

2006-31

PARTITION PLAT NO. 2006 - 31

IN THE NW 1/4 OF SECTION 33
TWP 4 NORTH, RNG 28 EAST
OF THE W.M., UMATILLA COUNTY, OREGON

CLIENT: **PLISKA INVESTMENTS, LLC**
901 W. HIGHLAND DR.
P.O. BOX 607
GRESHAM, OR 97030

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PLISKA INVESTMENTS, LLC TO PARTITION THAT TRACT OF LAND DESCRIBED AND RECORDED AS INSTRUMENT NO. 2004-4720259. THE INTENT IS TO CREATE TWO SEPARATE PARCELS IDENTIFIED AS PARCEL 1 AND PARCEL 2. PARCEL 1 WILL ENCOMPASS THE SPACE AGE FUELING STATION AND PARCEL 2 WILL ENCOMPASS THE MOTEL.

A SURVEY WAS PERFORMED ON THIS PROPERTY IN MARCH OF 1983 BY EDWARDS.

I RECOVERED AN AXLE WITH A PUNCH MARKING THE NORTH 1/4 CORNER OF SECTION 33 AND A 2 1/2 INCH BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 33 (SEE SURVEY NO. 83-71-A). THUS MY BASIS OF BEARING IS THESE TWO FOUND MONUMENTS AND IS BASED ON SURVEY NO. 83-71-A.

I RECOVERED ALL OF THE MONUMENTS SET FOR SURVEY NO. 83-71-A AS WELL AS THE O.S.H.D. RIGHT OF WAY MONUMENTS ON THE SOUTHERLY PORTION OF THE PARENT PARCEL.

THE SPIRAL CURVES AT THE CENTERLINE OF HWY. 207 (BUTTER CREEK HWY.) WERE CALCULATED UTILIZING DATA FROM SURVEY NO. 83-71-A AS WELL AS OREGON STATE HIGHWAY RIGHT OF WAY MAPS. THE OFFSET SPIRAL (WESTERLY RIGHT OF WAY OF HWY. 207) WAS THEN CALCULATED UTILIZING FORMULAE FROM TEXT PUBLISHED BY OREGON TRANSPORTATION COMMISSION TITLED "STANDARD HIGHWAY SPIRAL" AUGUST 1973.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON HYPER SYSTEM WITH A LEGACY-H RECEIVER. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

INSTRUMENT NO. 2004-4720259 LEGAL OF RECORD

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, A DISTANCE OF 1115.22 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 76°22'00" WEST, 597.00 FEET; THENCE SOUTH 00°07'00" WEST, PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33, TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 33; THENCE NORTH 89°20'00" EAST ALONG SAID EAST-WEST CENTERLINE TO THE CENTER OF SAID SECTION 33; THENCE NORTH 00°07'00" EAST ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 33, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STATE HIGHWAY AND COUNTY ROAD RIGHT OF WAYS, INCLUDING THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN BOOK 233, PAGE 232, BOOK 240, PAGE 617 AND BOOK 296, PAGE 251 DEED RECORDS.

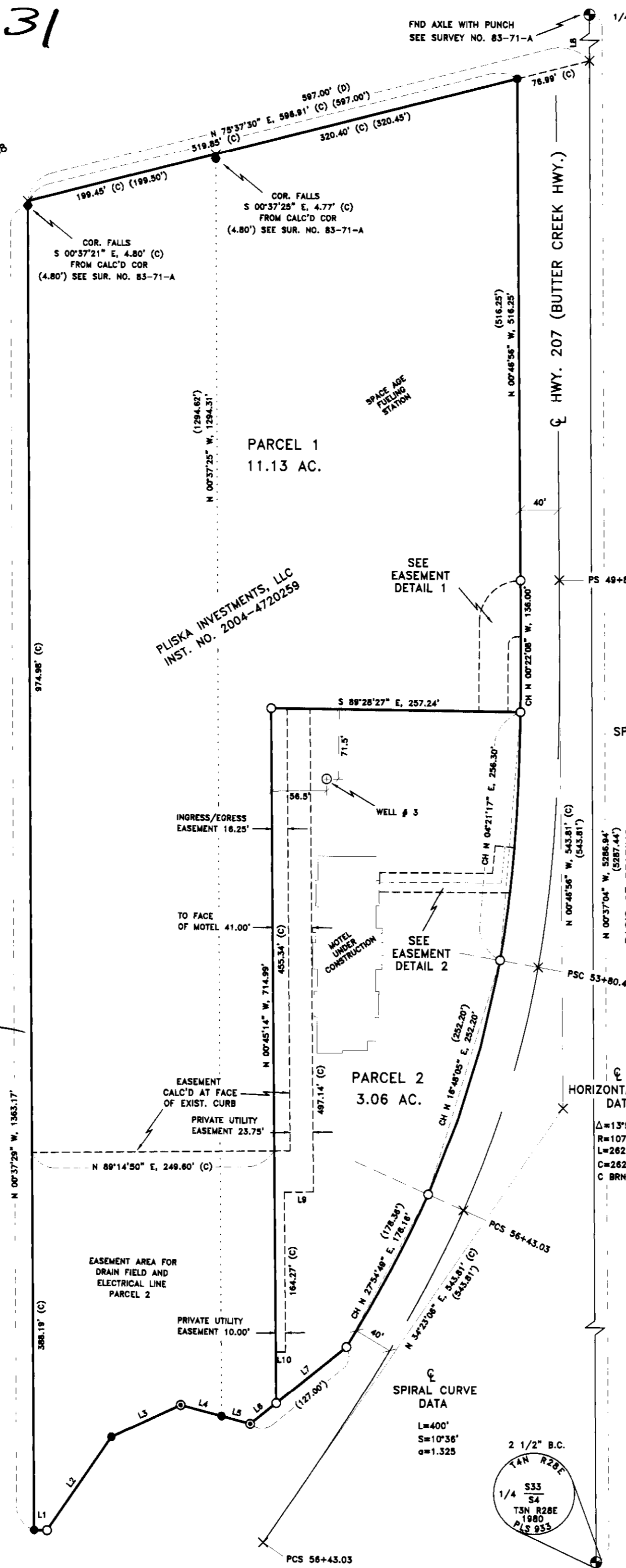
OWNER'S DECLARATION/ACKNOWLEDGMENT

I, JAMES PLISKA, MANAGING MEMBER FOR PLISKA INVESTMENTS, LLC, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITION IS IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGE THAT THE UTILITY, DRAIN FIELD, AND ELECTRICAL, EASEMENTS AS SHOWN HEREON ARE FOR PRIVATE USE.

BY: James Pliska Managing Member
JAMES PLISKA, PLISKA INVESTMENTS, LLC, MANAGING MEMBER

ON THIS 5 DAY OF September, 2006,
THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE
ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL
WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT HE
DID SO FREELY AND VOLUNTARILY BEFORE ME.

Terese Tyler
NAME NOTARY PUBLIC FOR OREGON
PRINTED NAME TERESE TYLER
COMMISSION NO. 404031
MY COMMISSION EXPIRES MARCH 22, 2010



SURVEYS
EDWARDS RECORD OF SURVEY, SURVEY NO. 83-71-A

DEEDS
INSTRUMENT NO. 2004-4720259
BK 214 PG 288

NOTES
(C) CALCULATED
(D) DEED
() RECORD AS PER SURVEY NO. 83-71-A

LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- ⊙ FOUND O.S.H.D. ALUMINUM CAP
- FOUND 5/8" IRON REBAR AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- × COMPUTED POINT
- NEW BOUNDARY LINE

HORIZONTAL CURVE DATA
Δ=89°13'04"
R=42.81'
L=66.85'
C=60.12'
C BRNG=N 44°36'32" E

HORIZONTAL CURVE DATA
Δ=89°13'04"
R=9.31'
L=14.49'
C=13.07'
C BRNG=N 43°30'44" E

LINE TABLE

LINE	BEARING	LENGTH	RECORD
L1	S 89°25'29" E	13.37'	(13.37')
L2	N 34°20'28" E	116.97'	(116.97')
L3	N 89°00'22" E	78.17'	(78.17')
L4	S 75°16'54" E	45.88'	(45.84')
L5	S 75°10'45" E	30.56'	(30.82')
L6	N 51°08'06" E	34.41'	
L7	N 51°08'06" E	92.59'	
L8	N 00°37'04" W	1115.22'	(1115.22')
L9	S 89°14'50" W	30.00' (C)	
L10	S 89°14'50" W	10.00' (C)	

SPIRAL CURVE DATA
L=400'
S=10°36'
α=1.325

HORIZONTAL CURVE DATA
Δ=13°57'47"
R=1077.44'
L=262.57'
C=262.92'
C BRNG=N 16°48'05" E

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2006, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 2005
KEITH P. PRIMM
48490
EXPIRATION DATE: 12/31/06

DATE 29 AUG 06 RECEIVED BY Umatilla County Surveyor

APPROVALS
UMATILLA COUNTY SURVEYOR:
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.
David H. Hill
UMATILLA COUNTY SURVEYOR
DATED THIS 18 DAY OF Sept, 2006

WESTLAND IRRIGATION DISTRICT:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
W. H. Hill
MANAGER
DATED THIS 8 DAY OF Sept, 2006

UMATILLA COUNTY PLANNING DIRECTOR:
I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH UMATILLA COUNTY REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.
Tanna Melboff
UMATILLA COUNTY PLANNING DIRECTOR
DATED THIS 21 DAY OF Nov, 2006

UMATILLA COUNTY TAX COLLECTOR:
I, THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.
Rhonda Schultz deputy
TAX COLLECTOR
DATED THIS 21 DAY OF November, 2006

UMATILLA COUNTY CLERK:
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON November 21, 2006
at 4:30 o'clock Pm., in the record of
PLATS of said County,
YEAR NUMBER Slide
2006 31
OFFICE OF COUNTY RECORDS
By: Jean Hemphill Records Officer
Fees \$ 50.00 No. 2006-5110233

PRIMM LAND SURVEYING LLC

P.O. BOX 1322, 775 S.E. 10TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: **PLISKA INVESTMENTS, LLC**
N.W. 1/4 SECTION 33 TWP. 4 N., RNG. 28 E., W.M.
PROJECT: PARTITION SURVEY OF A TRACT OF LAND DESCRIBED AND RECORDED AS INSTRUMENT NO. 2004-4720259
JOB#: 0511002
DATE: 24 JAN 06
FB/PG: 019/01
SHEET: 1 OF 1
DRAWN BY: KPP
APPROVED: KPP

06-619-B