

PARTITION PLAT 2009-23

IN S 1/2, NW 1/4, SEC. 28, T 5 N,
R 29 E, W.M, UMATILLA COUNTY, OREGON
#LD-5N-746-08

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded

ON August 6, 2009
at 10:00 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2009 23

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 50.00 No. 2009-5550002

APPROVALS:

UMATILLA COUNTY SURVEYOR

APPROVED THIS 18 DAY OF June 2009.

David H. Hill
UMATILLA COUNTY SURVEYOR

HERMISTON IRRIGATION DISTRICT

APPROVED THIS 9 DAY OF June 2009.

Paul Wilson
MANAGER

UMATILLA COUNTY PLANNING DEPARTMENT

APPROVED THIS 5 DAY OF August 2009.

Paul Malbooth
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE PAID IN FULL
APPROVED THIS 18 DAY OF June 2009.

Bethany Enright, Duane Joseph Dwyer
UMATILLA COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATE:

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH LEGAL MONUMENTS THE LAND SHOWN ON THIS PLAT.
TOM LAGIER SURVEYED THE SOUTH AND WEST LINES OF THIS TRACT IN 1979 AND 1983 SURVEYS FOR DON DEMOSS. I SURVEYED THE NORTH AND EAST LINE IN A 1985 SURVEY FOR DEMOSS. I BASED THE BEARINGS ON MY 1985 SURVEY.
THIS SURVEY WAS CONDUCTED WITH A TOPCON HIPER + G.P.S. IN REAL TIME KINEMATIC.
THIS TRACT IS DESCRIBED IN A DEED TO JAMES J. SERVICE RECORDED ON INSTRUMENT NUMBER 2008-5330200 UMATILLA COUNTY DEED RECORDS AND IS DESCRIBED AS FOLLOWS:
DESCRIPTION: THAT PORTION OF THE NW 1/4 OF SECTION 28, T 5 N, R 29 E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF COUNTY ROAD # 1262 WHICH LIES N 89° 35' 30" E 827.81' AND N 0° 24' 30" W 20.00 FEET FROM THE SW CORNER OF SAID NW 1/4 AND RUNNING; THENCE CONTINUING N 0° 24' 30" W 373.87 FEET TO A 5/8" IRON REBAR; THENCE S 89° 59' 50" E 240.87 FEET; THENCE S 84° 44' 12" E 24.38 FEET; THENCE S 76° 44' 58" E 52.42 FEET TO A 5/8" IRON REBAR; THENCE N 89° 43' 13" E 84.46 FEET TO THE CENTERLINE OF COLD SPRINGS DRAIN; THENCE N 41° 10' 21" E ALONG SAID CENTERLINE 521.24 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N 33° 37' 10" E 68.11 FEET; THENCE S 89° 17' 23" W 30.27 FEET TO A 5/8" IRON REBAR; THENCE CONTINUING S 89° 17' 23" W 854.91 FEET TO A 1/2" IRON REBAR; THENCE ALONG A 50 FOOT RADIUS CURVE TO THE LEFT 78.20 FEET (THE CHORD OF WHICH BEARS S 44° 27' 21" W 70.47 FEET) TO A POINT WHICH LIES 824.09 FEET EAST OF THE WEST LINE OF SAID NW 1/4 WHEN MEASURED AT RIGHT ANGLES; THENCE S 0° 24' 30" E 93.70 FEET; THENCE S 89° 35' 07" W 50.00 FEET TO A 5/8" IRON REBAR; THENCE S 0° 24' 30" E 655.00 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD # 1262; THENCE N 89° 35' 30" E 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.04 ACRES.

OWNER'S DECLARATION:
I, THE OWNER OF THE ABOVE DESCRIBED LAND, HEREBY DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED.
I HEREBY ACKNOWLEDGE THE EASEMENTS AS SHOWN.
I HEREBY DEDICATE A 50 RADIUS HALF CIRCLE ACCESS EASEMENT AT THE SE CORNER OF PARCEL 1, PARTITION PLAT 1994-36, AS SHOWN, FOR A VEHICLE TURN AROUND FOR THE EXISTING 50 FOOT WIDE ACCESS EASEMENT.
I ALSO HEREBY DEDICATE A 30 FOOT WIDE ACCESS EASEMENT ACROSS PARCEL 2 AS SHOWN FOR THE USE OF BOTH PARCELS.

OWNER'S DECLARATION:

I, THE OWNER OF THE ABOVE DESCRIBED LAND, HEREBY DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED.
I HEREBY ACKNOWLEDGE THE EASEMENTS AS SHOWN.
I HEREBY DEDICATE A 50 RADIUS HALF CIRCLE ACCESS EASEMENT AT THE SE CORNER OF PARCEL 1, PARTITION PLAT 1994-36, AS SHOWN, FOR A VEHICLE TURN AROUND FOR THE EXISTING 50 FOOT WIDE ACCESS EASEMENT.
I ALSO HEREBY DEDICATE A 30 FOOT WIDE ACCESS EASEMENT ACROSS PARCEL 2 AS SHOWN FOR THE USE OF BOTH PARCELS.

James J. Service
JAMES J. SERVICE (OWNER)

STATE OF OREGON }
COUNTY OF UMATILLA }
BEFORE ME THIS 15 DAY OF June 2009
APPEARED JAMES J. SERVICE AND
ACKNOWLEDGED THE FOREGOING DEDICATION.

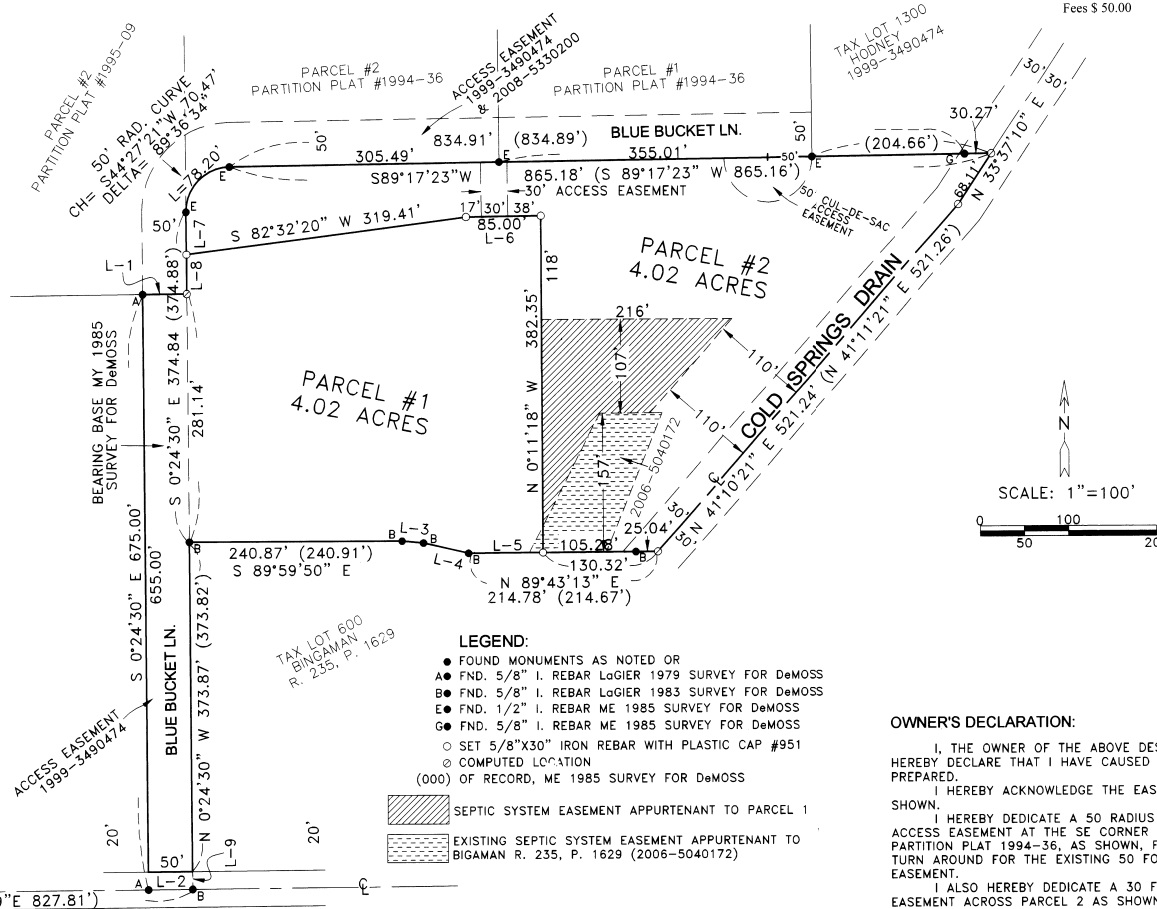
Aracella Adams
NOTARY PUBLIC FOR
Aracella Adams
PRINTED NAME

COMMISSION NO. 406170
MY COMMISSION EXPIRES 07-15-10

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. Dennis Edwards
OREGON
JULY 16, 1971
G. DENNIS EDWARDS
RENEWS 12/31/2009

JOB# S0809126
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838
DRAWN BY JMC



LEGEND:

- FOUND MONUMENTS AS NOTED OR
- ▲ FND. 5/8" I. REBAR LAGIER 1979 SURVEY FOR DeMOSS
- FND. 5/8" I. REBAR LAGIER 1983 SURVEY FOR DeMOSS
- FND. 1/2" I. REBAR ME 1985 SURVEY FOR DeMOSS
- FND. 5/8" I. REBAR ME 1985 SURVEY FOR DeMOSS
- SET 5/8"X30" IRON REBAR WITH PLASTIC CAP #951
- ⊗ COMPUTED LOCATION
- (000) OF RECORD, ME 1985 SURVEY FOR DeMOSS
- ▨ SEPTIC SYSTEM EASEMENT APPURTENANT TO PARCEL 1
- ▨ EXISTING SEPTIC SYSTEM EASEMENT APPURTENANT TO BIGAMAN R. 235, P. 1629 (2006-5040172)

LINE TABLE:

L-1	S 89°35'07" W 50.00'
L-2	N 89°35'30" E 50.00'
L-3	S 84°44'12" E 24.38'
L-4	S 76°44'58" E 52.42'
L-5	N 89°43'13" E 84.46'
L-6	S 89°17'23" W 85.00'
L-7	S 0°24'30" E 48.86'
L-8	S 0°24'30" E 44.84'
L-9	N 0°24'30" W 20.00'

THIS IS AN EXACT COPY:

G. Dennis Edwards
G. DENNIS EDWARDS

Umatilla County Surveyor

8-07

XK

09-116-B