

**PARTITION PLAT FOR
THE FRASER FAMILY REVOCABLE TRUST**
LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 31 EAST, W.M.,
UMATILLA COUNTY, OREGON
OCTOBER, 2007

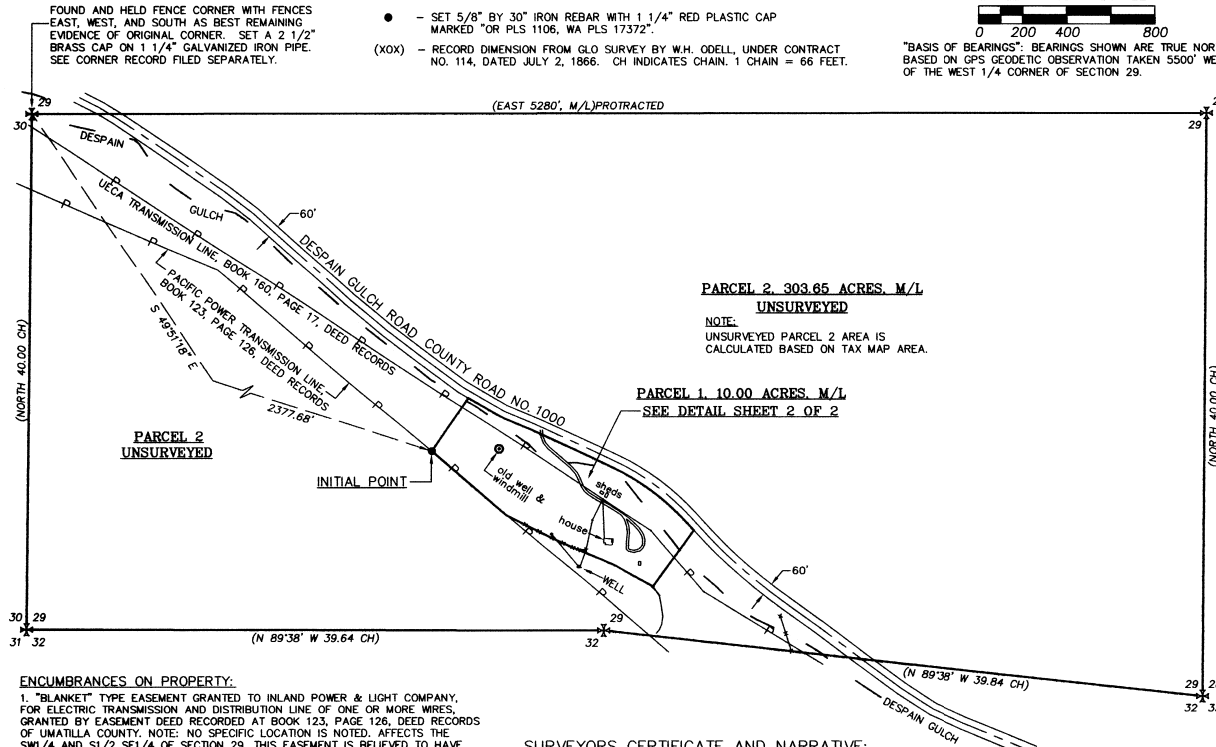
PARTITION PLAT NO. 2007-45
SHEET 1 OF 2

LEGEND

- * - SET 2 1/2" BRASS CAP ON 1 1/4" GALVANIZED IRON PIPE. SEE CORNER RECORD FILED SEPARATELY.
- * - APPROXIMATE SECTION OR ONE QUARTER SECTION CORNER LOCATION.
- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- (XOX) - RECORD DIMENSION FROM GLO SURVEY BY W.H. ODELL, UNDER CONTRACT NO. 114, DATED JULY 2, 1866. CH INDICATES CHAIN. 1 CHAIN = 66 FEET.

SCALE: 1 INCH=400 FEET
0 200 400 800

"BASIS OF BEARINGS": BEARINGS SHOWN ARE TRUE NORTH BASED ON GPS GEODETIC OBSERVATION TAKEN 5500' WEST OF THE WEST 1/4 CORNER OF SECTION 29.



**PARCEL 2, 303.65 ACRES, M/L
UNSURVEYED**

NOTE:
UNSURVEYED PARCEL 2 AREA IS
CALCULATED BASED ON TAX MAP AREA.

**PARCEL 1, 10.00 ACRES, M/L
SEE DETAIL SHEET 2 OF 2**

NOTE:
THE OUTLINE OF THE SOUTH HALF OF
SECTION 29 IS SHOWN BASED ON
FIELD LINES DEPICTED ON UMATILLA
COUNTY DIGITAL IMAGE.

ENCUMBRANCES ON PROPERTY:

1. "BLANKET" TYPE EASEMENT GRANTED TO INLAND POWER & LIGHT COMPANY, FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OF ONE OR MORE WIRES, GRANTED BY EASEMENT DEED RECORDED AT BOOK 123, PAGE 126, DEED RECORDS OF UMATILLA COUNTY. NOTE: NO SPECIFIC LOCATION IS NOTED. AFFECTS THE SW 1/4 AND S 1/2 SE 1/4 OF SECTION 29. THIS EASEMENT IS BELIEVED TO HAVE BEEN TAKEN OVER BY PACIFIC POWER & LIGHT COMPANY. APPROXIMATE LOCATION OF EXISTING PACIFIC POWER & LIGHT COMPANY TRANSMISSION LINE IS SHOWN.
2. "BLANKET" TYPE EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, FOR ELECTRIC TRANSMISSION LINE OR SYSTEM, GRANTED BY RIGHT-OF-WAY EASEMENT RECORDED AT BOOK 160, PAGE 17, DEED RECORDS OF UMATILLA COUNTY. NOTE: NO SPECIFIC LOCATION IS NOTED. AFFECTS THE SOUTH HALF OF SECTION 29. LOCATION OF UECA POWER LINE THROUGH PROPERTY IS SHOWN.

SURVEYORS CERTIFICATE AND NARRATIVE:

I CERTIFY THAT I HAVE SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. PARCEL 1 IS SURVEYED AND MONUMENTED AS SHOWN. PARCEL 2 IS UNSURVEYED.

THE SURVEY OF PARCEL 1 WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS UNITS OPERATED IN STATIC AND REAL TIME KINEMATIC MODES. CONTROL TIES AND MONUMENTS ESTABLISHED WERE VERIFIED BY REDUNDANT OBSERVATIONS. THE LOCATION OF THE SURVEYED AND ANNOTATED PORTION OF DESPAIN GULCH ROAD, COUNTY ROAD NO. 1000, WAS DETERMINED BY MEASUREMENTS TO THE VISUAL CENTERLINE OF THE COUNTY ROAD, AS THE ROAD EXISTED IN JULY, 2007.

REAL PROPERTY DESCRIPTION:

THE SOUTH HALF OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 31 EAST, W.M., UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN COUNTY ROADS.

SUBJECT TO, EASEMENTS OF RECORD.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

RENEWS 6/30/08

I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2007-45

William R. Wells
WILLIAM R. WELLS, PLS

APPROVALS

EXAMINED AND APPROVED THIS
5th DAY OF December 2007.

LAND PARTITION APPROVAL NO. AN-875-07
Susan J. Walcott
UMATILLA COUNTY PLANNING DIRECTOR

28 DAY OF November 2007.

David P. Kelly
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
28th DAY OF November 2007.

Bethina Emright by Diane
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 December 5, 2007
at 12:00 o'clock P.m. in the record of
PLATS of said County:
YEAR NUMBER Slide
2007 45

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

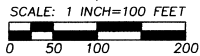
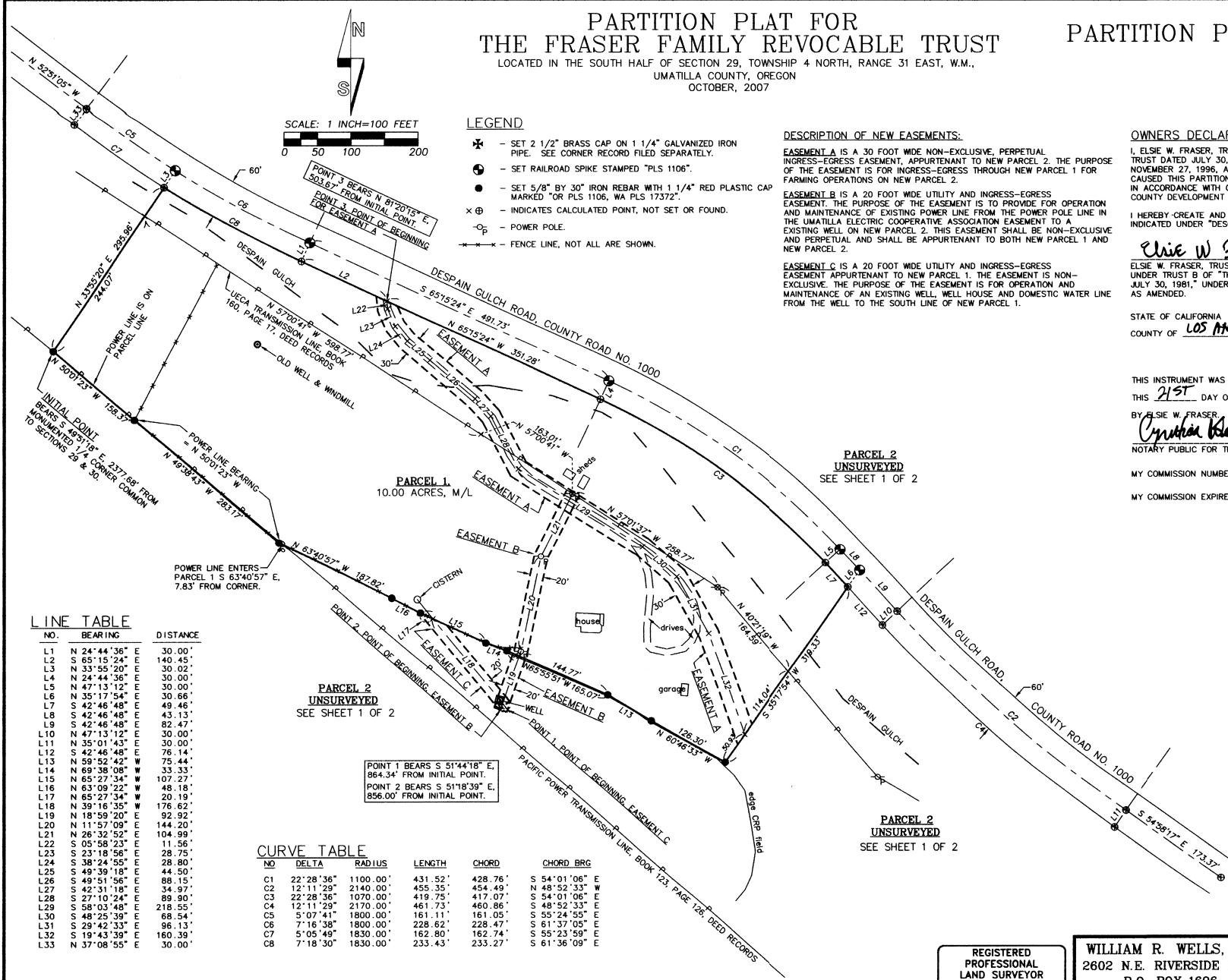
Fees \$ 50.00 No. 2007-5290356

WILLIAM R. WELLS, PLS 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: \FRASEGND PARTITION PLAT FOR: THE FRASER FAMILY REVOCABLE TRUST LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 31 EAST, W.M. UMATILLA COUNTY, OREGON
DATE: 07/07	DR. BY: JMW	
CK. BY: WRW	NO: 07-1136	

12-07
JK

PARTITION PLAT FOR THE FRASER FAMILY REVOCABLE TRUST
 LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 31 EAST, W.M.,
 UMATILLA COUNTY, OREGON
 OCTOBER, 2007

PARTITION PLAT NO. 2007-45
SHEET 2 OF 2



LEGEND

- ✱ - SET 2 1/2" BRASS CAP ON 1 1/4" GALVANIZED IRON PIPE. SEE CORNER RECORD FILED SEPARATELY.
- ⊙ - SET RAILROAD SPIKE STAMPED "PLS 1106".
- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊗ - INDICATES CALCULATED POINT, NOT SET OR FOUND.
- ⊖ - POWER POLE.
- — — - FENCE LINE, NOT ALL ARE SHOWN.

DESCRIPTION OF NEW EASEMENTS:

EASEMENT A IS A 30 FOOT WIDE NON-EXCLUSIVE, PERPETUAL INGRESS-EGRESS EASEMENT, APPURTENANT TO NEW PARCEL 2. THE PURPOSE OF THE EASEMENT IS FOR INGRESS-EGRESS THROUGH NEW PARCEL 1 FOR FARMING OPERATIONS ON NEW PARCEL 2.

EASEMENT B IS A 20 FOOT WIDE UTILITY AND INGRESS-EGRESS EASEMENT. THE PURPOSE OF THE EASEMENT IS TO PROVIDE FOR OPERATION AND MAINTENANCE OF EXISTING POWER LINE FROM THE POWER POLE LINE IN THE UMATILLA ELECTRIC COOPERATIVE ASSOCIATION EASEMENT TO AN EXISTING WELL ON NEW PARCEL 2. THIS EASEMENT SHALL BE NON-EXCLUSIVE AND PERPETUAL AND SHALL BE APPURTENANT TO BOTH NEW PARCEL 1 AND NEW PARCEL 2.

EASEMENT C IS A 20 FOOT WIDE UTILITY AND INGRESS-EGRESS EASEMENT APPURTENANT TO NEW PARCEL 1. THE EASEMENT IS NON-EXCLUSIVE. THE PURPOSE OF THE EASEMENT IS FOR OPERATION AND MAINTENANCE OF AN EXISTING WELL, WELL HOUSE AND DOMESTIC WATER LINE FROM THE WELL TO THE SOUTH LINE OF NEW PARCEL 1.

OWNERS DECLARATION & EASEMENT DESIGNATION

I, **ELSIE W. FRASER**, TRUSTEE OF TRUST B OF "THE FRASER FAMILY REVOCABLE TRUST DATED JULY 30, 1981", UNDER THE RESTATED DECLARATION DATED NOVEMBER 27, 1996, AS AMENDED, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

I HEREBY CREATE AND DESIGNATE EASEMENTS A, B AND C FOR THE USES INDICATED UNDER "DESCRIPTION OF NEW EASEMENTS" ON THIS SHEET

Elsie W. Fraser, Trustee
 ELSIE W. FRASER, TRUSTEE
 UNDER TRUST B OF "THE FRASER FAMILY REVOCABLE LIVING TRUST DATED JULY 30, 1981", UNDER RESTATED DECLARATION DATED NOVEMBER 27, 1996, AS AMENDED.

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THIS 21ST DAY OF NOVEMBER, 2007.

BY *Elsie W. Fraser*
Cynthia Kileen Wilson
 NOTARY PUBLIC FOR THE STATE OF CALIFORNIA

MY COMMISSION NUMBER: 1572047
 MY COMMISSION EXPIRES: 04/23/2009

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 24°44'36" E	30.00'
L2	S 65°15'24" E	140.45'
L3	N 33°55'20" E	30.02'
L4	N 24°44'36" E	30.00'
L5	N 47°13'12" E	30.00'
L6	N 35°17'54" E	30.66'
L7	S 42°46'48" E	49.46'
L8	S 42°46'48" E	43.13'
L9	S 42°46'48" E	82.47'
L10	N 47°13'12" E	30.00'
L11	N 35°01'43" E	30.00'
L12	S 42°46'48" E	76.14'
L13	N 59°52'42" W	75.44'
L14	N 69°38'08" W	33.33'
L15	N 65°27'34" W	107.27'
L16	N 63°09'22" W	48.18'
L17	N 65°27'34" W	20.19'
L18	N 39°16'35" W	176.62'
L19	N 18°59'20" E	92.92'
L20	N 11°57'09" E	144.20'
L21	N 26°32'52" E	104.99'
L22	S 05°58'23" E	11.56'
L23	S 23°18'56" E	28.75'
L24	S 38°24'55" E	28.80'
L25	S 49°39'18" E	44.50'
L26	S 49°51'56" E	88.15'
L27	S 42°31'18" E	34.97'
L28	S 27°10'24" E	89.90'
L29	S 58°03'48" E	218.55'
L30	S 48°25'39" E	68.54'
L31	S 28°42'33" E	98.13'
L32	S 19°43'39" E	160.39'
L33	N 37°08'55" E	30.00'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	22°28'36"	1100.00'	431.52'	428.76'	S 54°01'06" E
C2	12°11'29"	2140.00'	455.35'	454.49'	N 48°52'33" W
C3	22°28'36"	1070.00'	419.75'	417.07'	S 54°01'06" E
C4	12°11'29"	2170.00'	461.73'	460.86'	S 48°52'33" E
C5	5°07'41"	1800.00'	161.11'	161.05'	S 55°24'55" E
C6	7°16'38"	1800.00'	228.62'	228.47'	S 61°37'05" E
C7	5°05'49"	1830.00'	162.80'	162.74'	S 55°23'59" E
C8	7°18'30"	1830.00'	233.43'	233.27'	S 61°36'09" E

PARCEL 2 UNSURVEYED
 SEE SHEET 1 OF 2

POINT 1 BEARS S 51°44'18" E,
 864.34' FROM INITIAL POINT.
 POINT 2 BEARS S 51°18'39" E,
 856.00' FROM INITIAL POINT.

I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2007-45
Will. R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Will. R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/08

WILLIAM R. WELLS, PLS
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362
 DATE: 07/07 DR. BY: JAW
 CK. BY: WRW NO: 07-1136

RECORDING INFORMATION,
 UMATILLA COUNTY OFFICE OF RECORDS:
 STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON December 5, 2007
 at 12:00 o'clock Pm., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2007 45
OFFICE OF COUNTY RECORDS
 By: ...JEAN HEMPHILL...Records Officer
 Fees \$ 50.00 No. 2007-5290356

PROJECT: /FRASEG01
 PARTITION PLAT FOR:
THE FRASER FAMILY REVOCABLE TRUST
 LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 31 EAST, W.M., UMATILLA COUNTY, OREGON

RECEIVED BY
 12-07
 KR