

PARTITION PLAT 1994-08

LAND DIVISION NO. LD-6N-250-93

LEGAL DESCRIPTION

BEGINNING AT A POINT 495 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST, THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35 A DISTANCE OF 330 FEET, THENCE EAST AT RIGHT ANGLES A DISTANCE OF 1320 FEET TO A POINT ON THE CENTERLINE OF THE OREGON-WASHINGTON HIGHWAY, THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY A DISTANCE OF 330 FEET, THENCE WEST AT RIGHT ANGLES A DISTANCE OF 1320 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL WATER RIGHTS OF RAY, ROADS AND HIGHWAYS.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. VERN RODIGHIERO FOR THE PURPOSE OF DIVIDING A SINGLE PARCEL OF LAND IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 35, T. 6 N., R. 35 E., INTO TWO PARCELS.

THE LEGAL DESCRIPTION CALLS FOR THE NORTH AND SOUTH LINES OF THE ORIGINAL TRACT TO BE AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, HOWEVER AFTER RESEARCHING THE HISTORY OF THIS TRACT IT BECAME APPARENT THAT THE INTENT WAS FOR THESE LINES TO BE PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND TO TERMINATE AT THE EAST LINE OF THE SAID NORTHEAST QUARTER.

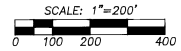
THE MONUMENTS AT THE S. 1/4 COR. OF SEC. 35, THE INTERSECTION OF POWELL ROAD WITH THE N. S. CENTERLINE OF SECTION 35, AND THE C-S 1/16 OF SEC. 35 WERE REMOVED DURING THE CONSTRUCTION OF A SEWER MAIN LINE AND THE SUBSEQUENT STREET REPAIRS, AND WERE RESET FROM REFERENCES PREVIOUSLY SET FOR THIS PURPOSE. ALL OTHER MONUMENTS SHOWN WERE VISITED DURING OUR SURVEY IN DECEMBER 1993. THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRAVERSE, USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0'00"05" AND 3 MILLIMETERS @ 2 PARTS PER MILLION. THE TRAVERSE WAS ADJUSTED USING LEAST SQUARES.

STATEMENT OF WATER RIGHTS

THE PROPERTY SHOWN ON THE PLAT IS SUBJECT TO AN 8 ACRE WATER RIGHT, CERTIFICATE NUMBER 12889, PRIORITY DATE, 1991.

LEGEND

- ⊙ FOUND OR SET SURVEY MARKER AS NOTED
- SET 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING" AND A BRASS NAIL STAMPED "MA 23843 OR 23860" ATTACHED
- X CALCULATED POINT, NOT FOUND OR SET
- () R1 RECORD DIMENSION SURVEY # 93-674-B
- () R2 RECORD DIMENSION SURVEY # 91-081-B
- POWER POLE FOR OVERHEAD POWER LINE
- ← IRRIGATION DITCH
- PROPERTY LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- ⊙ WELL
- ⊙ APPROXIMATE LOCATION OF SEPTIC TANK
- I- IRRIGATION LINE
- ⊙ IRRIGATION PUMP



DEED REFERENCES

RODIGHIERO R. 242, Pg. 1545
ANSPACH BK. 313, Pg. 291

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 8949°37' W	30.00
L2	S 8949°37' W	90.00
L3	S 0051°56" W	174.00
L4	S 8949°37' W	92.00
L5	S 0051°56" W	108.00
L6	N 8949°37' E	182.00
L7	N 8949°37' E	30.00
L8	N 0051°56" E	47.99
L9	N 0051°56" E	47.99
L10	N 8942°35" E	34.39
L11	N 6232°55" E	36.52
L12	N 2715°45" W	10.50
L13	N 8244°18" E	25.00
L14	N 0045°56" E	20.00
L15	S 8949°37' W	69.65
L16	S 8949°37' W	30.00
L17	S 0050°00" W	7.50
L18	N 90°00'00" W	25.00

SET 2 1/2" BRASS CAP IN MONUMENT CASE AT THE INTERSECTION OF THE CENTERLINE OF POWELL ROAD AND THE NORTH SOUTH CENTERLINE OF SECTION 35.

BASIS OF BEARING

S 00°51'40" N IN BETWEEN THE BRASS CAP AT THE S. N. COR. OF SECTION 35 AND THE REBAR IN WINEBAP RD. AS SHOWN ON SURVEY OF RECORD # 93-14-B

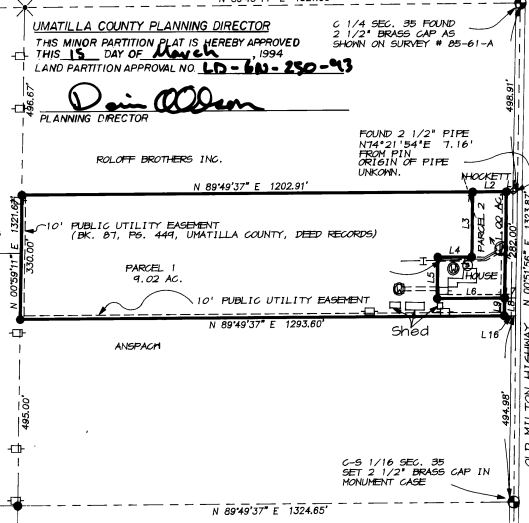
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
23860
RENEWS 2/21/99
2/14/99

SURVEYORS CERTIFICATE

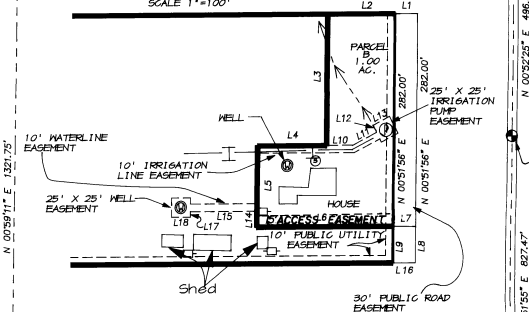
I, PAUL W.P. TOMKINS, P.L.S. NO. 23860 HAVE CORRECTLY SURVEYED AND MONUMENTED AS DESCRIBED HEREIN, THE BOUNDARIES OF PARCELS 1 AND 2, OF THIS MINOR PARTITION, PER THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

UMATILLA COUNTY CLERK



DETAIL

SCALE 1"=100'



I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Paul W.P. Tomkins
PAUL W.P. TOMKINS

UMATILLA COUNTY PLANNING DIRECTOR
THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 15 DAY OF March 1994
LAND PARTITION APPROVAL NO. LD-6N-250-93

Dain Oldem
PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR
THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 9 DAY OF March, 1994.

David H. Krumbeln
DAVID H. KRUMBELN, UMATILLA COUNTY SURVEYOR

OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, VERNON R., AND PENNY L. RODIGHIERO, OWNERS OF THE LANDS SHOWN IN THIS PARTITION PLAT, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AGENCY ARISING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY WITHIN THIS PARTITION.

Vernon R. Rodighiero 2-25-94
VERNON R. RODIGHIERO DATE

Penny L. Rodighiero 2-25-94
PENNY L. RODIGHIERO DATE

ACKNOWLEDGEMENT

STATE OF OREGON WASHINGTON
COUNTY OF UMATILLA COUNTY OF WASHINGTON WALLA WALLA

BEFORE ME THIS 23 DAY OF FEB, 1994 APPEARED VERNON R. RODIGHIERO AND PENNY L. RODIGHIERO, OWNERS OF THE LANDS SHOWN HEREIN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF FEB, 1994.

Barbara A. Loutch
NOTARY PUBLIC, STATE OF WASHINGTON

TAXES ARE PAID IN FULL.

Shondal Chubb
UMATILLA COUNTY TAX COLLECTOR

FOUND 3 1/2" BRASS CAP NORTH OF BRIDGE STAMPED: 765 ROBE 534 535 53 52 755 1980 PLS 983

STATE OF OREGON COUNTY OF UMATILLA

BASIS OF BEARING

FOUND RR SPIKE WITH PUNCH MARK ORIGIN UNKNOWN AS SHOWN ON SURVEY NO. 43-14-B.

STATE OF OREGON, COUNTY OF UMATILLA, I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded ON MAR 17, 1994 at 2:16 o'clock P.M. in the record of PARTITION PLAT in said County in Book Page 1994 08

THOMAS L. GROAT
County Clerk

By *S/GEORGIA FICHAUGHT* Deputy
Fees \$ 15.00 No. 94-192167