

PARTITION PLAT No. 1995-21

**City of Hermiston
Umatilla County
T. 4N., R. 28E., W.M. Section 14,
NorthEast 1/4 of NorthWest 1/4**

for **Scott & April Broderick
536 East Highland Ave.
Hermiston, Oregon 97838**

DEDICATION:

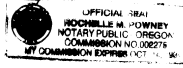
Know All Men By These Presents, that the undersigned owners of the lands shown on this plat, do hereby dedicate to the use of the Public forever the easements designated on this plat. That the undersigned parties do hereby establish and acknowledge this plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Scott Broderick *April Broderick*
Scott Broderick April Broderick

On this 12 day of April, 1994, the above individuals appeared personally before me and are known to me to be the identical individuals who executed the plat declaration and acknowledged that they did so freely and voluntarily.

Before me: *Rebecca M. Foster*
SEAL

Notary Public for Oregon
My commission expires 10/14/94



LEGAL DESCRIPTION:

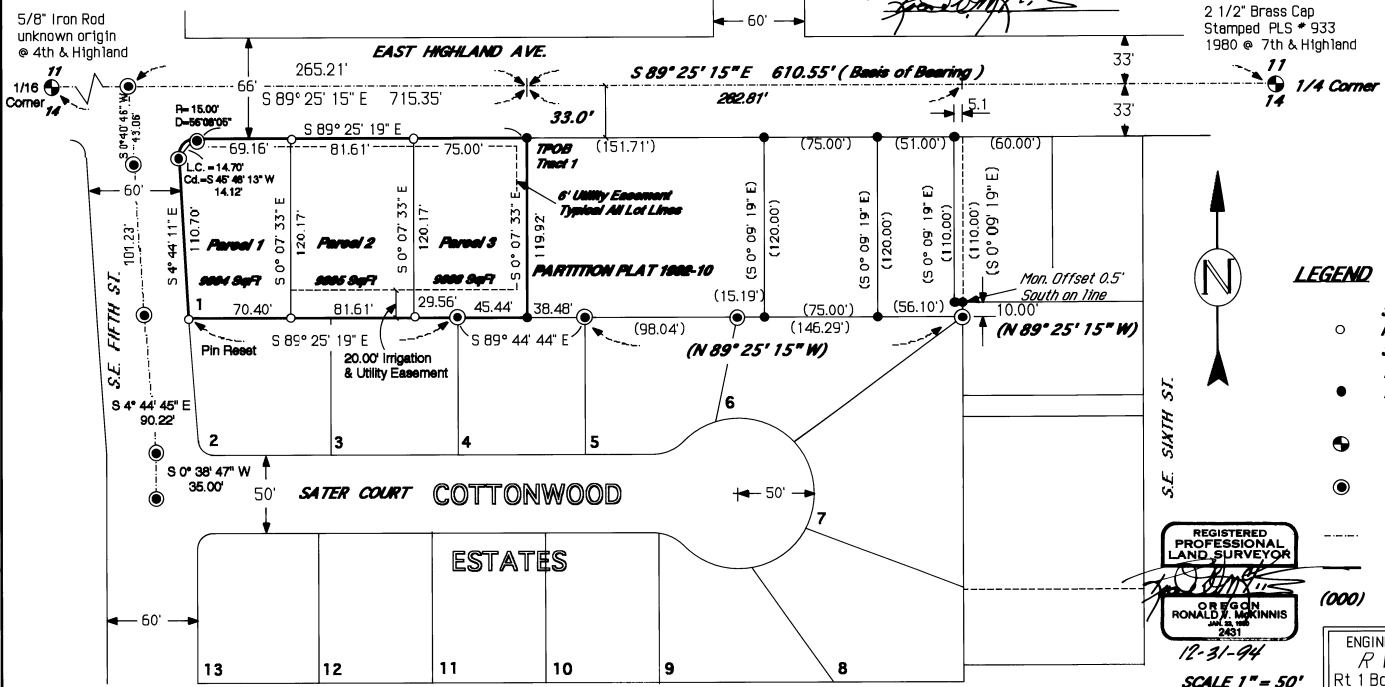
Tract I:
Commencing at the most Northerly Northwest Corner of that Tract conveyed to Ermol W. Sater, etux, in Deed recorded June 6, 1972, in Book 321, Page 387, said point also being North 80° 25' 15" West 282.81 feet from the Northeast Corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 14, Township 4 North, Range 28; Thence South 0° 09' 19" East along the West line of the above described Sater Tract, to the Southerly right of way line of Highland Avenue, said point being the True Point of Beginning of this description; Thence South 0° 09' 19" East 120.00 feet along the West line of said Sater Tract to the North line of Cottonwood Estates; Thence Westerly along the North Line of Cottonwood Estates 200.00 feet to the Southeast Corner of Lot 1, Block 2, said Cottonwood Estates; Thence North along the East Line of Cottonwood Estates 120 feet to the Northeast Corner of said Lot 1, said point also being on the Southerly right of way line of East Highland Avenue; Thence East along the Southerly right of way line of East Highland Avenue to the True Point of Beginning; All being East of the Willamette Meridian, in the City of Hermiston, County of Umatilla, State of Oregon.

Tract II
Lot 1, Block 2, Cottonwood Estates to the City of Hermiston, Umatilla County, Oregon.

NARRATIVE:

This survey is Based on my Partition survey for Ermol Sater in 1992. The Basis of Bearing is the same as that survey and is the bearing along the centerline of Highland Avenue as was established by Ambrose Shea for Cottonwood Estates. All but one pin was found to establish the boundaries of the original lot, this pin (in the Southwest Corner) was replaced from the original distance calls for the Cottonwood Estates along S.E. 5th Street. The lot was broken into 3 parcels, of which, parcel 2 contains the only structure at this time. The new Parcel 1 contains land both in and out of the boundaries for the Cottonwood Estates and concurrently contains land in two different residential zones. These lots also contain Water Rights from the Hermiston Irrigation District and the easement shown is for transmission of those Irrigation waters.

I certify that this is a true and exact copy of the Original Plat as filed for Scott & April Broderick in Umatilla County, Oregon



APPROVALS:

I certify that I have examined and approved this Partition Plat on this 15 day of March, 1994
Thomas L. Groat
City of Hermiston Planning Dept.

I certify that I have examined and approved this Partition Plat on this 12 day of April, 1994
Patricia D. Reynolds
Hermiston City Surveyor

I certify that I have examined and approved this Partition Plat on this 17 day of March, 1994
John P. Zylke
Hermiston Irrigation District

I certify that the Taxes are paid on the Tax lot portrayed in this Partition.
30 day of June, 1995
Rebecca M. Foster
Umatilla County Tax Collector Deputy

Recording Information
Umatilla County Clerk
Seal

STATE OF OREGON,
COUNTY OF UMATILLA, ss
I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded on June 23, 1995

at ... 2:30 o'clock ... P. M. in the record of Partition Plats of said County in
Book 1995 Page 21

THOMAS L. GROAT
County Clerk
By *Jolene Meadows* Deputy
Fees \$ 15.00 No 95-207529

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rods W/ Plastic Caps Stamped - L.S. #2431
- FOUND MONUMENTS - 5/8" X 30" Iron Rods W/ Plastic Caps Stamped - L.S. #2431
- ⊕ FOUND SECTION MONUMENTS - AS NOTED
- ⊙ Found Monuments - 5/8" Iron Rods set by Shea for Cot. Est.
- SECTION LINE
- - - - - PARTITION BOUNDARY
- (000) Record Distances



REGISTERED PROFESSIONAL LAND SURVEYOR
RONALD M. MCKINNIS
No. 2431
12-31-94

SCALE 1" = 50'
March, 1994

ENGINEERING - SURVEYING - WATER RIGHTS
R V MCKINNIS ENGINEERING
Rt 1 Box 1122 Hermiston, Oregon 97838
(503) 567-2017