

1999-65

PARTITION PLAT FOR WAYNE & NELDA KING
57871 HIGHWAY 204, WESTON, OREGON 97886
LOCATED IN THE SW 1/4 SECTION 30, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M.,
UMATILLA COUNTY, OREGON
NOVEMBER, 1999.

PARTITION PLAT NO. 1999-65

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, LONG CHORD. Lists curves C1 through C16 with their respective measurements.

LINE TABLE with columns: NO., BEARING, DISTANCE. Lists lines L1 through L7 with their respective bearings and distances.

OWNER'S DECLARATION AND EASEMENT DESIGNATION

WE, WAYNE KING AND NELDA KING, HUSBAND AND WIFE, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED. WE HEREBY ACKNOWLEDGE THE EXISTING EASEMENT FOR INGRESS-EGRESS, (REEL 287, PAGE 1201), AND THE POWERLINE EASEMENT AS RECORDED IN REEL 299, PAGE 1173.

WE HEREBY DESIGNATE THE NEW 30' INGRESS-EGRESS EASEMENT AS APPURTENANT TO PARCEL 2.

WE HEREBY DESIGNATE THE NEW 10' WELL EASEMENT AS APPURTENANT TO PARCEL 2. THE PURPOSE OF THE EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF A WATER LINE FROM PARCEL 2, BOUNDARY TO THE EXISTING WELL AND FOR JOINT USE OF THE EXISTING WELL BY OWNERS OF PARCELS 1 AND 2.

SUBSCRIBED AS SWORN BEFORE ME THIS 20th DAY OF December 1999.
Notary Public for the State of Oregon

MY COMMISSION EXPIRES: 10-14-00



APPROVALS

EXAMINED AND APPROVED THIS 21 DAY OF December, 1999.

LANE PARTITION APPROVAL NO. 4N-722-99
David Carlson
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 16 DAY OF December, 1999.

David Wells
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS 20th DAY OF December, 1999.

Shirley Schultz
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF COUNTY RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded

ON December 21, 1999 at 10:33 o'clock Am., in the record of PLATS of said County. YEAR 1999 NUMBER 65 Slide

OFFICE OF COUNTY RECORDS

GEORGIA DUNAWAY Records Officer

Fees \$ 25.00 No. 1999-3630020

SURVEYOR'S CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. MONUMENTS SET WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 204 IS SHOWN BASED ON ALIGNMENT DEPICTED ON STATE HIGHWAY DRAWING NO. 68-17-B, DATED JANUARY, 1942. THE EXISTING HIGHWAY WAS LOCATED FROM STATION 581+00 TO STATION 605+00 AND THE ALIGNMENT SHOWN ON DRAWING NO. 68-17-B WAS FITTED TO THE EXISTING IMPROVED ALIGNMENT. OTHER HIGHWAY MAPS WITH DIFFERENT ALIGNMENTS EXIST. PARTITION PLAT NO. 1997-38, JUST SOUTH OF SURVEYED PROPERTY, IS BASED ON A DIFFERENT ALIGNMENT AS REPORTED ON RECORD DEEDS AND STATE HIGHWAY GRAVEL STOCKPILE DRAWINGS.

William R. Wells
WILLIAM R. WELLS, PLS

REAL PROPERTY DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°23'16" EAST ALONG THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 213.88 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 204 (A.K.A. THE WESTON-ELGIN HIGHWAY); THENCE CONTINUING NORTH 01°23'16" EAST ALONG SAID WEST LINE A DISTANCE OF 550.00 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION;

THENCE CONTINUING NORTH 01°23'16" EAST ALONG SAID WEST LINE A DISTANCE OF 887.78 FEET TO A POINT LOCATED 200 FEET SOUTH OF THE NORTH LINE (WHEN MEASURED AT A RIGHT ANGLE TO SAID NORTH LINE), OF THAT TRACT OF LAND DESCRIBED IN DEED TO LYMAN W. SHAW, ET. AL., RECORDED AT BOOK 288, PAGE 825; DEED RECORDS THENCE SOUTH 62°48'20" EAST, PARALLEL WITH THE NORTH LINE OF SAID SHAW TRACT A DISTANCE OF 485.48 FEET; THENCE SOUTH 01°23'16" WEST A DISTANCE OF 182.78 FEET TO A POINT LOCATED SOUTH 01°23'16" WEST A DISTANCE OF 385.00 FEET FROM THE NORTH LINE OF SAID SHAW TRACT; THENCE SOUTH 80°12'38" EAST A DISTANCE OF 425.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 204, (SAID POINT BEING LOCATED 325.00 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF SAID SHAW TRACT WHEN MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 204); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 204 THE FOLLOWING COURSES:

ALONG THE ARC OF A 999.28 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 374.25 FEET (LONG CHORD BEARS SOUTH 53°54'56" WEST A DISTANCE OF 371.88 FEET); THENCE ALONG THE ARC OF A 50 FOOT OUTSIDE SPIRAL CURVE TO THE LEFT A DISTANCE OF 406.56 FEET (LONG CHORD BEARS SOUTH 3°45'08" WEST A DISTANCE OF 405.56 FEET); THENCE SOUTH 30°58'18" WEST A DISTANCE OF 25.12 FEET; THENCE ALONG THE ARC OF A 50 FOOT INSIDE OFFSET SPIRAL CURVE TO THE RIGHT A DISTANCE OF 271.27 FEET (LONG CHORD BEARS SOUTH 32°40'55" WEST A DISTANCE OF 271.14 FEET); TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO HORACE S. AND HELEN L. SHAW, HUSBAND AND WIFE, IN REEL 28, PAGE 552, DEED RECORDS;

THENCE NORTH 24°35'25" WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID HORACE S. SHAW TRACT A DISTANCE OF 385.80 FEET TO THE "INITIAL POINT".

REGISTERED PROFESSIONAL LAND SURVEYOR

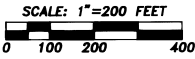
William R. Wells
OREGON
JULY 22, 1877
WILLIAM R. WELLS
1106
RENEWS 6/30/00

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 11/22/99 DR. BY: DMT
CK. BY: WRW NO: 99-828

PROJECT:
PARTITION PLAT FOR:
WAYNE & NELDA KING

LOCATED IN THE SW 1/4 SECTION 30, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M., UMATILLA COUNTY, OREGON.



"BASIS OF BEARINGS": PARTITION PLAT NO. 1997-38, LINE BETWEEN SW CORNER AND S 1/4 CORNER OF SECTION 30 BEING S 89°12'43" E.



OWNER: SPENDLOVE, REEL 283, PAGE 13.

OWNER: VERKIST, REEL 359, PAGE 220.

OWNER: SHAW, REEL 28, PAGE 552.

RECORD CENTERLINE CURVE DATA PER STATE HWY. DWG. 68-17-B, DATED JANUARY, 1942:
R = 60°51'
L = 721.78'
400' SPIRALS IN & OUT.

RECORD CENTERLINE CURVE DATA PER STATE HWY. DWG. 68-17-B, DATED JANUARY, 1942:
R = 1151.44'
L = 89°06'12"
L = 1151.44'
400' SPIRALS IN & OUT.

LEGEND

- - SET 5/8" X 30" IRON PIN WITH A YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX)D - RECORD DIMENSION FROM DEED DESCRIPTION.
- OHP - OVERHEAD POWER TRANSMISSION LINE, (UMATILLA ELECTRIC).

"POWERLINE" NOTE:
THE EXISTING POWERLINE IS COVERED BY RIGHT-OF-WAY EASEMENT, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE, SIGNED IN 1948. THE EASEMENT IS NOW CONTROLLED BY UMATILLA ELECTRIC COOPERATIVE AND WAS RECORDED IN OCTOBER, 1998, IN REEL 289, PAGE 1173. EASEMENT IS A "BLANKET" TYPE EASEMENT ACROSS THE SW 1/4 OF SECTION 30.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1999-65
William R. Wells
WILLIAM R. WELLS, PLS