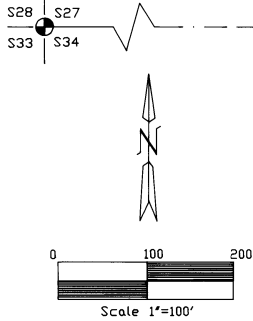


NW1/4, T2N, R32E, S34 W.M. PARTITION PLAT
UMATILLA COUNTY, OREGON NO. 1995-43
SEWELL PARTITION

TO PENDLETON
4.5 MILES



LEGEND

- FOUND BRASS CAP BY PLS 1106
- FOUND 1/2" IRON PIN ON STATE HIGHWAY RIGHT OF WAY
- SET 5/8X30" REBAR WITH 2" AL CAP STAMPED ORLS 852 AND WALS 13922
- △ TRIANGULATION STATION
- ⊗ COMPUTED POINT
- FOUND 5/8" REBAR FROM PLEASANT VALLEY SUBDIVISION PLAT, BOOK 8, PAGE 3.
- ⊗ FOUND 5/8" REBAR FROM SURVEY 92-71-A BY PLS 346 EXCEPT AS NOTED.

REFERENCE DEEDS

REEL	PAGE
190	128
190	142
221	401
P222	937
219	1690
219	1788
257	1076
257	1079
276	88
257	1073
252	1433
257	1098
23	1377

REFERENCE SURVEYS

- | | | |
|----------|----------|-----|
| Q-2055-B | WALLULIS | (1) |
| 92-71-A | HARRIS | (2) |
| 94-109-C | WELLS | (3) |

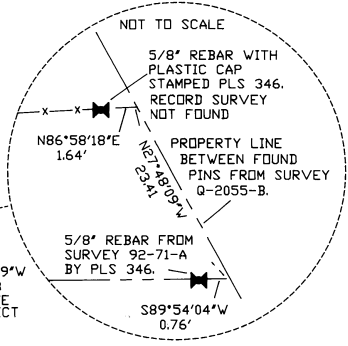
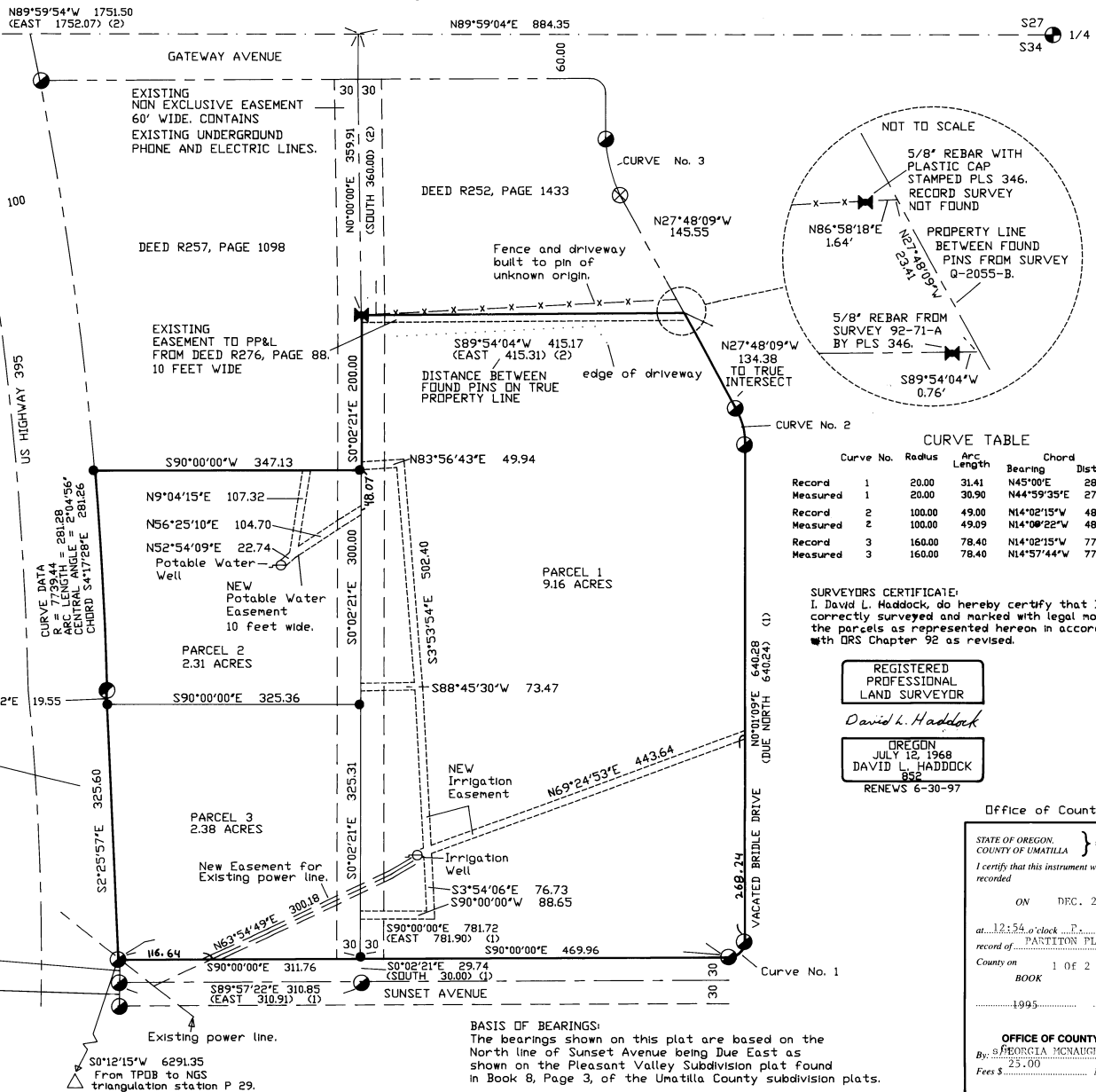
NOTE:
The lands within this partition lie within the 100 year flood plain in zone A as shown on FIRM map 410204 1085 B as revised March 4, 1987.

This is a true and exact copy.
David L. Haddock
David L. Haddock Date

Date: 12-10-95
HADDOCK SURVEYING
P.O. BOX 1574
PENDLETON, OREGON 97801
(541) 276-2174

SURVEY FOR:
DEBORA L. SEWELL
1620 SW GATEWAY DRIVE
PENDLETON, OREGON 97801

SURVEY EQUIPMENT
WILD SYSTEM 200 GPS
GEO DIMETER SYSTEM 600
ELECTRONIC TOTAL STATION



CURVE TABLE

Curve No.	Radius	Arc Length	Bearing	Chord Distance	Δ
Record 1	20.00	31.41	N45°00'E	28.28	90°00'
Measured 1	20.00	30.90	N44°59'35"E	27.92	88°32'01"
Record 2	100.00	49.00	N14°02'15"W	48.51	28°10'41"
Measured 2	100.00	49.09	N14°08'22"W	48.60	28°07'38"
Record 3	160.00	78.40	N14°02'15"W	77.62	28°04'30"
Measured 3	160.00	78.40	N14°57'44"W	77.62	28°04'30"

SURVEYORS CERTIFICATE:
I, David L. Haddock, do hereby certify that I have correctly surveyed and marked with legal monuments the parcels as represented herein in accordance with ORS Chapter 92 as revised.

REGISTERED PROFESSIONAL LAND SURVEYOR
David L. Haddock
OREGON
DAVID L. HADDOCK
852
RENEWS 6-30-97

Office of County Records

STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON DEC. 28, 1995
at 12:54 o'clock ... P.M. in the record of ... PARTITION PLATS ... of said County on
BOOK 1 OF 2 PAGE
1995-43

OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT, Records Officer
Fees \$ 23.00
No. 95-21390

BASIS OF BEARINGS:
The bearings shown on this plat are based on the North line of Sunset Avenue being Due East as shown on the Pleasant Valley Subdivision plat Found in Book 8, Page 3, of the Umatilla County subdivisions plats.

APPROVALS

LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 1, Block 4, of the PLEASANT VALLEY subdivision which point is also on the easterly right of way line of U.S. Highway 395; thence North 1°58'18" West along the Easterly right of way line of said highway a distance of 60.00 feet to the point of intersection of said Easterly right of way line of said highway with the North line of Sunset Avenue in said Subdivision said point also being the TRUE POINT OF BEGINNING for this description; thence due east along the Northerly line of said Sunset Avenue a distance of 781.72 feet; thence along a curve to the left whose radius is 20.00 feet, a distance of 30.90 feet, the chord of said curve bears North 44°59'35" East a distance of 27.92 feet, to a point on the Westerly line of the vacated Bridle Drive in said Subdivision; thence North 0°01'09" East along the Westerly line of said vacated Bridle Drive a distance of 640.28 feet; thence along a curve to the left whose radius is 100.00 feet, a distance of 49.09 feet, the chord of said curve bears North 14°08'22" West a distance of 48.60 feet; thence North 27°48'09" West along the Westerly line of said vacated Bridle Drive, a distance of 134.38 feet to the Southeast corner of that tract of land conveyed to Roz Jordan and Mark A. Wentz by deed R 252, Page 1433, of the Umatilla County deed records; thence along the South line of said Roz / Wentz tract, South 89°54'04" West a distance of 415.93 feet to a point on the Easterly line of that tract of land conveyed to Jerry C. and Virginia A. Scholl by deed R 257, Page 1098 of the Umatilla County deed records; thence South 0°02'21" East a distance of 200.00 feet to the Southeast corner of the said Scholl tract; thence along the South line of said Scholl tract South 90°00'00" West a distance of 347.13 feet to a point on the Easterly Right of Way of said Highway; thence along the Easterly right of way of said highway on a curve to the right whose radius is 7739.44 feet a distance of 281.28 feet, the long chord of said curve bears South 4°17'28" East a distance of 281.26 feet; thence continuing along the Easterly right of way of said highway on a spiral to the right with an "a" value of 0.2 and an "S" value of 1°24'08" a distance of 19.55 feet the long chord of said spiral bears South 2°44'32" East a distance of 19.55 feet; thence continuing along said Easterly right of way line of said highway to the TRUE POINT OF BEGINNING on a spiral to the right with an "a" value of 0.2, and an "S" value of 1°24'08" a distance of 325.61 feet, the long chord of said spiral bears South 2°25'57" East 325.60 feet;

Containing 13.85 Acres

Being entirely in the NW 1/4 of T2N, R32E, Section 34, Willamette Meridian, County of Umatilla, State of Oregon.

OWNERS DECLARATION:

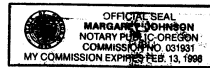
I, Debora L. Sewell, do hereby declare that I have caused this partition plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised. I do also dedicate the new easements as shown on this plat.

Debora L. Sewell
Debora L. Sewell

Subscribed and sworn before me this 27 day of November 1995

Notary Public for Oregon Margaret Johnson

My Commission Expires 2-13-98



CONSENT TO PARTITION

I, Daniel M. Stingl, Trustee for Katherine C. Stingl trust, do hereby consent to this Partition.

Daniel M. Stingl, Trustee
Daniel M. Stingl

Subscribed and sworn before me this 28

day of December 1995

Notary Public for Oregon Margaret Johnson

My Commission expires 2-13-98



NARRATIVE OF SURVEY:

This survey was performed by a two man crew using a Wild System 200 GPS and a Geolmeter System 600, 3 second electronic total station. The monuments used for control were the section corner, quarter corner, triangulation station P 29, and the found original monuments from the Pleasant Valley Subdivision plat found in Book 8, Page 3, of the Umatilla County subdivision plats. The control points were tied in to the survey using the GPS system and the internal measurements were made using the total station. The location of monuments set were determined by radial methods and verified by separate observations.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DAVID L. HADDOCK
832
RENEWS 6-30-97

David L. Haddock

This is a true and exact copy, David L. Haddock 12-14-95
Date David L. Haddock Date

COUNTY PLANNING DIRECTOR

This Partition Plat is approved this

28 day of December 1995

Dei Allen
Umatilla County Planning Director

COUNTY SURVEYOR

This Partition Plat is approved this

20 day of December 1995

David H. Klein
Umatilla County Surveyor

COUNTY TAX COLLECTOR

Taxes are current this 28th day

of December 1995

Rhonda Schultz
Umatilla County Tax Collector

Office of County Records

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

ON DEC. 28, 1995

at 12:54 o'clock P. m., in the record of PARTITION PLATS of said

County on 2 of 2

BOOK PAGE

1995 43

OFFICE OF COUNTY RECORDS

By: s/GEORGIA MCNAUGHT Records Officer
Fees \$ 25.00 No. 95-213790

Date: 12-10-95

HADDOCK SURVEYING
P.O. BOX 1574
PENDLETON, OREGON 97801
(541) 276-2174

SURVEY EQUIPMENT
WILD SYSTEM 200 GPS
GEODIMETER SYSTEM 600
ELECTRONIC TOTAL STATION

SURVEY FOR:
DEBORA L. SEWELL
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