

2001-49

UMATILLA COUNTY PARTITION PLAT NO. 2001-49

REQUEST NO. LD-58-540-01
LOCATED IN SECTION 21, T 5 N, R 28 E, W 1 N.

OWNERS DECLARATION:
I, THE OWNER OF THE PROPERTY SHOWN ON THIS PARTITION PLAT, DO STATE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THE PROPERTY DESCRIBED AND HEREBY PLATTED IS PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92.

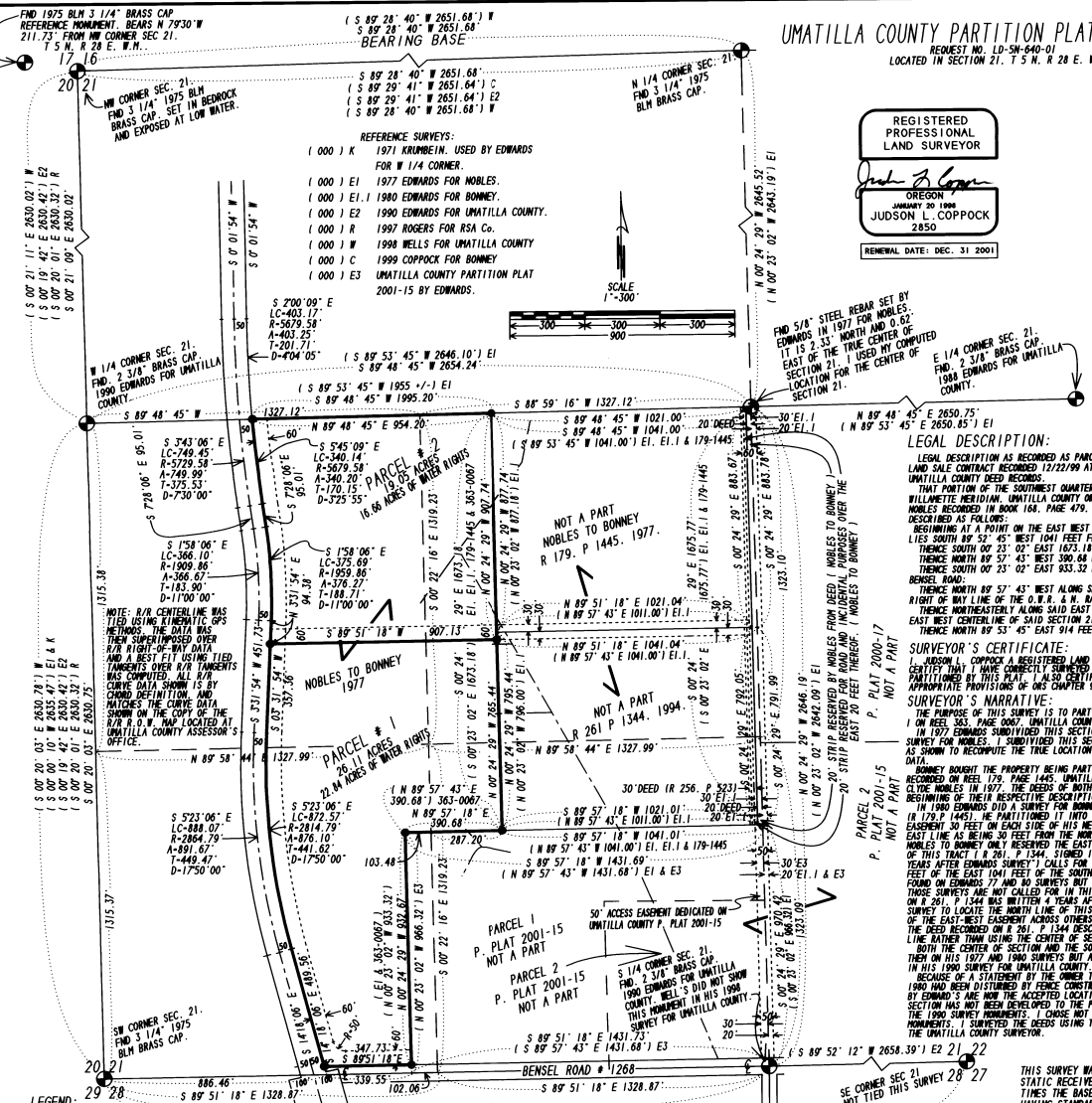
I HEREBY DEDICATE THE 60 FOOT WIDE EASEMENT SHOWN ALONG THE WEST 60 FEET OF PARCELS 1 AND 2, AND ALONG THE SOUTH 60 FEET OF PARCEL 1 FOR A PUBLIC ROAD AND ALSO AS A UTILITY EASEMENT BE IT PUBLIC OR PRIVATE FOR THE BENEFIT OF THE PUBLIC.
I ALSO DEDICATE THE 60 FOOT WIDE EASEMENT AS SHOWN ALONG THE SOUTH SIDE OF PARCEL 2 FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS, AND AS A UTILITY EASEMENT BE IT PUBLIC OR PRIVATE FOR THE BENEFIT OF PARCELS 1 AND 2.

REGISTERED PROFESSIONAL LAND SURVEYOR
Judson L Coppock
JUDSON L COPPOCK
2850
RENEWAL DATE: DEC. 31 2001

Stuart F Bonney
STUART F. BONNEY

OFFICIAL SEAL
ROSAL TORRES
NOTARY PUBLIC - OREGON
COMMISSION NO. 368000
MY COMMISSION EXPIRES JAN. 1, 2002

STATE OF OREGON }
COUNTY OF UMATILLA }
SUBSCRIBED AND SIGNED BEFORE ME ON THIS APPROXIMATE DATE OF 01-11-02
Rosal Torres
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 01-01-02



LEGAL DESCRIPTION:

LEGAL DESCRIPTION AS RECORDED AS PARCEL 1, EXHIBIT "A", PAGE 4 OF THE MEMORANDUM OF LAND SALE CONTRACT RECORDED 12/22/99 AT 11:00 A.M., ON REEL 363, PAGE 0067.
UMATILLA COUNTY DEED RECORDS:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, INCLUDED WITHIN THE LANCES OF CLYDE MOBLES RECORDED IN BOOK 164, PAGE 479, UMATILLA COUNTY DEED RECORDS AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST WEST CENTERLINE OF SAID SECTION 21 AT A POINT WHICH LIES SOUTH 89° 52' 45" WEST 1041 FEET FROM THE CENTER OF SAID SECTION 21 AND RUNNING THENCE SOUTH 00° 23' 02" EAST 1673.18 FEET;
THENCE NORTH 89° 57' 43" WEST 300.68 FEET;
THENCE SOUTH 00° 23' 02" EAST 933.32 FEET TO THE NORTH LINE OF (COUNTY ROAD # 621) BENSEL ROAD;
THENCE NORTH 89° 57' 43" WEST ALONG SAID NORTH LINE 300 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THE O.W.R. & N. RAILROAD;
THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE 2630 FEET MORE OR LESS TO THE EAST WEST CENTERLINE OF SAID SECTION 21;
THENCE NORTH 89° 53' 45" EAST 914 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PARTITIONED WITHIN THE LINES OF THE PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH THE APPROPRIATE PROVISIONS OF ORS CHAPTER 92.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED AS PARCEL 1 ON REEL 363, PAGE 0067, UMATILLA COUNTY DEED RECORDS INTO TWO PARCELS:
IN 1974 P. 1445, HE PARTITIONED IT INTO TWO PARCELS AND SHOWED A 60 FOOT WIDE ROAD EASEMENT TO BONYNE ALONG THE WEST SIDE OF HIS 1974 SURVEY. HE ALSO SHOWS THIS PROPERTY'S EAST LINE AS BEING 30 FEET FROM THE NORTH-SOUTH CENTER OF SECTION LINE. THE DEED MOBLES TO BONYNE ONLY SURVEYED THE EAST 20 FEET OF THE SOUTHWEST QUARTER OF THIS TRACT (R 261 P 1344, SIGNED 1 JULY 94 AND RECORDED 20 OCT 1994) 14 YEARS AFTER EDWARDS SURVEY. I CALLS FOR THE NORTH 796 FEET OF THE SOUTH 1382.52 FEET OF THE EAST 1041 FEET OF THE SOUTHWEST QUARTER. I ALL DISTANCES WHICH CAN BE FOUND ON EDWARDS 77 AND 80 SURVEYS BUT THESE SURVEYS OR MONUMENTS SET DURING THESE SURVEYS ARE NOT CALLED FOR IN THIS DEED. SINCE THE DESCRIPTION RECORDED ON R 261 P 1344 WAS WRITTEN 4 YEARS AFTER THE 1990 EDWARDS SURVEY I USED THE 1990 SURVEY TO LOCATE THE CENTER OF SECTION 21. SINCE THE DESCRIPTION RECORDED IN THE DEED RECORDED ON R 261 P 1344 DESCRIBES IT'S NORTH LINE FROM THE SOUTH SECTION LINE RATHER THAN USING THE CENTER OF SECTION 21 FOR A REFERENCE AS IN THE ORIGINAL DEEDS, BOTH THE CENTER OF SECTION AND THE SOUTH SECTION LINE ARE NOT WHERE EDWARDS SHOWS THEM IN HIS 1974 AND 1980 SURVEYS BUT ARE LOCATED VERY CLOSE TO WHERE HE SHOWS THEM IN HIS 1990 SURVEY FOR UMATILLA COUNTY.
BECAUSE OF A STATEMENT BY THE OWNER THAT THE MONUMENTS SET BY EDWARDS IN 1977 AND 1980 HAD BEEN DESTROYED BY TREE CONSTRUCTION AND THAT THE MONUMENTS OF THE 1990 SURVEY BY EDWARDS ARE NOW THE ACCEPTED LOCATIONS OF THE CORNERS AND THE FACT THAT THIS SURVEY WAS NOT RECORDED TO THE PUBLIC RECORDS GREAT HONORABLE WOULD BE CREATED BY USING THE 1990 SURVEY MONUMENTS. I CHOSE NOT TO RETRACE OR SHOW EDWARDS' 1977 OR 1980 SURVEYS OR MONUMENTS SURVEYED DEEDS USING THE MONUMENTS AS SHOWN ON EDWARDS' 1990 SURVEY FOR THE UMATILLA COUNTY SURVEY.

APPROVALS:

APPROVED THIS 24 DAY OF October, 2001
Rosal Torres
COUNTY SURVEYOR
APPROVED THIS 14 DAY OF Oct, 2001
Cheryl Wilson
HERMISTON IRRIGATION DISTRICT
APPROVED THIS 29th day of October, 2001
Judson L Coppock
UMATILLA COUNTY PLANNING DIRECTOR
TAXES ARE PAID IN FULL ON THIS DATE.
THIS 24th day of October, 2001
David Quinn
TAX COLLECTOR

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

ON October 30, 2001
at 3:30 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
2001 49

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY, Records Officer
Fees \$ 50.00 No. 2001-3909595

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

PLAT PREPARED BY:
COPPOCK SURVEYING 541-678-8750
PO BOX 495 FAX 678-8753
315 NE CHASE
HEPPER, OR. 97336
JOB # 0601195 26 SEPT. 2001

LEGEND:
SET 5/4" X 30" STEEL BEAR WITH A PLASTIC CAP STAMPED LS 2850.
MONUMENTS FOUND AS NOTED.
(261-1344) REEL AND PAGE UMATILLA COUNTY DEED RECORDS.
APPROXIMATE CENTERLINE LOCATION OF THE EXISTING IRRIGATION DELIVERY SYSTEM. THIS SYSTEM IS SERVED BY THE "N" LINE OF THE HERMISTON IRRIGATION DIST.

THIS SURVEY WAS PERFORMED USING A LOCUS SINGLE FREQUENCY STATIC RECEIVERS HAVING A STANDARD ERROR OF ± 5MM + 1 PPM TIMES THE BASE LENGTH, AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ± 0.000 03" ANGULAR AND ± 3MM + 2 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY.
DISTANCES AND BEARINGS SHOWN ARE TRUE.