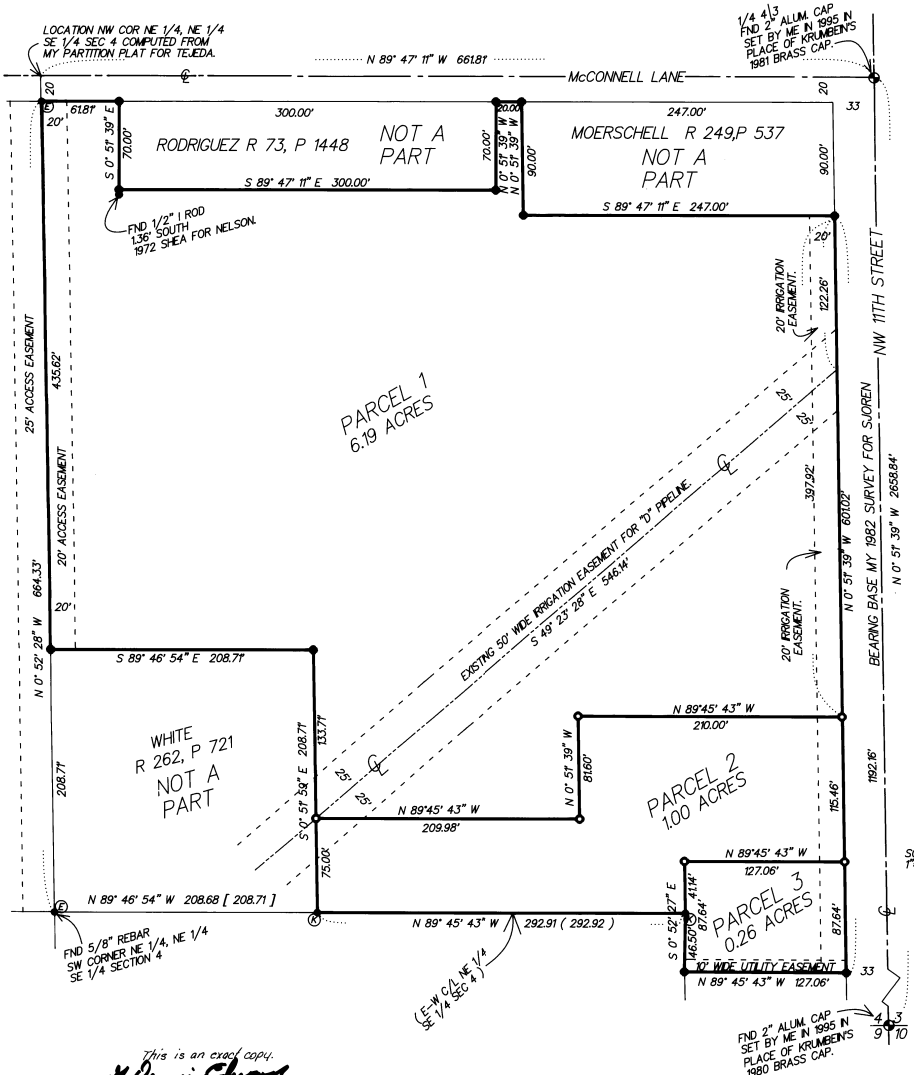
1996 - 38

PARTITION PLAT 1996-38

LD-4N-635-96

IN NE 1/4 SE 1/4 SECTION 4, T 4 N, R 28 E, WM. UMATILLA COUNTY OREGON.



This is an exact copy.

G. Dennis Edwards

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.

THE PURPOSE OF THIS PARTITION IS TO SEPARATE THE HOUSE AND ACCESSORY BUILDINGS ON PARCEL 2 FROM THE REST OF THE PROPERTY SO FINANCING CAN BE SECURED ON SAID PARCEL 2.

I SURVEYED THIS PARCEL IN A JUNE 1996 BOUNDARY LINE ADJUSTMENT SURVEY FOR THE VANDITTOS IN PREPARATION FOR THIS PARTITION PLAT.

THE DESCRIPTION IS AS FOLLOWS:

That portion of the Southeast Quarter of Section 4, Township 4 North, Range 28 East, Willamette Meridian, Umatilla County, Oregon, being described as follows:

Beginning at the southeast corner of that tract of land deeded to Philip Moerschel recorded on reel 249, page 537, Umatilla County Deed Records. Said point lies 33.00' feet West and 110.00 feet south of the northeast corner of said Southeast Quarter and running: thence S 0 51' 39" E along the west line of NW 11 th Street 601.02 feet to a 5/8" rebar; thence N 89 45' 43" W 127.06 feet to a 5/8" rebar lying on the west line of that tract of land deeded to Marc Vanditto, et ux, recorded on Reel 229, Page 821, Umatilla County Deed Records; thence N 0 52' 27" W along said west line 46.50 feet to a 5/8" rebar lying on the East-West centerline of the Northeast Quarter of said Southeast Quarter; thence N 89 45' 43" W along said East-West centerline 292.91 feet to the southeast corner of that tract of land deeded to Rodney White, et ux, recorded on Reel 262, Page 721, Umatilla County Deed Records; thence N 0 51' 39" W 208.71 feet to the northeast corner of said White tract; thence N 89 46' 54" W 208.71 feet to the northwest corner of said White tract; thence N 0 52' 28" W along the west line of the northeast quarter of the northeast quarter of said southeast quarter 435.62 feet to a point on the south right of way line of McConnell Lane; thence S 89 47' 11" E along said right of way line 61.81 feet to the northwest corner of a tract of land deeded to Florencio Rodriguez on Reel 73, Page 1448, Umatilla County Deed Records; thence S 0 51' 39" E 70.00 feet to the southwest corner of said Rodriguez tract; thence S 89 47' 11" E 300.00 feet to the southeast corner of said Rodriguez tract; thence N 0 51' 39" W 70.00 feet to the Northeast corner of said Rodriguez tract; thence S 89 47' 11" E along the south line of McConnell Lane 20.00 feet to the northwest corner of said Moerschel tract; thence S 0 51' 39" E 90.00 feet to the southwest corner of said Moerschell tract; thence S 89 47' 11" E along the south line of said Moerschell tract 247.00 feet to the point of beginning. Containing 7.44 acres.

REGISTERED PROFESSIONAL LAND SURVEYOR

G. Dennis Edwards

OREGON JULY 16, 1971 G. DENNIS EDWARDS

RENEWS 12/31/97

LEGEND:

- SET 5/8" X 30" REBAR WITH PLASTIC CAP # 951
- FND 5/8" REBAR WITH 2" ALUM. CAP
- FND 5/8" REBAR SET BY ME I A 6/96 SURVEY FOR VANDITTO, UNLESS NOTED AS BELOW.
  - (K) 1976 KRUMBEIN SURVEY FOR BAUER
  - (E) MY 1996 PARTITION PLAT FOR TEJEDA

(000) OF RECORD, KRUMBEIN'S 1976 SURVEY FOR BAUER.

[000] OF RECORD, DEED.

DEDICATION:

WE, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED.

WE HEREBY DEDICATE THE 20 FOOT IRRIGATION EASEMENT ALONG THE EAST LINE OF PARCELS 1, 2 & 3 FOR THE INSTALLATION OF AND MAINTENANCE OF IRRIGATION FACILITIES, FOR THE BENEFIT OF ALL 3 PARCELS AND TO THE PROPERTY TO THE NORTH AND SOUTH.

WE ALSO DEDICATE THE 10 FOOT UTILITY EASEMENT ALONG THE SOUTH LINE OF PARCEL 3 FOR THE EXISTING POWER LINE AND OTHER UTILITES.

Marc VanDitt — Dixie VanDitto

MARC VanDITTO — DIXIE VanDITTO

INLAND EMPIRE BANK, FOR THE PURPOSE OF CONSENTING TO THIS DEDICATION, HEREBY JOINS IN THE ABOVE DEDICATION.

DONALD R. DACOSTA
VICE PRESIDENT

STATE OF OREGON
COUNTY OF UMATILLA } SS

SUBSCRIBED AND SWORN BEFORE ME ON THIS 1st DAY OF November, 1996.

Nancy E. Henry
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 4-27-99.

OFFICIAL SEAL
NANCY E HENRY
NOTARY PUBLIC - OREGON
COMMISSION NO. 048527
MY COMMISSION EXPIRES APR. 27, 1999

APPROVALS:

APPROVED THIS 19 DAY OF Sept, 1996.
David H Klein
COUNTY SURVEYOR

APPROVED THIS 1 DAY OF November, 1996.
Bruce Par
UMATILLA COUNTY PLANNING DIRECTOR

TAXES ARE PAID IN FULL.
APPROVED THIS 1st DAY OF November, 1996.
Sandra Vandetty
TAX COLLECTOR

STATE OF OREGON,
COUNTY OF UMATILLA } ss

I certify that this instrument was received and recorded ON November 1, 1996 at 2:00 o'clock Pm., in the record of PLATS of said County.

YEAR	NUMBER	Slide
1996	38	

OFFICE OF COUNTY RECORDS

By: Georgia McNaught — Records Officer

Fees $ 25.00 — No. 1996-224846

PARTITION PLAT FOR:
MARC AND DIXIE VANDITTO
IN THE SW 1/4 SEC 4, T 4 N, R 28 E
WM, UMATILLA COUNTY, OREGON

EDWARDS SURVEYING — JOB NO. S9604064-A
PO BOX 763 — 7/31/96
HERMISTON, OR 97838 — 541-567-3336