

PARTITION PLAT NO. 2004 - 35

NORTHWEST QUARTER, NORTHEAST QUARTER SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

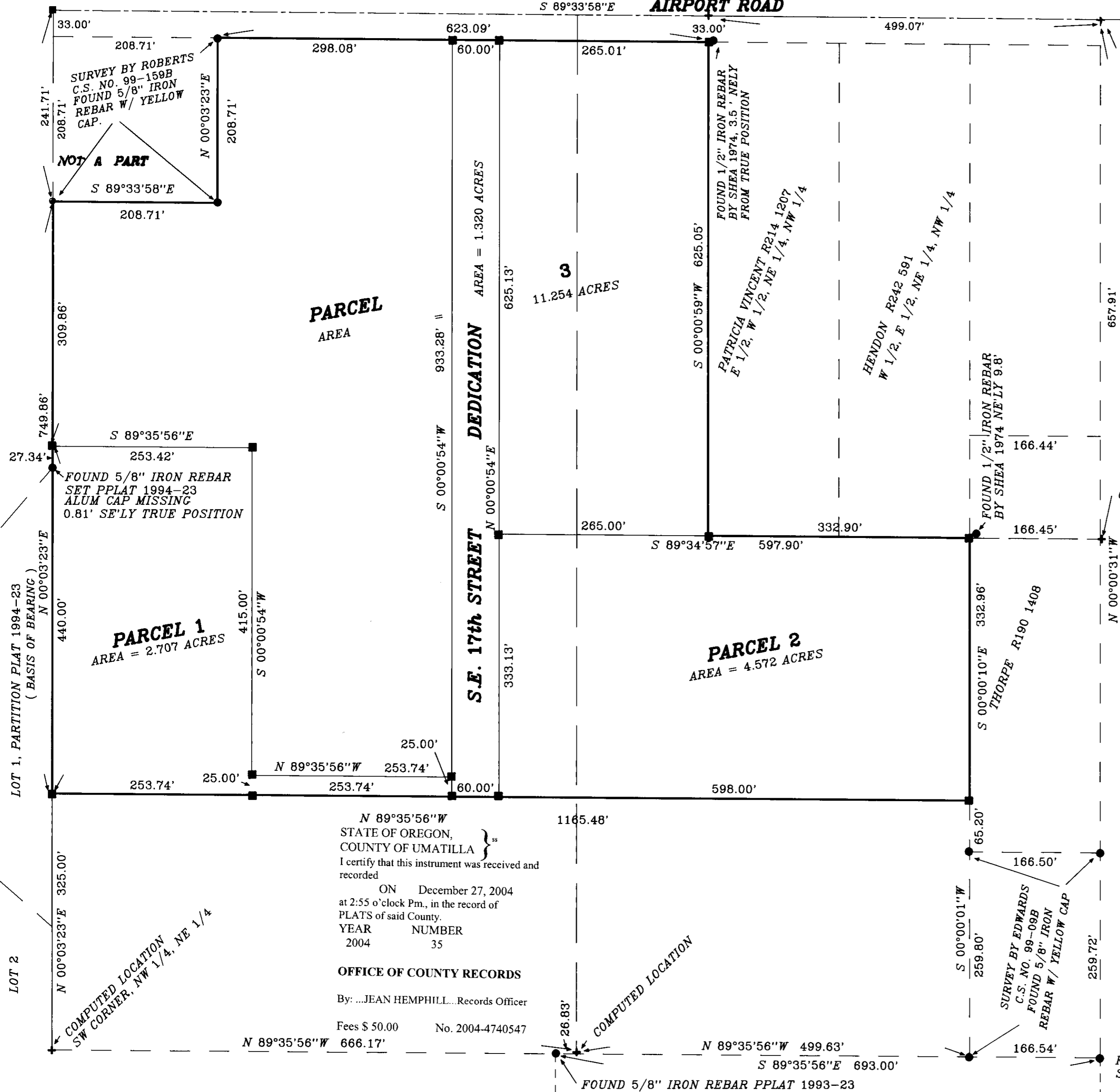
NORTH QUARTER CORNER SECTION 24
FOUND BRASS CAP BY EDWARDS
SET IN 1989.

S 89°33'58"E AIRPORT ROAD

NORTHWEST CORNER SECTION 24
FOUND 5/8" IRON REBAR
SET BY EDWARDS IN 1986
AT CORNER LOCATION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. AND BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 THENCE SOUTH 0 DEGREES 03'23" WEST A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF AIRPORT ROAD; THENCE SOUTH 89 DEGREES 33'58" EAST ALONG A TRACT BELONGING TO OSWALD A DISTANCE OF 208.71 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE CONTINUING ALONG THE SOUTH LINE OF AIRPORT ROAD SOUTH 89 DEGREES 33'58" EAST A DISTANCE OF 623.09 FEET TO THE NORTHWEST CORNER OF THAT TRACT BELONGING TO VINCENT; THENCE SOUTH 00 DEGREES 00'59" WEST ALONG THE WEST LINE OF SAID VINCENT TRACT A DISTANCE OF 625.05 FEET; THENCE SOUTH 89 DEGREES 34'57" EAST ALONG THE SOUTH LINE OF SAID VINCENT TRACT AND THE HENDON TRACT A DISTANCE OF 332.90 FEET TO THE WEST LINE OF THE THORPE TRACT; THENCE SOUTH 00 DEGREES 00'10" EAST ALONG THE WEST LINE OF THE THORPE TRACT 332.96 FEET TO A POINT 325.00 FEET NORTH OF THE SOUTH LINE OF THE NW 1/4, NE 1/4; THENCE NORTH 89 DEGREES 35'56" WEST A DISTANCE OF 1165.48 FEET PARALLEL TO SAID SOUTH LINE OF THE NW 1/4, NE 1/4 TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24, AND THE EAST LINE OF PARTITION PLAT 1994-23; THENCE NORTH 0 DEGREES 03'23" EAST ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 749.86 FEET TO THE SOUTHWEST CORNER OF SAID OSWALD TRACT; THENCE SOUTH 89 DEGREES 33'58" EAST ALONG SAID OSWALD TRACT A DISTANCE OF 208.71 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 03'23" EAST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.
ALL BEING IN UMATILLA COUNTY, OREGON. AREA = 19.852 ACRES.



- INDICATES SET 5/8" X 30" IRON REBAR WITH ALUMINUM CAP STAMPED KEL, PLS 933
- + INDICATES COMPUTED LOCATION OF CORNER
- INDICATES FOUND CORNER MONUMENT AS INDICATED

KRUMBEIN ENGINEERING LTD.
361 S.E. SECOND
PENDLETON, OR. 97801
541-276-3244

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David H. Krumbein

COMMISSIONER
JULY 17, 1990
DAVID H. KRUMBEIN
933

RENEWS 6/30/05

SCALE: 1" = 100'

THIS IS A TRUE AND ACCURATE COPY

David H. Krumbein

N 89°35'56"W
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 27, 2004
at 2:55 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER
2004 35

OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL... Records Officer
Fees \$ 50.00 No. 2004-4740547

N 89°35'56"W 666.17'
S 89°35'56"E 693.00'
FOUND 5/8" IRON REBAR PPLAT 1993-23

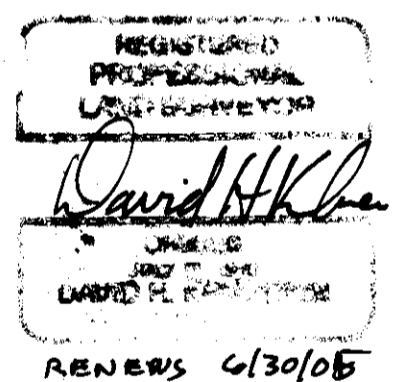
RECEIVED BY
Umatilla County Surveyors
Date 12-14
Rec'd by KK
No. 04-241-B

PARTITION PLAT 2004-35
NORTHWEST QUARTER, NORTHEAST QUARTER
SECTION 24, T.4 N., R.28 E.W.M.
UMATILLA COUNTY, OREGON

SURVEYORS NARRATIVE AND CERTIFICATE

PURPOSE OF THIS SURVEY WAS TO PARTITION INTO THREE PARCELS AND DEDICATE A STREET TO THE CITY OF HERMISTON A PARCEL BEING SOLD UNDER CONTRACT FROM TAYLOR TO BLACKHAWK SALES, LLC AS RECORDED IN REEL 208, PAGE 207 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.
THE PARCEL IS BASICALLY THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. LESS SEVERAL PARCELS AROUND THIS PARCEL. THE BOUNDARIES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WERE SURVEYED AND BROKEN OUT BY ROBERTS, C.S. NO. 159B, EDWARDS, PARTITION PLAT 1993-23, AND KRUMBEIN, PARTITION PLAT 1994-24. TIES TO THOSE SURVEYS ARE SHOWN ON SHEET 1 AND ALL MEASUREMENTS WERE WELL WITHIN ACCEPTABLE STANDARDS OF SURVEY PRACTICE. WITH THE EXTERIOR ESTABLISHED THE QUARTER-QUARTER WAS BROKEN DOWN TO ALLOW THE LOCATION OF THE TRACTS BELONGING TO VINCENT, HENDON AND THORPE WHICH WERE DESCRIBED ON REEL 214 PAGE 1207, REEL 242 PAGE 591 AND REEL 190 PAGE 1408 RESPECTIVELY. THESE PARCELS FOLLOWED THE SUBDIVISIONAL LINES OF THE QUARTER-QUARTER AND THE BREAKDOWN IS SHOWN ON PAGE 1. THE SOUTH BOUNDARY IS A SEPERATE TRACT BELONGING TO BLACKHAWK SALES LLC AND IS THE SOUTH 325 FEET OF THE QUARTER-QUARTER. THE EAST SIDE WAS ESTABLISHED USING THE EDWARDS SURVEY 99-09B AND PROJECTING THE WEST LINE OF SURVEY NORTH TO ESTABLISH THAT LINE BASED UPON THE QUARTER-QUARTER BREAKDOWN. THE NORTHWEST ONE ACRE WAS SURVEYED BY ROBERTS, C.S. 99-159B AND THOSE CORNERS WERE FOUND AS NOTED.
THE BASIS OF BEARINGS ARE THE WEST AND NORTH LINES OF THE QUARTER-QUARTER BEARING AS SHOWN ON A SURVEY BY EDWARDS, C.S. NO. 90-71A.

I, DAVID H. KRUMBEIN, AM A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON SHEET ONE.



THIS IS A TRUE AND EXACT COPY OF THE PARTITION PLAT.

David H. Krumbain

OWNERS DECLARATION

WE, BEING THE OWNERS AND CONTRACT PURCHASERS OF THE LAND DESCRIBED ON SHEET ONE DO HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.
WE ALSO DEDICATE TO THE CITY OF HERMISTON THE LAND SHOWN AS "STREET DEDICATION" TO THE CITY OF HERMISTON. SAID DEDICATION IS FOR ACCESS AND UTILITY PURPOSES AS THE CITY AND THE PUBLIC MAY USE. WE ALSO DEDICATE THE 25 FOOT BY 25 FOOT AREAS SHOWN AS FIRE EASEMENTS FOR THE FIRE DISTRICTS.

James B. Taylor
BLACKHAWK SALES, LLC

STATE OF OREGON
COUNTY OF DEUEL
SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24 DAY OF NOVEMBER 2004.

Kimberly A. Gilsdorf
NOTARY PUBLIC FOR OREGON

Kimberly A. Gilsdorf
PRINTED NAME

MY COMMISSION EXPIRES Oct. 24, 2007

Robert E. Taylor
ROBERT E. TAYLOR

STATE OF OREGON
COUNTY OF DEUEL
SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12 DAY OF December 2004

Cheryl A. Williams
NOTARY PUBLIC FOR OREGON

Cheryl A. Williams
PRINTED NAME
MY COMMISSION EXPIRES 5/30/06

Richard E. Taylor
RICHARD E. TAYLOR

STATE OF OREGON
COUNTY OF BENTON
SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 15th DAY OF NOVEMBER 2004

Lisa B. Wilkins
NOTARY PUBLIC FOR OREGON

Lisa B. Wilkins
PRINTED NAME
MY COMMISSION EXPIRES May 14, 2008

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 24 DAY OF NOVEMBER 2004.

Thomas W. Wamby
CITY OF HERMISTON PLANNING COMMISSION

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 22 DAY OF NOVEMBER 2004

Bob Swanson
MAYOR, CITY OF HERMISTON

I CERTIFY THAT I HAVE EXAMINED THIS PARTITION PLAT AND IT CONFORMS TO THE REQUIREMENTS OF THE CITY OF HERMISTON AND ORS 92.24 DAY OF NOVEMBER 2004

David H. Krumbain
MORROW COUNTY SURVEYOR

I CERTIFY THAT ALL TAXES ARE PAID ON THIS LAND AS OF 27th DAY OF NOVEMBER 2004

Chandra A. Gault
UMATILLA COUNTY TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED THIS PARTITION PLAT AND IT IS APPROVED THIS 23rd DAY OF NOVEMBER 2004.

Charles Wilson
HERMISTON IRRIGATION DISTRICT

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 27, 2004
at 2:55 o'clock Pm., in the record of
PLATS of said County.
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OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL...Records Officer
Fees \$ 50.00 No. 2004-4740547

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Umatilla County Surveyor.
Date 12-04
Rec'd by JK
No. 04-241-B