYOR'S CERTIFICATE AND NARRATIVE

I certify that I have correctly shown Parcels 1, 2 and 3 of this Partition Plat in accordance with ORS Chapter 92, as revised and the City of Pendleton and Umatilla County Development Ordinances. Parcels 1, 2 and 3 are monumented as shown.

REAL PROPERTY DESCRIPTION:

A tract of land located in the Northwest Quarter of Section 16, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at a position established for the Northwest Corner of Section 16, established by proportional methods under Umatilla County Survey Number D-4-A, in 1967, said position being monumented by a 2 1/2 inch brass disc surrounded by concrete; thence South 63°46'01" West a distance of 56.94 feet to a "position of local control" for the Northwest Corner of Section 16; thence South 01°33'06" East along the West line of said Section 16 a distance of 325.78 feet to the "INITIAL POINT" for this description; thence South 01°33'06" East along the West line of said Section 16 a distance of 949.77 feet; thence South 89°45'21" East a distance of 1388.24 feet to a point on the West right-of-way line of that Public Road commonly known as SW 37th Street; thence North 18°29'00" West along the West right-of-way line of said SW 37th Street a distance of 1009.75 feet; thence South 89°52'42" West a distance of 1093.82 feet to the "INITIAL POINT".

Property is subject to any and all water rights of way and roads, and is subject to any and all easements, restrictions and covenants of record.

The record document used for this survey and Partition is Warranty Deed recorded as Instrument No. 1997-234806, in Reel 314, Page 1257, Deed Records of Umatilla County.

NARRATIVE

This survey was made at the request of Lalani and Will Anderson, Owners, to Partition a tract of land in the Northwest Quarter of Section 16, T2N, R32E, W.M. The record description document used for this survey is Warranty Deed recorded at Reel 314, Page 1257, Deed Records of Umatilla County. The survey was made with a 2 person crew using Trimble 5700 Geodetic G.P.S. receivers operated in real time kinematic mode and with a Sokkia Set 4 B, five second total station. Corner monuments were established by G.P.S. real time kinematic methods.

To determine the "position of local control" for the Northwest Corner of Section 16, I measured S 89°52'42" W, 605.00' to a point, from the most Easterly 1/2 inch rebar recovered from Survey No. F-3-AX. From said point, I measured N 00°56'57" W, 325.71', (4,935 chains) to determine the "position of local control". The calculated bearing of N 00°56'57" W from the most Easterly 1/2 inch rebar recovered from Survey No. F-3-AX, is along a long standing (60+ years) fence line which was always understood to represent the East line Bert Jones Tract as conveyed by Warranty Deed recorded at Book 243, Page 583, Deed Records, in 1957. The Bert Jones 1957 deed calls for the East line of the property 605 feet East of the Section line.

To determine the North line of the surveyed tract, I held the two 1/2 inch rebar monuments found from Survey No. F-3-AX for the line. These monuments fall in a long standing, (60+ years) fence line. I determined the most Easterly corner of the North line N 89°52'42" E, a distance of 1097.25' (16,625 chains), measured from the point S 89°52'42" W, 605.00' from the most Easterly 1/2 inch rebar found from Survey No. F-3-AX. The record distance of 16,625 chains, (1097.25'), shows on old deeds for property abutting the North line of the surveyed property. The West end of said North line is located S 89°52'42" W, 3.43' from the section line as determined on this survey, resulting in the distance for the North line being 1097.25', less 3.43' equals 1093.82'.

The West line of the surveyed tract is positioned on the West line of Section 16, between the "position of local control" for the NW corner of Section 16 and the monumented West 1/4 Corner of Section 16.

I located the South line of the surveyed tract on the North line of the Burgwald Survey as shown on Survey No. 99-185-C. The North line of Survey No. 99-185-C was re-established N 00°17'48" W, (calculated bearing), a distance of 769.63' (record = 769.63' per Survey No. 99-185-C), from the recovered 1/2 inch rebar found near the Westerly edge of SW Kirk Ave. There is a long standing East-West fence line along said South line. The Deed for the surveyed tract calls for an East-West fence on its South boundary. The bearing of S 89°45'21" E, as determined by measurement between the Northwest Corner of Edwards Addition and the Center 1/4 Corner of Section 16 is held as the bearing of said South line of the surveyed tract. The Easterly corner of the South line was held at a point S 89°45'21" E, 8.59' from the old West right-of-way line of SW 37th Street, said old West right-of-way line being 25.00 feet West from centerline. The course of S 89°45'21" E, 8.59' from the old West right-of-way line was held to intersect the long standing fence line extending from the Northwest. The calculated intersection of the old West right-of-way line with the South line of the surveyed tract fits record distance reported on Survey No. Q-426-B by 0.11'. The monuments along the old West right-of-way line, South of the surveyed tract, as reported on Survey No. Q-426-B, are now all destroyed by road grading and widening.

The East line of the surveyed tract was held as a line between the most Easterly corners of the North and South lines of the surveyed tract. The record deed bearing of this line is N 18°25' W, our measured bearing of this line is N 18°29' W. The East line of the surveyed tract is generally along a old fence line. Record deed description calls the East line as "N 18°25' W along a line of fence now standing on West line of roadway".

Numerous deed descriptions in the survey area call for numbered "stones", reportedly established by the Kimbrell Survey in 1901. None of these stones have ever been recovered on a subsequent record survey. No copy of the Kimbrell survey supporting the location of the stones has been found, despite thorough research at the County Surveyor's Office and in the records of Pioneer Title Company.

Will R. Wells, WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells, OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/06

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

DATE: 12/04 DR. BY: DMT CK. BY: WRW NO: 04-976

APPROVALS

EXAMINED AND APPROVED THIS 30 DAY OF March 2005.

LAND PARTITION APPROVAL NO. [Signature]

CITY OF PENDLETON PLANNING DIRECTOR EXAMINED AND APPROVED THIS 30 DAY OF March 2005.

CITY OF PENDLETON SURVEYOR EXAMINED AND APPROVED THIS

4 DAY OF April 2005. [Signature]

UMATILLA COUNTY SURVEYOR TAXES ARE PAID IN FULL THIS 4th DAY OF April 2005.

[Signature] UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded ON April 4, 2005 at 2:35 o'clock pm, in the record of PLATS of said County YEAR NUMBER 2005 8

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer Fees \$ 50.00 No. 2005-4790578

PROJECT: \LANDERSONR27 PARTITION PLAT FOR:

WILLIAM M. & LALANI L. ANDERSON

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.