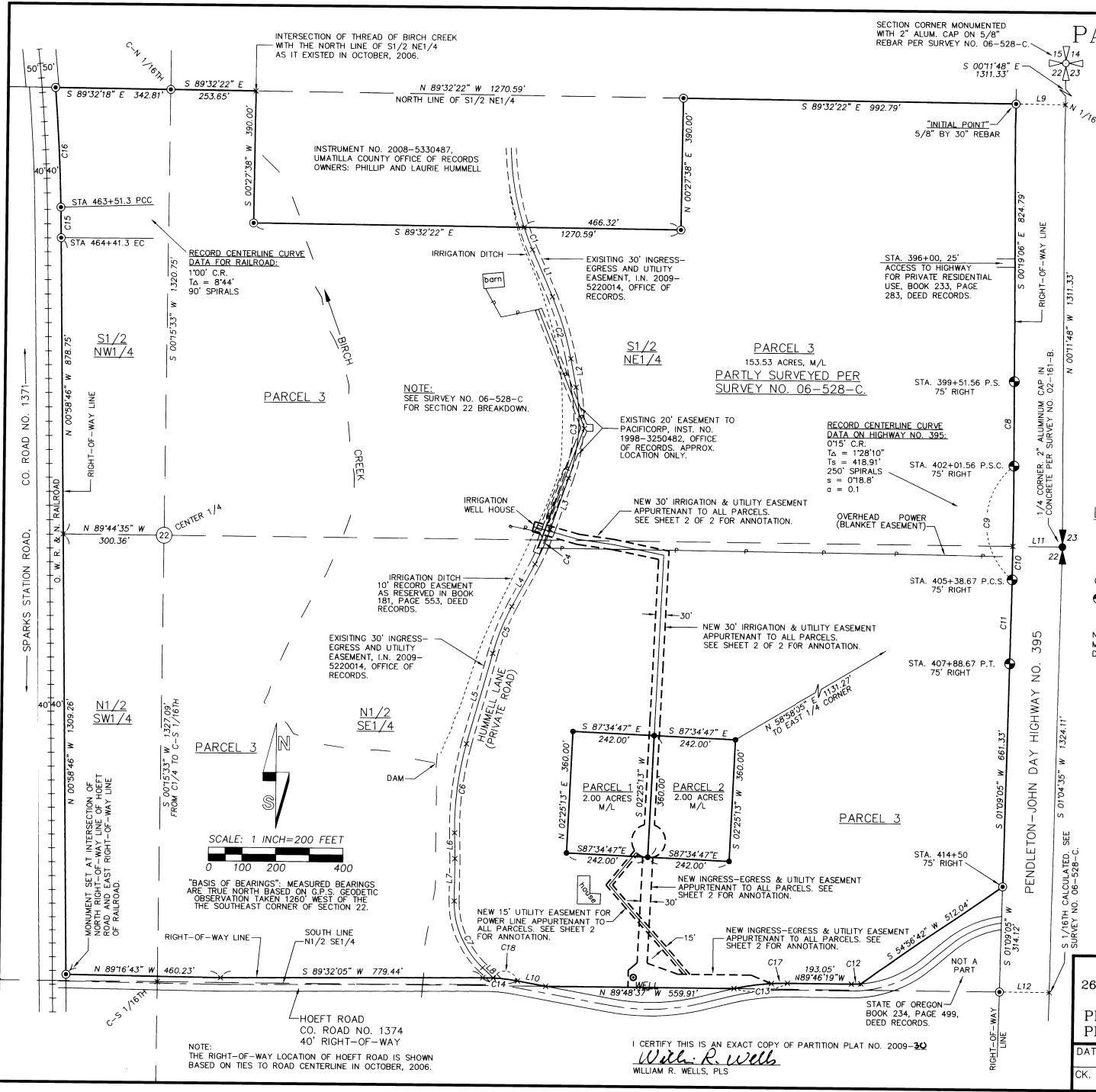


PARTITION PLAT NO. 2009-30

SHEET 1 OF 2

LOCATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 23°33'03" E	151.86'
L2	S 10°55'23" E	87.71'
L3	S 19°15'45" W	160.44'
L4	S 27°44'43" W	145.47'
L5	S 15°32'03" W	280.91'
L6	S 01°28'15" E	76.06'
L7	S 00°23'47" W	124.18'
L8	S 47°13'35" E	43.74'
L9	S 89°32'22" E	147.21'
L10	N 79°53'46" W	85.77'
L11	N 89°44'35" W	147.39'
L12	N 89°48'37" W	147.85'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	5°07'28"	800.00'	71.55'	71.53'	S 20°59'19" E
C2	12°37'40"	870.00'	191.74'	191.36'	N 17°14'13" W
C3	30°11'09"	520.00'	273.96'	270.80'	N 04°10'11" E
C4	8°28'58"	750.00'	111.04'	110.94'	S 23°30'14" W
C5	12°12'40"	700.00'	149.19'	148.90'	S 21°38'23" W
C6	17°00'17"	900.00'	267.11'	266.13'	S 07°01'54" W
C7	47°37'22"	270.00'	224.42'	218.01'	S 23°24'54" E
C8	75.00" INSIDE OFFSET SPIRAL		249.59'	249.59'	N 00°12'52" E
C9	00°50'41"	22843.31'	336.79'	336.79'	N 00°24'49" E
C10	00°14'57"	22843.31'	99.30'	99.30'	N 00°42'41" E
C11	75.00" INSIDE OFFSET SPIRAL		249.54'	249.54'	N 01°01'56" W
C12	4°54'28"	330.00'	28.26'	28.26'	S 87°46'28" W
C13	12°39'51"	725.00'	160.25'	159.92'	N 83°53'46" E
C14	10°34'09"	560.00'	103.30'	103.15'	S 85°10'51" E
C15	40.00" OUTSIDE OFFSET SPIRAL		90.31'	90.31'	N 01°07'47" E
C16	3°30'50"	5769.65'	353.84'	353.78'	S 03°11'11" W
C17	3°46'41"	725.00'	47.81'	47.80'	N 88°20'21" E
C18	7°22'18"	560.00'	72.05'	72.00'	S 83°54'55" E

LEGEND

- - SET 5/8" X 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- × - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ⊙ - FOUND 5/8" IRON REBAR PER UMATILLA COUNTY SURVEY NO. 06-528-C.
- ⊕ - FOUND STATE HIGHWAY MONUMENT ON WEST RIGHT-OF-WAY LINE OF PENDELTON-JOHN DAY HIGHWAY, ALSO KNOWN AS HIGHWAY 395. MONUMENTS ARE 3/4" IRON PINS UNLESS OTHERWISE NOTED.

NOTE: COMMON DIMENSIONS REPORTED ON THIS SURVEY ARE IDENTICAL TO THOSE MEASURED ON SURVEY NO. 06-528-C. SEE SAID SURVEY FOR OTHER RECORD DIMENSIONS.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded ON November 13, 2009 at 9:30 o'clock am., in the record of PLATS of said County.

YEAR NUMBER Slide
2009 30
OFFICE OF COUNTY RECORDS
By: Steve Churchill, Records Officer
Fees \$ 65 No. 2009-5590001

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS

OREGON
JULY 22, 1977
WILLIAM R. WELLS
RENEWS 6/30/10

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

PROJECT: BROWN20091
PARTITION PLAT FOR:
JOYCE L. BROWN

DATE: 08/09 DR. BY: DMT
CK. BY: WRW NO: 06-1074

IN SECTION 22, T1N., R32E., W.M., UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2009-30
WILLIAM R. WELLS, PLS

11-09
KK
09-162-B

PARTITION PLAT NO. 2009-30
SHEET 2 OF 2

LOCATED IN SECTION 22, TOWNSHIP 1 NORTH,
RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SURVEYORS CERTIFICATE & NARRATIVE

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

THE BOUNDARY OF PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN. THE BOUNDARY OF PARCEL 3 IS PARTLY MONUMENTED PER SURVEY NO. 06-528-C.

NEW MONUMENTS WERE ESTABLISHED BY G.P.S. REAL TIME KINEMATIC METHODS USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS. CONTROL CORNER TIES AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 22, THENCE SOUTH 00°11'48" EAST ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 1311.33 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 89°32'22" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER A DISTANCE OF 147.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395, THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE SOUTH 00°19'06" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 224.79 FEET TO THE P.S. OF A 75.00 FOOT INSIDE OFFSET SPIRAL CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ALONG SAID OFFSET SPIRAL CURVE A DISTANCE OF 249.59 FEET (LONG CHORD BEARS SOUTH 00°12'52" EAST A DISTANCE OF 249.59 FEET) TO THE P.S.C.; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 336.79 FEET (LONG CHORD BEARS SOUTH 00°24'49" WEST A DISTANCE OF 336.79 FEET) TO THE P.C.S.; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A 75.00 FOOT INSIDE OFFSET SPIRAL CURVE TO THE RIGHT A DISTANCE OF 249.54 FEET (LONG CHORD BEARS SOUTH 0°11'56" EAST A DISTANCE OF 249.54 FEET) TO THE P.S.C.; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 779.44 FEET (LONG CHORD BEARS SOUTH 89°46'19" WEST A DISTANCE OF 779.44 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 89°32'05" WEST A DISTANCE OF 661.33 FEET TO ENGINEER'S STATION 414+50 ON SAID WEST RIGHT-OF-WAY LINE; SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE STATE OF OREGON BY DEED RECORDED AT PAGE 234, PAGE 499, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 87°46'29" WEST ALONG THE NORTH LINE OF SAID STATE OF OREGON TRACT A DISTANCE OF 512.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOEFT ROAD, ALSO KNOWN AS COUNTY ROAD NO. 1374; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ON THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.26 FEET (LONG CHORD BEARS SOUTH 87°46'29" WEST A DISTANCE OF 28.26 FEET) TO THE POINT OF CURVATURE OF A CURVE; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°46'19" WEST A DISTANCE OF 193.05 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, ON THE ARC OF A 725.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 160.25 FEET (LONG CHORD BEARS SOUTH 89°33'46" WEST A DISTANCE OF 160.25 FEET) TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89°48'37" WEST ALONG SAID SOUTH LINE A DISTANCE OF 559.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID HOEFT ROAD; THENCE NORTH 79°53'46" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 85.77 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 103.30 FEET (LONG CHORD BEARS NORTH 85°10'51" WEST A DISTANCE OF 103.15 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 89°32'05" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 779.44 FEET; THENCE NORTH 89°16'43" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 460.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE O. W. R. & N. RAILROAD RIGHT-OF-WAY; THENCE NORTH 00°58'46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2188.01 FEET TO THE E.C. OF A 40 FOOT INSIDE OFFSET SPIRAL CURVE TO THE LEFT; THENCE ALONG SAID RIGHT-OF-WAY LINE ON SAID OFFSET SPIRAL CURVE A DISTANCE OF 90.31 FEET (LONG CHORD BEARS NORTH 01°37'47" WEST A DISTANCE OF 90.31 FEET); TO THE P.C.C.; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, ON A 5769.65 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 353.84 FEET (LONG CHORD BEARS NORTH 03°11'11" WEST A DISTANCE OF 353.78 FEET) TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°32'18" EAST ALONG SAID NORTH LINE A DISTANCE OF 342.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°32'22" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER A DISTANCE OF 253.65 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO PHILIP AND LAURIE HUMMELL, DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2008-5330487, UMATILLA COUNTY OFFICE OF RECORDS; THENCE SOUTH 00°27'38" WEST ALONG THE WEST LINE OF SAID HUMMELL TRACT A DISTANCE OF 390.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°32'22" EAST ALONG THE SOUTH LINE OF SAID HUMMELL TRACT A DISTANCE OF 1270.59 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°27'38" EAST ALONG THE EAST LINE OF SAID HUMMELL TRACT A DISTANCE OF 390.00 FEET TO THE NORTHEAST CORNER THEREOF, AND A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 89°32'22" EAST ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER A DISTANCE OF 992.79 FEET TO THE "INITIAL POINT".

William R. Wells
WILLIAM R. WELLS, PLS

EASEMENTS & ENCUMBRANCES OF RECORD

AS DISCLOSED BY PRELIMINARY TITLE REPORT DATED JULY 31, 2006, REPORT TITLE NUMBER 0057453, PREPARED BY AMERITITLE, 112 SOUTHEAST CORN, PENDLETON, OR 97801.

- BLANKET EASEMENT TO PACIFIC POWER AND LIGHT COMPANY DATED OCTOBER 22, 1945, AT BOOK 170, PAGE 424, UMATILLA COUNTY DEED RECORDS. APPLIES TO SEC. 15, T1N., R32E., W.M.
- 10' DITCH RIGHT OF WAY, RECORDED IN BOOK 181, PAGE 553, UMATILLA COUNTY DEED RECORDS. EXISTING DITCH LOCATION APPROXIMATELY SHOWN ON SHEET 1.

- EASEMENTS & ENCUMBRANCES, CONTINUED.....
- BLANKET EASEMENT TO PACIFIC POWER AND LIGHT COMPANY DATED APRIL 11, 1949, IN BOOK 188, PAGE 581, UMATILLA COUNTY DEED RECORDS. APPLIES TO NE1/4 SECTION 22, T1N., R32E., W.M. AND "ADJACENT LANDS".
 - INGRESS-EGRESS EASEMENT TO JOYCE L. BROUN, ON ESTABLISHED ROADS, DATED JUNE 16, 1996 IN REEL 295, PAGE 1073, I.N. 1996-222010, UMATILLA COUNTY DEED RECORDS.
 - RIGHT-OF-WAY EASEMENT TO PACIFICORP DATED MARCH 13, 1998, RECORDED AT I.N. 1998-3250482, UMATILLA COUNTY DEED RECORDS. EASEMENT APPROXIMATELY SHOWN ON SHEET 1.
 - 30 FOOT INGRESS-EGRESS AND UTILITY EASEMENT RECORDED AT I.N. 2009-5520014, UMATILLA COUNTY DEED RECORDS.

APPROVALS

EXAMINED AND APPROVED THIS 12TH DAY OF November 2009.

LAND PARTITION APPROVAL NO. LD-IN-097-09
Jeff Mablett
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 29TH DAY OF October 2009.

David H. Kline
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS 29TH DAY OF October 2009.

Bettina Enright
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

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

ON November 13, 2009 at 9:00 o'clock Am., in the record of PLATS of said County.
YEAR 2009 NUMBER 30 Slide

OFFICE OF COUNTY RECORDS

By: Steve Churchill, Records Officer
Fees \$ 65.00 No. 2009-5590001

OWNERS DECLARATION

I, JOYCE L. BROUN, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND JMATILLA COUNTY DEVELOPMENT ORDINANCE.

I HEREBY DESIGNATE THE NEW EASEMENTS SHOWN AS APPURTENANT TO PARCELS 1, 2 AND 3. THE EASEMENTS ARE PRIVATE AND ARE DESIGNATED FOR THE PURPOSES INDICATED. I FURTHER DESIGNATE THE INGRESS-EGRESS AND UTILITY EASEMENT FROM HOEFT ROAD TO AND INCLUDING THE 50 FOOT RADIUS CUL-DE-SAC AS AN EASEMENT FOR THE USE BY EMERGENCY VEHICLES.

Joyce L. Broun
JOYCE L. BROUN, OWNER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 29TH DAY OF October 2009.

BY JOYCE L. BROUN

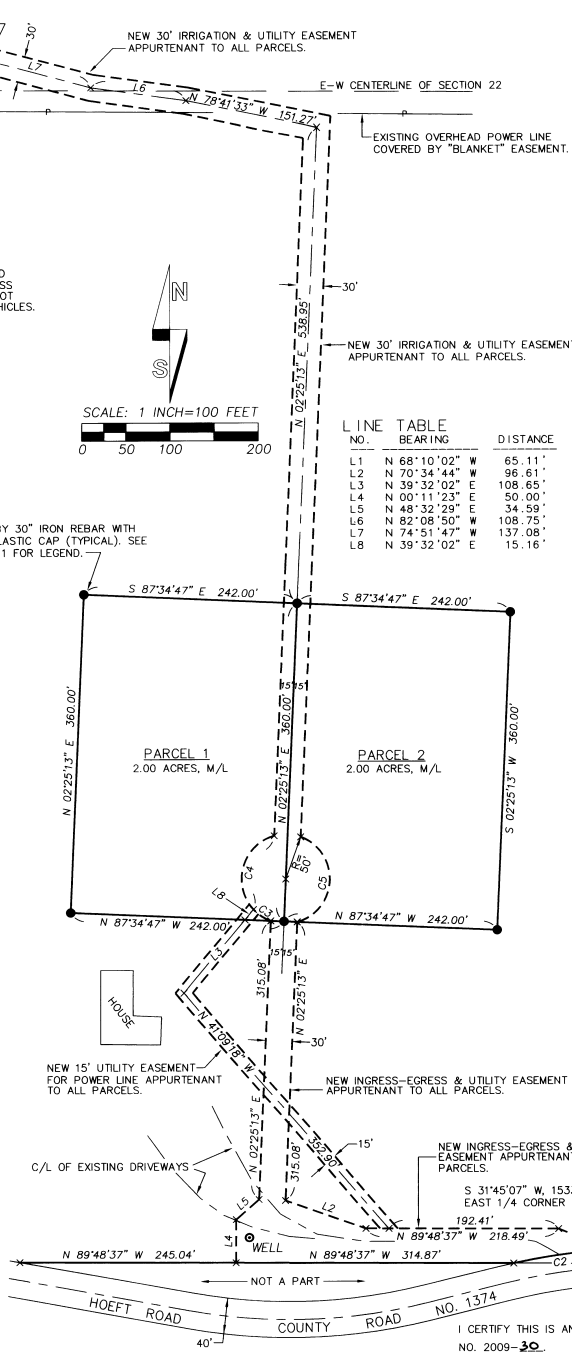
David M. Stubbs
NOTARY PUBLIC FOR OREGON

MY COMMISSION NUMBER: 432519

MY COMMISSION EXPIRES: 10-14-2012

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	3°46'41"	725.00'	47.81'	47.80'	S 88°20'21" W
C2	08°53'10"	725.00'	112.44'	112.33'	S 82°00'25" W
C3	27°07'39"	50.00'	23.67'	23.45'	N 56°33'31" W
C4	17°57'26"	50.00'	102.94'	85.70'	N 15°59'02" E
C5	145°05'05"	50.00'	126.61'	95.39'	S 02°25'13" E



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2009-30

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/10

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

DATE: 08/09 DR. BY: DMT
CK. BY: WRW NO: 06-1074

PROJECT: BROWN20092

PARTITION PLAT FOR:
JOYCE L. BROUN

IN SECTION 22, T1N., R32E., W.M., UMATILLA COUNTY, OREGON.

11-09
K.K.
09-162-B