

1999-38

#LD-4N-713-99

# UMATILLA COUNTY PARTITION PLAT NO. 1999-38

### LEGEND:

- SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED LS 2850.
- FOUND MONUMENTS AS NOTED.
- ⊙ FOUND BRASS CAP MONUMENTS AS NOTED.
- +—+— EXISTING FENCES.
- 1 000 JE BY EDWARDS FOR UMATILLA COUNTY PARTITION PLAT NO. 1994-18
- 1 000 JK BY KRUMBEIN FOR MCKINNEY 1981.
- 1 000 JW BY WELLS. # A-924-B 1979

### SURVEYOR'S CERTIFICATE AND NARRATIVE:

I, JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS PARTITIONED BY THIS PARTITION PLAT; I ALSO CERTIFY THAT THIS PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS 92.070. (11)

THIS PLAT IS BASED ON PARCEL # 3 UMATILLA COUNTY PARTITION PLAT 1994-18, SURVEYED AND PLATTED BY EDWARDS SURVEYING. FIELD TIES TO THE MONUMENTS SHOWN AS FOUND CONFIRMED THAT THEIR POSITIONS WERE WITHIN THE REQUIRED PRECISION REQUIREMENTS. FIELD TIES ALSO WERE COMPARED TO THE RECORDED SURVEYS BY KRUMBEIN FOR MCKINNEY AND A 1979 SURVEY BY WELLS. # A-924-B AND FOUND TO BE IN GOOD AGREEMENT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Judson L. Coppock*

OREGON  
JANUARY 25, 1999  
JUDSON L. COPPOCK  
2850

RENEWAL DATE: DEC. 31/2002

### APPROVALS:

APPROVED THIS 27 DAY OF July 1999  
*Judson L. Coppock*  
COUNTY SURVEYOR

APPROVED THIS 27 DAY OF July 1999  
*George D. Dunaway*  
UMATILLA COUNTY PLANNING DIRECTOR

TAXES ARE PAID IN FULL  
APPROVED THIS 27 DAY OF July 1999  
*Alfred Schults*  
TAX COLLECTOR

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON July 28, 1999  
at 8:00 o'clock Am., in the record of  
PLATS of said County,  
YEAR NUMBER Slide  
1999 38

### OFFICE OF COUNTY RECORDS

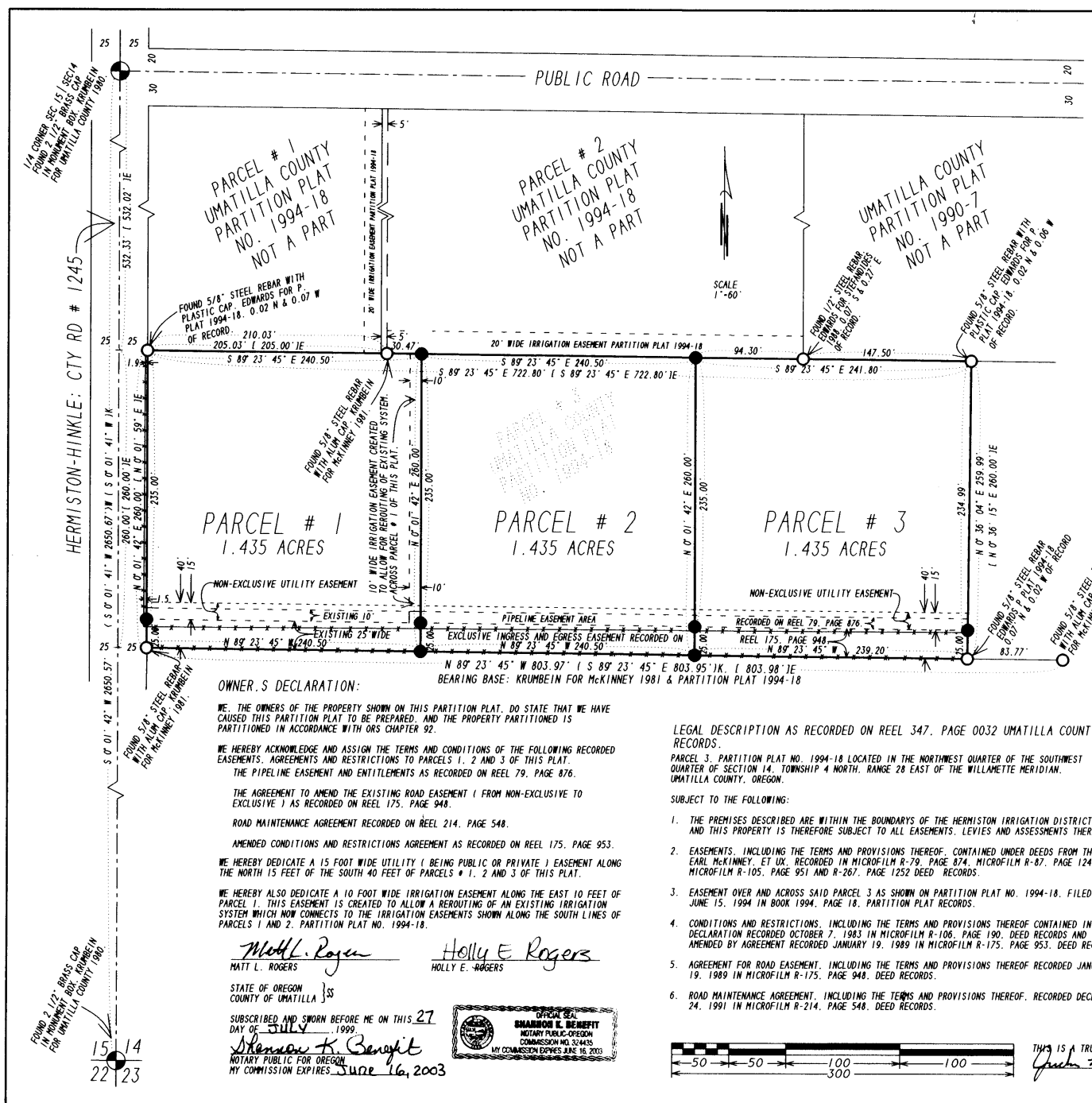
By GEORGIA DUNAWAY Records Officer  
Fees \$ 25.00 No 1999-3550142 JOB # 0599056

PARTITION PLAT FOR:  
MATT AND HOLLY ROGERS

PARCEL 3, UMATILLA COUNTY PARTITION PLAT NO. 1994-18 AS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, T 4 N, R 28 E, W.M. UMATILLA COUNTY, OREGON

COPPOCK SURVEYING 541-567-6974  
PO BOX 340 FAX 567-3081  
1210 SW 11TH, # 29  
HERMISTON, OR. 97839

26 JULY 1999



### OWNER'S DECLARATION:

WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS PARTITION PLAT, DO STATE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THE PROPERTY PARTITIONED IS PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92.

WE HEREBY ACKNOWLEDGE AND ASSIGN THE TERMS AND CONDITIONS OF THE FOLLOWING RECORDED EASEMENTS, AGREEMENTS AND RESTRICTIONS TO PARCELS 1, 2 AND 3 OF THIS PLAT.

THE PIPELINE EASEMENT AND ENTITLEMENTS AS RECORDED ON REEL 79, PAGE 876.

THE AGREEMENT TO AMEND THE EXISTING ROAD EASEMENT ( FROM NON-EXCLUSIVE TO EXCLUSIVE ) AS RECORDED ON REEL 175, PAGE 948.

ROAD MAINTENANCE AGREEMENT RECORDED ON REEL 214, PAGE 548.

AMENDED CONDITIONS AND RESTRICTIONS AGREEMENT AS RECORDED ON REEL 175, PAGE 953.

WE HEREBY DEDICATE A 15 FOOT WIDE UTILITY ( BEING PUBLIC OR PRIVATE ) EASEMENT ALONG THE NORTH 15 FEET OF THE SOUTH 40 FEET OF PARCELS # 1, 2 AND 3 OF THIS PLAT.

WE HEREBY ALSO DEDICATE A 10 FOOT WIDE IRRIGATION EASEMENT ALONG THE EAST 10 FEET OF PARCEL # 1. THIS EASEMENT IS CREATED TO ALLOW A REROUTING OF AN EXISTING IRRIGATION SYSTEM WHICH NOW CONNECTS TO THE IRRIGATION EASEMENTS SHOWN ALONG THE SOUTH LINES OF PARCELS 1 AND 2, PARTITION PLAT NO. 1994-18.

*Matt L. Rogers*  
MATT L. ROGERS

*Holly E. Rogers*  
HOLLY E. ROGERS

STATE OF OREGON }  
COUNTY OF UMATILLA }  
SUBSCRIBED AND SWORN BEFORE ME ON THIS 27 DAY OF July 1999  
*Shannon K. Bennett*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES June 16, 2003

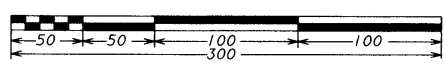


### LEGAL DESCRIPTION AS RECORDED ON REEL 347, PAGE 0032 UMATILLA COUNTY DEED RECORDS.

PARCEL 3, PARTITION PLAT NO. 1994-18 LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

### SUBJECT TO THE FOLLOWING:

1. THE PREMISES DESCRIBED ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT AND THIS PROPERTY IS THEREFORE SUBJECT TO ALL EASEMENTS, LEVIES AND ASSESSMENTS THEREOF.
2. EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED UNDER DEEDS FROM THOMAS EARL MCKINNEY, ET UX, RECORDED IN MICROFILM R-79, PAGE 874, MICROFILM R-87, PAGE 1242, MICROFILM R-105, PAGE 951 AND R-267, PAGE 1252 DEED RECORDS.
3. EASEMENT OVER AND ACROSS SAID PARCEL 3 AS SHOWN ON PARTITION PLAT NO. 1994-18, FILED JUNE 15, 1994 IN BOOK 1994, PAGE 18, PARTITION PLAT RECORDS.
4. CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN DECLARATION RECORDED OCTOBER 7, 1983 IN MICROFILM R-106, PAGE 190, DEED RECORDS AND AMENDED BY AGREEMENT RECORDED JANUARY 19, 1989 IN MICROFILM R-175, PAGE 953, DEED RECORDS.
5. AGREEMENT FOR ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED JANUARY 19, 1989 IN MICROFILM R-175, PAGE 948, DEED RECORDS.
6. ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 24, 1991 IN MICROFILM R-214, PAGE 548, DEED RECORDS.



THIS IS A TRUE COPY OF THE ORIGINAL.  
*Judson L. Coppock*