

REFERENCE MAPS:

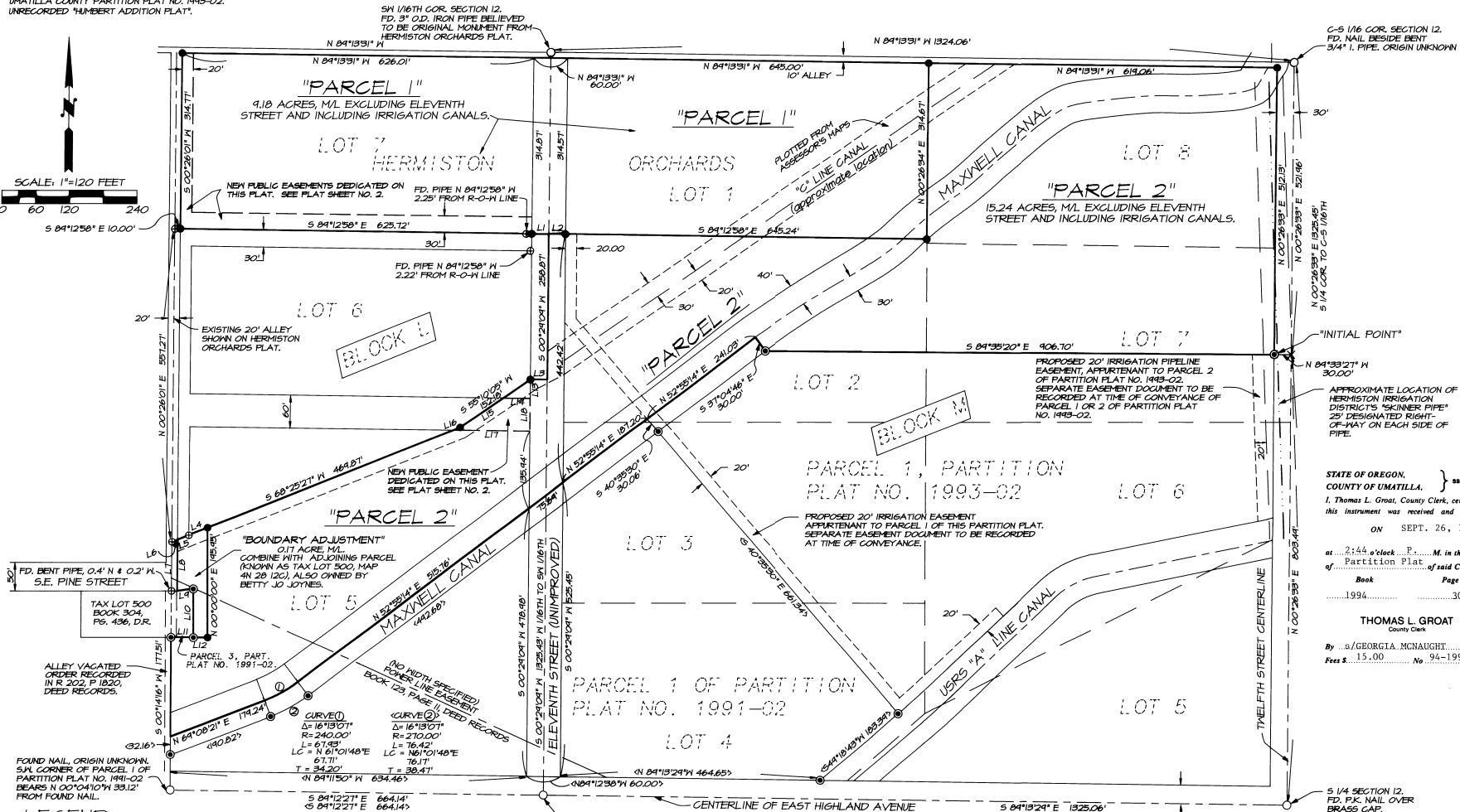
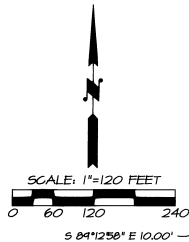
PLAT OF HERMISTON ORCHARDS.
MAP NO. 9-013-A BY WALT CRAMER.
MAP NO. 89-59-B BY DENNY EDWARDS.
MAP NO. 84-43-B BY DENNY EDWARDS.
UMATILLA COUNTY PARTITION PLAT NO. 1991-02.
UMATILLA COUNTY PARTITION PLAT NO. 1993-02.
UNRECORDED "HUMBERT ADDITION PLAT".

WATER RIGHTS STATEMENT:

A WATER RIGHT CERTIFICATE FOR THE PARTITIONED LANDS IS HELD BY THE HERMISTON IRRIGATION DISTRICT. THE DISTRICT SELLS IRRIGATION WATER TO LANDS SHOWN.

PARTITION PLAT FOR BETTY JO JOYNES
1060 S.E. PINE STREET, HERMISTON, OREGON.
A PARTITION OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 1993-02.
LOCATED IN THE SW 1/4 OF SECTION 12, T4N, R20E, W1M, UMATILLA COUNTY, OREGON.
AUGUST 1994.

PARTITION PLAT NO. 1994-30
SHEET NO. 1 OF 2



LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA FLS 17872".
 - - FOUND 5/8" IRON PIN WITH 1/2" YELLOW PLASTIC CAP FROM PARTITION PLAT NO. 1991-02 OR 1993-02.
 - ⊕ - 3/4" OR 1" O.D. PIPES FOUND FROM UNRECORDED "HUMBERT ADDITION PLAT".
 - - OTHER MONUMENTS FOUND AS NOTED.
 - XXXX - DIMENSIONS REPORTED ON PARTITION PLAT NO. 1993-02.
- NOTE: DIMENSIONS WITHOUT BRACKETS WERE MEASURED ON THIS SURVEY AND ARE IDENTICAL WITH DIMENSIONS SHOWN ON PARTITION PLATS 1991-02 OR 1993-02.
- L2 - INDICATES LINE TOO SHORT TO ANNOTATE. SEE LINE TABLE.

LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 89°30'51" E	30.00'	L13	S 00°29'09" W	33.76'
L2	S 89°30'51" E	30.00'	L14	N 89°12'58" W	47.30'
L3	N 89°30'51" W	30.00'	L15	S 55°10'05" W	94.21'
L4	S 68°25'27" W	35.68'	L16	S 68°25'27" W	13.50'
L5	S 68°25'27" W	21.57'	L17	S 89°12'58" E	136.69'
L6	S 68°25'27" W	10.79'	L18	N 00°29'09" E	60.00'
L7	S 00°26'01" W	87.87'			
L8	S 00°26'01" W	91.85'			
L9	N 82°00'00" E	28.23'			
L10	S 00°00'00" W	86.78'			
L11	N 89°15'00" W	40.00'			
L12	S 89°15'00" E	25.00'			

BASIS OF BEARINGS:
PARTITION PLAT NO. 1991-02.

REGISTERED PROFESSIONAL LAND SURVEYOR
Willa R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 12/31/94

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (503) 276-6362

DATE: 8/16/94 DR. BY: DMT
CK. BY: WRW NO: 92-147

PROJECT:
PARTITION PLAT FOR:
BETTY JO JOYNES

LOCATED IN THE SW 1/4 OF SECTION 12, T4N, R20E, W1M, UMATILLA COUNTY, OREGON.

STATE OF OREGON, COUNTY OF UMATILLA, } ss
I, Thomas L. Groat, County Clerk, certify that this instrument was received and indexed ON SEPT. 26, 1994 at 2:44 o'clock P.M. in the record Partition Plat of said County in 1994. Book Page 1994 30

THOMAS L. GROAT
County Clerk

By: /s/ GEORGINA MCNAUGHT, Deputy Fees \$ 15.00 No. 94-199038

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1994-30
Willa R. Wells
WILLIAM R. WELLS, PLS

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1994-30

William R. Wells
WILLIAM R. WELLS, PLS

PARTITION PLAT FOR BETTY JO JOYNES
1060 S.E. PINE STREET, HERMISTON, OREGON
A PARTITION OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 1993-02
LOCATED IN THE SW 1/4 OF SECTION 12, T4N, R28E, W.M.,
UMATILLA COUNTY, OREGON
AUGUST 1994

PARTITION PLAT NO. 1994-30
SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

DESCRIPTION OF PARTITIONED LANDS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST, P.M., UMATILLA COUNTY, OREGON, THENCE NORTH 00°26'58" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 12 A DISTANCE OF 808.44 FEET, THENCE NORTH 84°58'27" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TWELFTH STREET (ALSO KNOWN AS SOUTH TOWNSHIP ROAD), AND THE NORTHEAST CORNER OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 1993-02, THE INITIAL POINT FOR THIS DESCRIPTION, THENCE NORTH 00°26'58" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TWELFTH STREET A DISTANCE OF 521.5 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK M, PLAT OF HERMISTON ORCHARDS, THENCE NORTH 84°19'51" WEST ALONG THE NORTH LINE OF LOT 8 AND LOT 1, BLOCK M, HERMISTON ORCHARDS PLAT A DISTANCE OF 126.406 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK M, THENCE CONTAINING NORTH 84°19'51" WEST A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK L, HERMISTON ORCHARDS PLAT, THENCE NORTH 84°19'51" WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 626.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 00°28'01" WEST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 314.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 84°12'50" EAST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 626.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, THENCE SOUTH 84°19'51" EAST A DISTANCE OF 30.00 FEET TO A POINT IN THE CENTERLINE OF ELEVENTH STREET, THENCE SOUTH 00°28'01" WEST ALONG THE CENTERLINE OF ELEVENTH STREET A DISTANCE OF 250.87 FEET, THENCE NORTH 84°19'51" WEST A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK L, HERMISTON ORCHARDS PLAT, THENCE SOUTH 55°10'08" WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 150.18 FEET, THENCE SOUTH 60°29'27" WEST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 540.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 00°28'01" WEST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 91.25 FEET TO A POINT ON THE NORTH LINE OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NO. 1993-02, THENCE NORTH 82°00'00" EAST ALONG THE NORTH LINE OF SAID PARCEL 3 A DISTANCE OF 24.28 FEET TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID PARCEL 3 A DISTANCE OF 28.78 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 84°15'00" WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID SOUTHWEST CORNER OF PARCEL 3 ALSO BEING AN ANGLE POINT ON THE WEST LINE OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 1993-02, THENCE SOUTH 00°14'16" WEST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 171.51 FEET TO THE SOUTHWEST CORNER OF PARCEL 2, SAID SOUTHWEST CORNER OF PARCEL 2 ALSO BEING THE NORTHWEST CORNER OF PARCEL 1, UMATILLA COUNTY PARTITION PLAT NO. 1993-02, THENCE NORTH 84°08'21" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 A DISTANCE OF 174.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 1, ON THE ARC OF A 240.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 67.93 FEET, LONG CHORD BEARS NORTH 61°01'40" EAST A DISTANCE OF 67.71 FEET, THENCE NORTH 32°58'14" EAST CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 1 A DISTANCE OF 178.49 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID NORTHEAST CORNER OF PARCEL 1 ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 1993-02, THENCE NORTH 52°58'14" EAST ALONG THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT NO. 1993-02 A DISTANCE OF 240.25 FEET TO AN ANGLE POINT IN THE NORTH SOUTHWEST CORNER OF SAID PARCEL 1, THENCE SOUTH 37°04'46" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 1 A DISTANCE OF 30.00 FEET, THENCE SOUTH 84°58'20" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 A DISTANCE OF 906.10 FEET TO THE INITIAL POINT.

EXCEPTING THEREFROM, THE RIGHT-OF-WAY OF ELEVENTH STREET AND ANY AND ALL WATER RIGHTS-OF-WAY.

William R. Wells
WILLIAM R. WELLS
OREGON LICENSE NO. 1106

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEW 12/31/94

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 1993-02 INTO 2 PARCELS. ALSO, BY BOUNDARY LINE ADJUSTMENT, TO INCREASE THE SIZE OF THAT PARCEL OF LAND KNOWN AS TAX LOT 500, MAP 4N 28 12C. TAX LOT 500 IS ALSO OWNED BY BETTY JO JOYNES. THE PURPOSE OF THE EXPANSION OF TAX LOT 500 IS TO PROVIDE ADDITIONAL PARKING AREA AND SPACE FOR A BACKUP DRAINAGE FIELD.

IN RESOLVING THE NORTH AND WEST BOUNDARIES OF THIS PARTITION PLAT, CERTAIN MONUMENTS FOUND ON THE LINES OF LOTS 5, 6 AND 7, BLOCK L, HERMISTON ORCHARDS PLAT, WERE FOUND AND HELD. THESE MONUMENTS ARE NOT ORIGINAL PLAT MONUMENTS - THEY WERE APPARENTLY ESTABLISHED AS PART OF A PROPOSED SUBDIVISION PLAT NAMED "NUMBER 1 ADDITION OF HERMISTON ORCHARDS", PREPARED BY HILLARD GOSB, SURVEYOR, IN 1961. THE "NUMBER 1 ADDITION" WAS NEVER RECORDED, BUT A PAPER COPY WAS FOUND IN COUNTY SURVEYOR'S OFFICE RECORDS. INVESTIGATION OF DEED DESCRIPTIONS WITHIN THE PROPOSED "NUMBER 1 ADDITION" PLAT INDICATE THE PLAT DIMENSIONS WERE USED IN PREPARATION OF PROPERTY DESCRIPTIONS WITHIN THE PLAT AREA.

MISSING ANGLE POINT POSITIONS BETWEEN LOTS 5 AND 6, BLOCK L, HERMISTON ORCHARDS, AS REFERENCED BY RECORDED DEED DIMENSIONS AND SHOWN ON THE UNRECORDED "NUMBER 1 ADDITION" PLAT WERE RE-ESTABLISHED BY COMPASS RULE ADJUSTMENT METHOD BETWEEN THE PIPE MONUMENT FOUND AT THE CENTERLINE OF 30 FOOT ALLEY NEAR THE SOUTHWEST CORNER OF CORNER OF LOT 6, BLOCK L, HERMISTON ORCHARDS AND THE PIPE FOUND NEAR THE NORTHEAST CORNER OF LOT 6, BLOCK L, HERMISTON ORCHARDS. RE-ESTABLISHED ANGLE POINTS ON THE EAST SIDE OF LOT 6, BLOCK L, WERE EXTENDED EASTERLY TO TERMINATE ON THE WESTERLY RIGHT-OF-WAY LINE OF ELEVENTH STREET AS DEFINED BY FOUND MONUMENTS AT THE WEST 1/4TH CORNER OF SECTION 12 AND THE SOUTHWEST 1/4TH CORNER OF SECTION 12.
TO LOCATE THE NORTHWEST CORNER OF LOT 7, BLOCK L, HERMISTON ORCHARDS, I EXTENDED LINE WESTERLY FROM THE SOUTHWEST 1/4TH CORNER OF SECTION 12 AND INTERSECTED THE NORTHERLY PROJECTION OF THE LINE DERIVED BY PIPE MONUMENTS IN THE CENTER OF THE 30 FOOT ALLEY WEST OF LOT 7, THEN OFFSET THE RECORD ALLEY WIDTHS INDICATED ON THE HERMISTON ORCHARDS PLAT.

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

THIS PARTITION PLAT IS HEREBY APPROVED THIS 26th DAY OF September 1994.

LAND PARTITION APPROVAL NO. LD-4N-587-94

PLANNING DIRECTOR David Coleman

UMATILLA COUNTY SURVEYOR

THIS PARTITION PLAT IS HEREBY APPROVED THIS 26th DAY OF September 1994.

David H. Kelly
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE CURRENT.

APPROVED THIS 26th DAY OF September 1994.

Richard Schultz
UMATILLA COUNTY TAX COLLECTOR

OWNER'S DECLARATION

I, BETTY JO JOYNES, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42 AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. I HEREBY DEDICATE TO THE PUBLIC THE NEW EASEMENTS SHOWN ON SHEET NO. 1 OF THIS PARTITION PLAT FOR PUBLIC ROAD AND UTILITY USE.

Betty Jo Joynes
BETTY JO JOYNES, OWNER

SUBSCRIBED AND SHOWN BEFORE ME THIS 26th DAY OF September 1994.

NOTARY PUBLIC FOR OREGON Elessa M. Baker

MY COMMISSION EXPIRES July 26, 1996



LOT/MSHP

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362	PROJECT: PARTITION PLAT FOR: BETTY JO JOYNES LOCATED IN THE SW 1/4 OF SECTION 12, T4N, R28E, W.M., UMATILLA COUNTY, OREGON.
DATE: 8/16/94 CK. BY: RWL	DR. BY: DHT NO: 92-147

95 FEB 13 10 20 AM

203384

STATE OF OREGON)
UMATILLA COUNTY) SS AFFIDAVIT OF CORRECTION (partition plat)

I, **WILLIAM R. WELLS**, being duly sworn, depose and say that I am the surveyor who surveyed the plat of **PARTITION PLAT No. 1994-30**, recorded as Partition Plat No. **1994-30**, Umatilla County, Partition Plat Records, and

The following correction to said plat is necessary and is as follows:

BETTY JO JOYNES WAS ACTING AS TRUSTEE FOR THE BETTY JO JOYNES TRUST WHEN THE PARTITION PLAT WAS SIGNED.

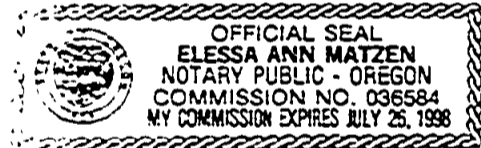
The present fee owner of the property affected by said Affidavit is as follows: **BETTY JO JOYNES TRUST**

William R. Wells
Registered Professional Land Surveyor #1106

NOTARY CERTIFICATE

Subscribed and sworn to before me this *8th* day of *FEBRUARY*, 1995.

Elessa Ann Matzen
Notary Public for the State of Oregon
My Commission Expires *July 21, 1998*.



STATE OF OREGON)
UMATILLA COUNTY) SS

I, David M. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for has been examined by me and that it complies with O.R.S. 92.170.

David H. Krumbein
David H. Krumbein
Umatilla County Surveyor

RETURN TO -----

REEL 266 PAGE 1506

STATE OF OREGON, COUNTY OF UMATILLA
I Thomas L. Groat, County Clerk, certify this
instrument was received and recorded on 02-13-95
at 2:04 in the record of document code type
DE-AFF
Location R266-1505
Document number 95-203364
Fee 5.00

Thomas L. Groat
Umatilla County Clerk

Received by *D. McNaught* Deputy