

## PARTITION PLAT FOR ZECKMAN CONSTRUCTION, INC.

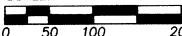
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, T2N., R32E., W.M.  
UMATILLA COUNTY, OREGON.  
MARCH, 2008

PARTITION PLAT NO. 2008-12

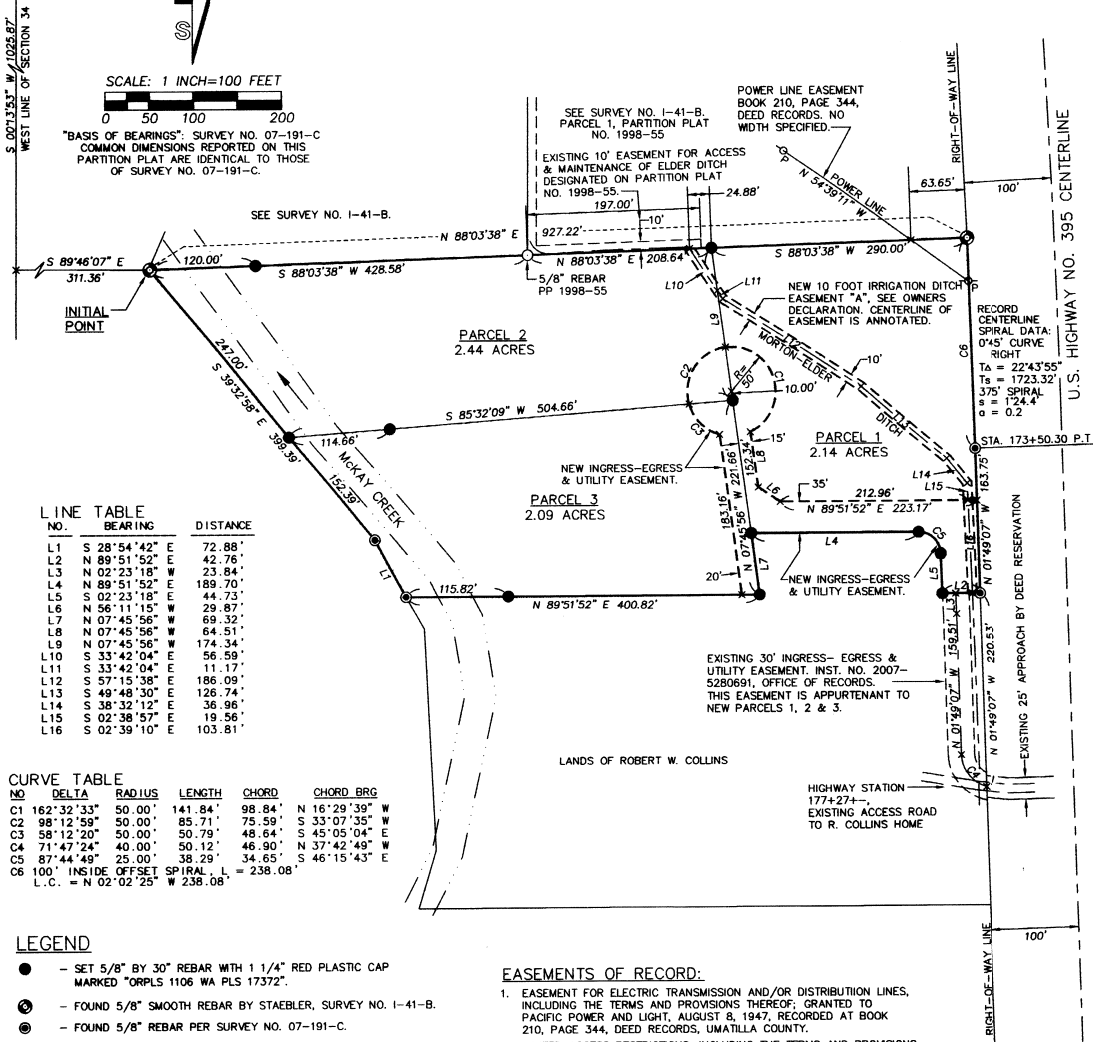
SECTION CORNER  
FOUND 2 1/2" BRASS CAP ON  
1 1/4" GALV. IRON PIPE PER  
SURVEY NO. 94-108-C.



SCALE: 1 INCH=100 FEET



"BASIS OF BEARINGS": SURVEY NO. 07-191-C  
COMMON DIMENSIONS REPORTED ON THIS  
PARTITION PLAT ARE IDENTICAL TO THOSE  
OF SURVEY NO. 07-191-C.



LINE NO.	BEARING	DISTANCE
L1	S 28°54'42" E	72.88'
L2	N 89°51'52" E	42.78'
L3	N 02°23'18" W	23.84'
L4	N 89°51'52" E	189.70'
L5	S 02°23'18" E	44.73'
L6	N 56°11'15" W	29.87'
L7	N 07°45'56" W	69.32'
L8	N 07°45'56" W	64.51'
L9	N 07°45'56" W	174.34'
L10	S 33°42'04" E	56.59'
L11	S 33°42'04" E	11.17'
L12	S 57°15'38" E	186.09'
L13	S 49°48'30" E	126.74'
L14	S 38°32'12" E	36.96'
L15	S 02°38'57" E	19.56'
L16	S 02°39'10" E	103.81'

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	162°32'33"	50.00'	141.84'	98.84'	N 16°29'39" W
C2	98°12'59"	50.00'	85.71'	75.59'	S 33°07'35" W
C3	58°12'20"	50.00'	50.79'	48.64'	S 45°05'04" E
C4	71°47'24"	40.00'	50.12'	46.90'	N 37°42'49" W
C5	87°44'49"	25.00'	38.29'	34.65'	S 46°15'43" E
C6	100' INSIDE OFFSET SPIRAL	L = 238.08'			L.C. = N 02°02'25" W 238.08'

### LEGEND

- - SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- ⊙ - FOUND 5/8" SMOOTH REBAR BY STAEBLER, SURVEY NO. I-41-B.
- ⊙ - FOUND 5/8" REBAR PER SURVEY NO. 07-191-C.
- - MONUMENT FOUND AS NOTED.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.

### EASEMENTS OF RECORD:

1. EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT, AUGUST 8, 1947, RECORDED AT BOOK 210, PAGE 344, DEED RECORDS, UMATILLA COUNTY.
2. LIMITED ACCESS RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED JUNE 26, 1956, AT BOOK 235, PAGE 246, DEED RECORDS, UMATILLA COUNTY.
3. NEW PARCELS, 1, 2 AND 3 ARE WITHIN THE BOUNDARIES OF THE MORTON-ELDER IRRIGATION DISTRICT, AND ARE SUBJECT TO ALL EASEMENTS, LEVIES AND ASSESSMENTS THEREOF.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2008-12.

*William R. Wells*  
WILLIAM R. WELLS, PLS

### OWNERS DECLARATION

ZECKMAN CONSTRUCTION, INC., AN OREGON CORPORATION, DOES HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

ZECKMAN CONSTRUCTION, INC., HEREBY DESIGNATES THE NEW INGRESS-EGRESS AND UTILITY EASEMENTS SHOWN AS PRIVATE INGRESS-EGRESS EASEMENTS APPURTENANT TO NEW PARCELS 1, 2 AND 3, AND AS PUBLIC INGRESS-EGRESS FOR UTILITY SERVICE, MAINTENANCE AND EMERGENCY VEHICLE ACCESS TO SAID NEW PARCELS 1, 2 AND 3.

ZECKMAN CONSTRUCTION, INC., HEREBY DESIGNATES THE NEW EASEMENT IDENTIFIED AS EASEMENT "A", THROUGH NEW PARCELS 1 & 2, AS A NEW 10 FOOT IRRIGATION DITCH EASEMENT, 5 FEET ON EACH SIDE OF THE ANNOTATED CENTERLINE. THE PURPOSE OF THE EASEMENT IS FOR OPERATION AND MAINTENANCE OF THE EXISTING IRRIGATION DITCH KNOWN AS THE MORTON-ELDER DITCH. THE EASEMENT IS DESIGNATED WITH THE CONDITION THAT SAID EASEMENT WILL IMMEDIATELY EXTINGUISH AND TERMINATE IF THE MORTON-ELDER DITCH IS REROUTED OUTSIDE OF THE LIMITS OF THE DESIGNATED EASEMENT.

*Jack R. Zeckman*  
BY: JACK R. ZECKMAN, PRESIDENT

STATE OF OREGON  
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 30 DAY OF April 2008.

BY JACK R. ZECKMAN, PRESIDENT

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION NUMBER: 385199

MY COMMISSION EXPIRES: 10-14-2008

### SURVEYORS CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

PARCEL BOUNDARIES ARE MONUMENTED AS SHOWN. THE CONTROL SURVEY FOR THE PLAT BOUNDARY IS RECORDED AS SURVEY NO. 07-191-C.

THE PARTITION SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700. GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CORNER TIES AND NEW MONUMENT SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

### REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 00°13'53" WEST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 1025.87 FEET; THENCE SOUTH 89°46'07" EAST AT A RIGHT ANGLE TO SAID WEST LINE A DISTANCE OF 311.36 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO LAUREL V. CARR, ET UX, BY DEED RECORDED IN BOOK 270, PAGE 454, DEED RECORDS, UMATILLA COUNTY, OREGON, THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE SOUTH 39°32'58" EAST ALONG THE EASTERLY LINE OF SAID CARR TRACT A DISTANCE OF 399.39 FEET; THENCE SOUTH 28°54'42" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID CARR TRACT A DISTANCE OF 72.88 FEET; THENCE NORTH 89°51'52" EAST A DISTANCE OF 400.82 FEET; THENCE NORTH 07°45'56" WEST A DISTANCE OF 69.32 FEET; THENCE NORTH 89°51'52" EAST A DISTANCE OF 189.70 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.29 FEET TO THE POINT OF TANGENCY. (LONG CHORD BEARS SOUTH 46°15'43" EAST A DISTANCE OF 34.65 FEET); THENCE SOUTH 02°23'18" EAST A DISTANCE OF 44.73 FEET THENCE NORTH 89°51'52" EAST A DISTANCE OF 42.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 395; THENCE NORTH 01°49'07" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 163.75 FEET TO THE POINT OF CURVATURE OF A 100.00 FOOT INSIDE OFFSET SPIRAL CURVE, OFFSET 100.00 FEET FROM CENTER LINE, A DISTANCE OF 238.08 FEET, (LONG CHORD BEARS NORTH 02°02'25" WEST A DISTANCE OF 238.08 FEET), AND RECORD SPIRAL DATA FOR CENTERLINE SPIRAL IS 375.00 FOOT SPIRAL, "S" EQUALS 0124.4" AND "G" EQUALS 0.2, TO THE SOUTHEAST CORNER OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 1998-55; THENCE SOUTH 88°03'38" WEST ALONG THE SOUTH LINE OF SAID PARCEL 1 AND SAID SOUTH LINE EXTENDED WESTERLY A DISTANCE OF 927.22 FEET TO THE TRUE POINT OF BEGINNING.

*William R. Wells*  
WILLIAM R. WELLS, PLS 1106

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*William R. Wells*  
WILLIAM R. WELLS

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWALS 6/30/08

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 04/07 DR. BY: JMW  
CK. BY: WRW NO: 07-1116

### APPROVALS

EXAMINED AND APPROVED THIS:  
23 DAY OF May 2008.

LAND DIVISION NO. 60-2N-165-08

UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS:  
9 DAY OF May 2008.

*David Hill*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS  
9th DAY OF May 2008.

*Bethina Enright by Kristin*  
UMATILLA COUNTY TAX COLLECTOR

EXAMINED AND APPROVED THIS:  
6 DAY OF May 2008.

*Walter H.*  
MORTON-ELDER IRRIGATION DISTRICT

RECORDING INFORMATION:  
UMATILLA COUNTY OFFICE OF RECORDS:

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

ON May 23, 2008  
at 11:30 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 12

### OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer  
Fees \$ 50.00 No. 2008-5370336

PROJECT: \ZECKCOLLINSPPREVISED3

PARTITION PLAT FOR:  
ZECKMAN CONSTRUCTION, INC.

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 34, TOWNSHIP 2 NORTH,  
RANGE 32 EAST, W.M.,  
UMATILLA COUNTY, OREGON.

Umatilla County Surveyor

6-08  
KK