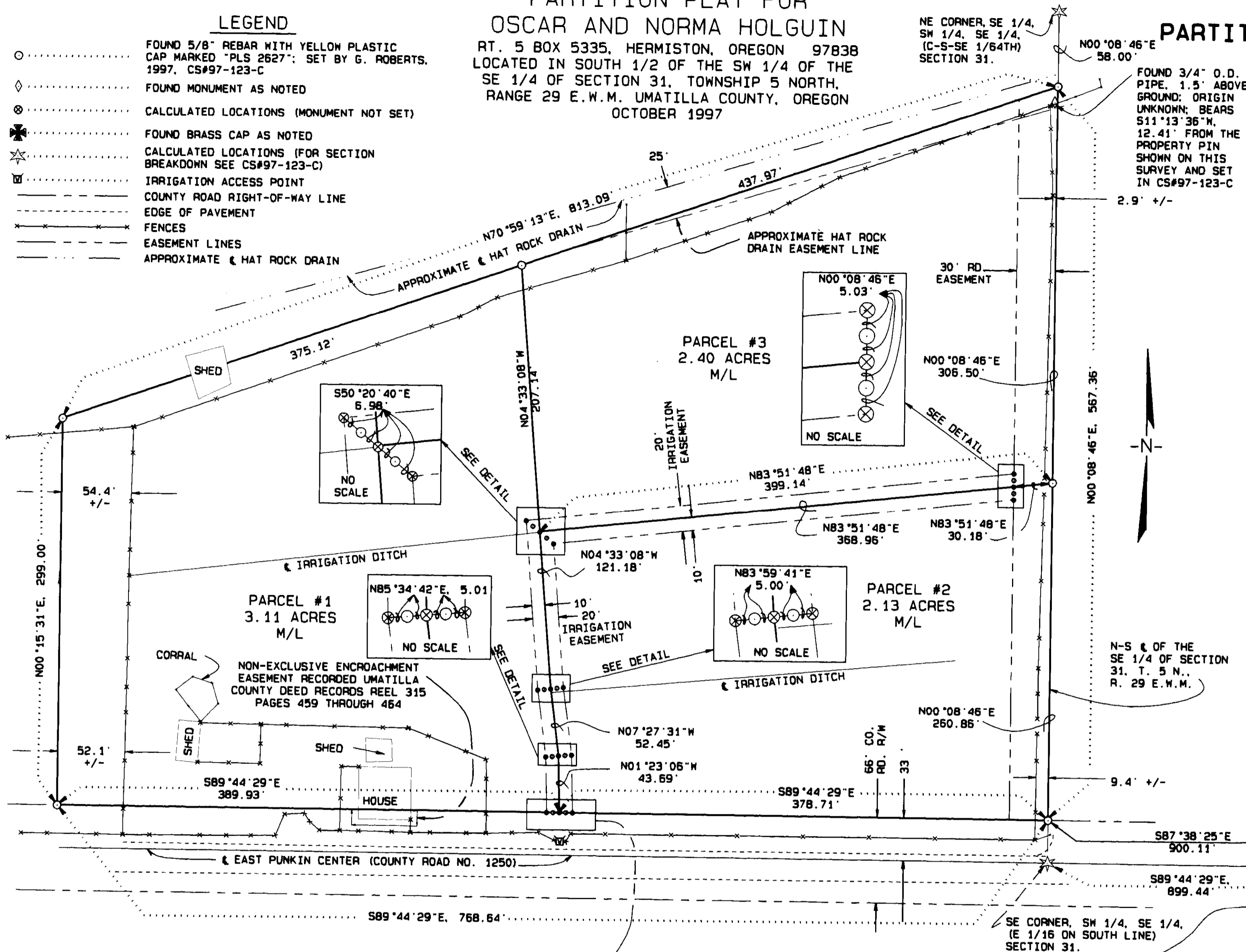


**PARTITION PLAT FOR
OSCAR AND NORMA HOLGUIN**
RT. 5 BOX 5335, HERMISTON, OREGON 97838
LOCATED IN SOUTH 1/2 OF THE SW 1/4 OF THE
SE 1/4 OF SECTION 31, TOWNSHIP 5 NORTH,
RANGE 29 E.W.M. UMATILLA COUNTY, OREGON
OCTOBER 1997

PARTITION PLAT NO. 1998- 01

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627"; SET BY G. ROBERTS, 1997, CS#97-123-C
- ◇ FOUND MONUMENT AS NOTED
- ⊗ CALCULATED LOCATIONS (MONUMENT NOT SET)
- ✠ FOUND BRASS CAP AS NOTED
- ☆ CALCULATED LOCATIONS (FOR SECTION BREAKDOWN SEE CS#97-123-C)
- ⊠ IRRIGATION ACCESS POINT
- COUNTY ROAD RIGHT-OF-WAY LINE
- EDGE OF PAVEMENT
- FENCES
- EASEMENT LINES
- APPROXIMATE & HAT ROCK DRAIN



NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY PLAT WAS TO PROCEED WITH THE REQUEST OF OUR CLIENT, OSCAR HOLGUIN, TO PARTITION HIS PROPERTY INTO 3 PARCELS. PARCEL MONUMENTS (AND REFERENCE MONUMENTS) HAVE ALREADY BEEN SET ON AN EARLIER SURVEY (CS# 97-123-C).

THE CORRECTION OF BOUNDARY LINES BETWEEN ADJOINERS, DESCRIBED IN THE NARRATIVE OF CS# 97-123-C, HAS NOT TAKEN PLACE, AND ON THE ADVICE OF OUR CLIENT'S ATTORNEY, HE DECIDED TO PROCEED WITH HIS LAND PARTITION.

ALL DETAILS OF THE SUBDIVISION OF SECTION 31, T. 5 N., R. 29 E.W.M., MONUMENTS SET IN OUR EARLIER SURVEY, ETC. SHOULD BE OBTAINED FROM CS# 97-123-C.

THE LOCATION OF THE APPROXIMATE CENTERLINE OF THE "HAT ROCK DRAIN" NEAR THE NORTH LINE OF OUR CLIENT'S PROPERTY IS SHOWN. INFORMATION OBTAINED FROM THE HERMISTON IRRIGATION DISTRICT INDICATES THAT THEY HAVE A 50-FOOT WIDE EASEMENT (25 FEET EACH SIDE OF THE CENTERLINE OF THE EXISTING DITCH) FOR THE CONSTRUCTION, MAINTENANCE, ETC., OF THE DITCH. NO DITCH ALIGNMENT OR WIDTH IS RECORDED OR AVAILABLE FROM ASSESSOR'S RECORDS AND NO ALIGNMENT DATA IS AVAILABLE FROM THE BUREAU OF RECLAMATION. HOWEVER, THE UNITED STATES RESERVED "A RIGHT OF WAY FOR CANALS AND DITCHES CONSTRUCTED, OR TO BE CONSTRUCTED, IN THE MANNER PRESCRIBED AND DIRECTED BY THE ACT OF CONGRESS APPROVED AUGUST 30, 1890 (26 STAT., 391)" IN PATENT #641485, UNITED STATES GENERAL LAND OFFICE, RECORDED IN UMATILLA COUNTY DEED RECORDS, BOOK 102, PAGES 445-446, DATED JULY 26, 1918. IT SHOULD BE ASSUMED THAT HERMISTON IRRIGATION DISTRICT'S RECORDS ARE CORRECT AND THAT AN EASEMENT 25 FEET SOUTH OF THE EXISTING DITCH CENTERLINE DOES EXIST IN THE VICINITY OF THE EASEMENT LINE SHOWN.

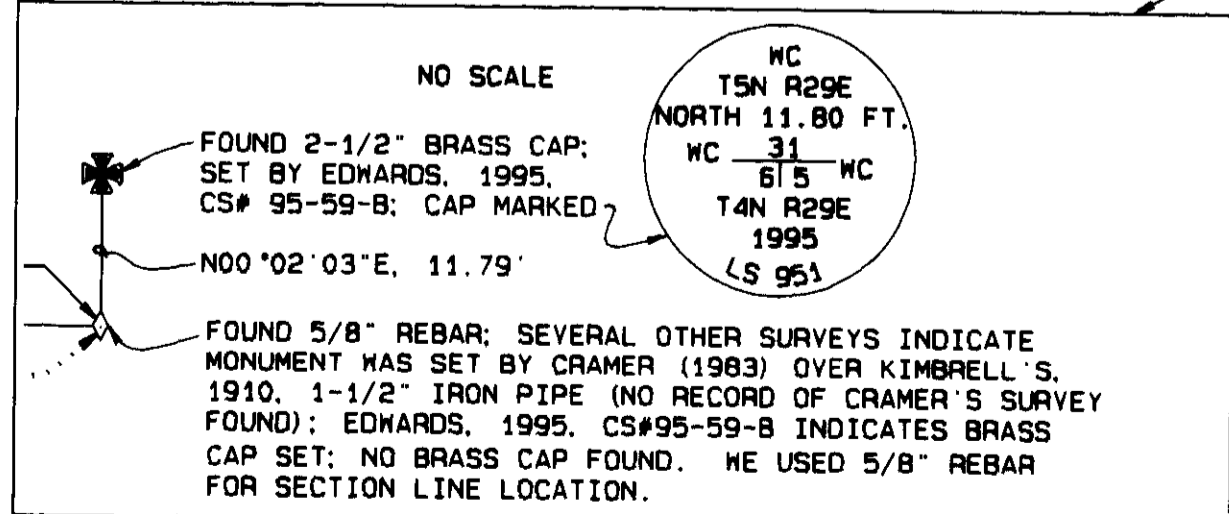
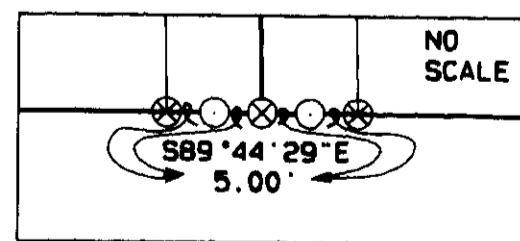
BEARING BASE USED WAS N89°44'29"W FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 29 E.W.M. TO THE NORTH 1/4 CORNER OF SAME SECTION FROM EDWARDS' UMATILLA COUNTY REMONUMENTATION SURVEY CS# 95-59-B.

FOR DETAILS CONCERNING EXISTING TAX LOTS, ENCROACHMENTS, DEED RECORDS USED TO ESTABLISH OUR CLIENT'S PARCEL, ETC., SEE CS# 97-123-C.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary R. Roberts
OREGON
JULY 20, 1993
GARY R. ROBERTS
2627
RENEWS 12/31/98

RECEIVED BY
Umatilla County Surveyor
Date: 2-98
Rec'd by: KR
No. 98-09-B

SEE CS#97-123-C FOR SECTION BREAKDOWN
SEE PAGE 2 OF 2 FOR RECORDING INFORMATION AND PARCEL DESCRIPTION



LAND PARTITION SURVEY FOR OSCAR HOLGUIN	
LOCATED IN SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E.W.M.	
GARY R. ROBERTS SURVEYING 32374 E. LOOP RD. HERMISTON, OREGON PHONE: (541) 567-7770	STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded ON January 22, 1998 at 3:15 o'clock Pm., in the record of PLATS of said County.
DATE OF SURVEY: OCTOBER, 1997	YEAR NUMBER Slide 1998 01
SCALE 1" = 60 FT.	PAGE 1 OF 2
DRAWN BY: NELL ROBERTS	CHECKED BY: G. R. OFFICE OF COUNTY RECORDS

I, GARY R. ROBERTS, CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1998- 01
Gary R. Roberts
GARY R. ROBERTS, PLS 2627

PARTITION PLAT NO. 1998- 01

PROPERTY DESCRIPTION OF PARTITIONED LANDS:

PROPERTY DESCRIPTION OF PARTITIONED LANDS:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E. W. M., UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 29 E. W. M., SAID POINT BEING LOCATED ON THE SOUTH LINE OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E. W. M.; THENCE N87°38'25"W, 900.11 FEET TO A 5/8" REBAR MARKING THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E. W. M. AND THE NORTHERLY RIGHT-OF-WAY LINE OF UMATILLA COUNTY ROAD NO. 1250 (EAST PUNKIN CENTER) AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N89°44'29"W, 768.64 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1250 TO A 5/8" REBAR MARKING THE SOUTHWEST CORNER OF THIS PARCEL; THENCE N00°15'31"E, 299.00 FEET TO A 5/8" REBAR MARKING THE NORTHWEST CORNER OF PARCEL; THENCE N70°59'13"E, 813.09 FEET TO A 5/8" REBAR MARKING THE INTERSECTION OF THE NORTHERLY LINE OF THIS PARCEL AND THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E. W. M.; THENCE S00°08'46"W, 567.36 FEET ALONG THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E. W. M. TO THE POINT OF BEGINNING. PARCEL CONTAINS 7.64 ACRES M/L.

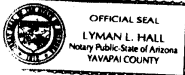
SUBJECT TO:

- REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE HERMISTON IRRIGATION DISTRICT, INCLUDING THAT PORTION OF A 50-FOOT WIDE MAINTENANCE AND CONSTRUCTION EASEMENT FOR THE HAT ROCK DRAIN (ACT OF CONGRESS APPROVED AUGUST 30, 1890, 26 STAT., 391), THE APPROXIMATE CENTERLINE AND EASEMENT LINE OF WHICH IS SHOWN NEAR THE NORTHERLY BOUNDARY OF THIS PARCEL.
- BLANKET EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY HERMISTON IRRIGATION DISTRICT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED APRIL 9, 1938, BOOK 120, PAGE 458, DEED RECORDS, UMATILLA COUNTY, OREGON.
- NON-EXCLUSIVE ENCROACHMENT EASEMENT RECORDED AUGUST 27, 1997, REEL 315, PAGES 459 THROUGH 464, DEED RECORDS, UMATILLA COUNTY, OREGON.

DEED RECORDS USED

- BOOK 102 PG 445
- BOOK 120 PG 458
- BOOK 141 PG 349
- BOOK 147 PG 294
- BOOK 186 PG 114
- BOOK 331 PG 488
- BOOK 350 PG 212
- REEL 70 PG 86
- REEL 79 PG 527
- REEL 219 PG 1300
- REEL 254 PG 1563
- REEL 315 PG 459

Murtis Walls
Bonnie C. Walls
 30th DAY OF Dec, 19 97
Lyman L. Hall, Notary

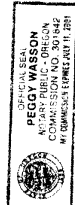


OWNER'S DECLARATION

WE, MURTIS S. AND BONNIE C. WALLS, CONTRACT HOLDERS, AND OSCAR L. AND NORMA J. HOLGUIN, CONTRACT PURCHASERS, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. BY THE SIGNATURES BELOW, WE HEREBY DEDICATE A 30-FOOT ACCESS EASEMENT ALONG THE EAST PROPERTY LINES OF PARCELS #2 & 3, AND A 20-FOOT IRRIGATION DITCH EASEMENT-10 FEET EACH SIDE OF THE NORTHERLY AND WESTERLY LINES OF PARCEL 2 AS SHOWN ON SHEET 1 OF 2 OF THIS PLAT.

Norma J. Holguin
 CONTRACT PURCHASER, NORMA J. HOLGUIN
Oscar L. Holguin
 CONTRACT PURCHASER, OSCAR L. HOLGUIN

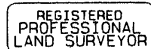
SUBSCRIBED AND SWORN BY ME ON THIS
 12 DAY OF November 1997.
Peggy Wasson
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES 7-11-2001



Murtis Walls
 CONTRACT HOLDER, MURTIS S. WALLS
Bonnie C. Walls
 CONTRACT HOLDER, BONNIE C. WALLS
 SUBSCRIBED AND SWORN BY ME ON THIS
 30th DAY OF Dec 1997.
Lyman L. Hall, Notary
 NOTARY PUBLIC FOR THE STATE OF OREGON - ARIZONA
 MY COMMISSION EXPIRES 8/11/2008

THERE ARE 7.66 ACRES OF WATER RIGHTS THROUGH HERMISTON IRRIGATION DISTRICT. ACTUAL SURVEY ACREAGE OF THE PARCEL IS 7.64 ACRES. IRRIGATION RIGHTS HAVE BEEN DISTRIBUTED AS FOLLOWS:

- *PARCEL #1.....3.15 ACRES
- PARCEL #2.....2.13 ACRES
- PARCEL #3.....2.40 ACRES



Gary R. Roberts
 OREGON
 JULY 20, 1993
 GARY R. ROBERTS
 2627
 RENEWS 12/31/98

I, GARY R. ROBERTS, CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1998- 01
Gary R. Roberts
 GARY R. ROBERTS, PLS 2627

APPROVALS

EXAMINED AND APPROVED THIS
 22 DAY OF JAN. 1998.
 LAND PARTITION APPROVAL
 NO. 10-50-529-96
Don Olson
 UMATILLA COUNTY DEVELOPING
 DIRECTOR

EXAMINED AND APPROVED THIS
 27 DAY OF October 1997.
David H. Klein
 UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED THIS
 11th DAY OF November 1997.
Paul Skinner
 HERMISTON IRRIGATION DISTRICT

TAXES ARE PAID IN FULL THIS
 6th DAY OF January 1998.
David Roberts, By: Brenda Dammert
 UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
 UMATILLA COUNTY RECORDS OFFICE:
 STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON January 22, 1998
 at 3:15 o'clock P.m., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 1998 01
 OFFICE OF COUNTY RECORDS
 By: Georgia McNaught Records Officer
 Fees \$ 25.00 No. 1998-3220645

LAND PARTITION SURVEY FOR OSCAR HOLGUIN

LOCATED IN SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E. W. M.

GARY R. ROBERTS SURVEYING
 32374 E. LOOP RD.
 HERMISTON, OREGON
 PHONE: (541) 567-7770

DATE OF SURVEY: OCTOBER, 1997

PAGE 2 OF 2

DRAWN BY: NELL ROBERTS CHECKED BY: G. R.