

PARTITION PLAT NO. 2006-05

IN THE SW 1/4 OF SECTION 14
TWP 5 NORTH, RNG 27 EAST
OF THE W.M., UMATILLA COUNTY, OREGON

CLIENT: **RAY AND VIVIAN KALAL**
P.O. BOX 234
HERMISTON, OR 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RAY AND VIVIAN KALAL, TO PARTITION THE 4.00 ACRE TRACT INTO TWO EQUAL PARCELS OF 2.00 ACRES EACH. A BOUNDARY LINE ADJUST WAS PERFORMED ON THIS PROPERTY IN FEBRUARY OF 2005 AND THE MONUMENTS WERE RECOVERED AS SHOWN ON THIS PLAT.

I RECOVERED A 1 1/2 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 ALSO BEING THE SOUTHEAST CORNER OF A 16 FOOT WIDE TRACT OF LAND DESCRIBED ON REEL 144 PAGE 1896 UMATILLA COUNTY DEED RECORDS AS WELL AS A 5/8 INCH IRON ROD MARKING THE SOUTH 1/4 CORNER OF SECTION 14, THUS MY BASIS OF BEARING IS THESE TWO FOUND MONUMENTS AND IS BASED ON PARTITION PLAT NO. 2002-27.

THE RETRACEMENT OF THE LEGAL DESCRIPTION RECORDED AS INSTRUMENT NO. 2004-4700462 REVEALED THAT A PORTION OF THE DESCRIBED TRACT PROJECTS INTO HWY 730 BY 31.3 FEET, I THEREFORE HELD THE FOUND MONUMENTS ON THE SOUTHERLY RIGHT OF WAY LINE OF HWY 730.

THE EASEMENTS WERE CALCULATED AS PER DEED AND SHOWN ON THIS PLAT MATCH EXISTING FENCE LINES FAIRLY WELL, THE UNDER GROUND GAS LINE WAS LOCATED BASED ON EXISTING PIN FLAGS AND TERMINATED AT THE SOUTHERLY BOUNDARY OF PROPERTY.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON HYPER SYSTEM WITH A LEGACY-H RECEIVER, AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

IN DECEMBER OF 2005 THIS PLAT WAS RETURNED TO ME BY TRACIE DIEHL, UMATILLA COUNTY CARTOGRAPHER AS AN UNRECORDED SURVEY. THE REASON GIVEN TO ME WAS THAT A SITE SUITABILITY REPORT WAS NOT FURNISHED TO UMATILLA COUNTY PRIOR TO 01 JUL 05 AND THE TAXES BECAME A LIEN THAT HAVE NOT BEEN PAID AS OF 28 DEC 05. ON 28 DEC 05 RAY KALAL PASSED AWAY. THIS PLAT IS IDENTICAL TO THE PLAT I GAVE RAY AND VIVIAN IN APRIL 05 FOR FILING WITH THE EXCEPTION OF TWO ITEMS, THOSE BEING THE PARTITION PLAT YEAR WAS CHANGED FROM 2005 TO 2006, AND RAY'S SIGNATURE LINE WAS OMITTED UNDER THE OWNER'S DECLARATION.

INSTRUMENT NO. 2004-4700462 LEGAL OF RECORD

DESCRIPTION OF A 5.00 ACRE PARCEL OF PROPERTY LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 27 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

BEGINNING AT A POINT 32 FEET NORTH 0° 20' EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 27 EAST, OF THE WILLAMETTE MERIDIAN, WHICH IS A CEMENT MONUMENT 6 INCHES IN DIAMETER, 18 INCHES IN THE GROUND AND MARKED ON TOP WITH A COPPER TACK; RUNNING THENCE NORTH 0° 20' EAST 562.1 FEET; THENCE NORTH 81° 51' EAST 397.8 FEET; THENCE SOUTH 0° 20' WEST 563.1 FEET; THENCE NORTH 81° 51' WEST 80.3 FEET; THENCE SOUTH 78° 49' WEST 319.9 FEET TO THE POINT OF BEGINNING. ALL IN SECTION 14, TOWNSHIP 5 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN AND CONTAINING 5.00 ACRES, MORE OR LESS.

RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE RIGHT OF WAY AND EASEMENT (EASEMENT) TO LOCATE, SURVEY, CONSTRUCT, ENTRENCH, MAINTAIN, REPAIR, REPLACE, PROTECT, INSPECT, AND OPERATE A METER STATION AND PIPELINE OR PIPELINES, CATHODIC EQUIPMENT, AND/OR APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, VALVES, METERING EQUIPMENT, METER STATION, ELECTRICAL AND/OR COMMUNICATIONS CABLE, UNDERGROUND CONDUIT, AND SPLICING BOXES (COLLECTIVELY CALLED "FACILITIES"), THAT ARE NECESSARY FOR THE OPERATION AND MAINTENANCE OF THE PIPELINE FOR THE TRANSPORTATION OF NATURAL GAS AND/OR OTHER RELATED PRODUCTS ON, OVER, ABOVE AND THROUGH THE ABOVE-DESCRIBED PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 250 FEET OF THE EAST 100 FEET OF SAID 5.00 ACRE PARCEL OF PROPERTY DESCRIBED ABOVE FOR THE METER STATION AND FACILITIES, TOGETHER WITH A 75 FOOT WIDE EASEMENT FOR THE PIPELINES, WITH THE CONFIGURATION BEING 20 FEET EAST AND 55 FEET WEST FROM THE EASTERN-MOST PIPELINE, EXTENDING SOUTH FROM THE METER STATION FACILITY TO THE SOUTHERN BOUNDARY LINE OF SAID 5.00 ACRE PARCEL OF PROPERTY.

GRANTOR SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM, AND ACCESS ON AND WITHIN SAID RIGHT OF WAY, WITH THE RIGHT TO USE EXISTING AND FUTURE ROADS, FOR THE PURPOSES OF SURVEYING, CONSTRUCTING, INSPECTING, REPAIRING, PROTECTING, OPERATING AND MAINTAINING SAID FACILITIES, AND THE REMOVAL OR REPLACEMENT OF THE SAME AT WILL, EITHER IN WHOLE OR IN PART. GRANTOR SHALL HAVE THE RIGHT TO INSTALL AN ADDITIONAL PIPELINE OR PIPELINES WITHIN THE EASEMENT AREA, WITH NO ADDITIONAL COMPENSATION TO GRANTEE, ITS SUCCESSORS OR ASSIGNS. GRANTEE SHALL HAVE THE RIGHT TO CUT AND KEEP CLEAR, WITHOUT PAYMENT OF DAMAGES, ALL TREES, BRUSH, NATIVE GROWTH OR FOLIAGE AND OTHER OBSTRUCTIONS THAT MAY, IN GRANTEE'S OPINION, ENDANGER, HINDER OR CONFLICT WITH THE CONSTRUCTION, OPERATION, INSPECTION, PROTECTION, MAINTENANCE AND USE OF SAID FACILITIES.

NO OBSTRUCTION OR STRUCTURE CONSISTING OF A BUILDING OR ENCLOSED STRUCTURE SHALL BE CONSTRUCTED, CREATED OR MAINTAINED WITHIN THE AREA RESERVED FOR THE DESCRIBED EASEMENT. ALL FOREIGN LINES CROSSING GRANTEE'S EASEMENT AREA SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS GOVERNING SUCH INSTALLATIONS, AND BE APPROVED BY APPROPRIATE REPRESENTATIVES OF GRANTEE. NO FENCE POSTS SHALL BE INSTALLED WITHIN FOUR FEET OF ANY PIPELINE. NO TREES OR DEEP-ROOTED SHRUBS ARE PERMITTED ON THE EASEMENT AREA.

LINE TABLE

LINE	BEARING	LENGTH	RECORD
L1	N 00°45'22" E	45.83' (C)	[48.70']
L2	N 00°45'22" E	50.00' (C)	[50.00']
L3	N 81°51'52" E	30.38' (C)	[30.35']
L4	S 89°52'02" E	30.00' (C)	[30.00']
L5	N 81°51'55" E	16.16'	[16.16']
L6	N 81°51'55" E	17.40'	[17.20']
L7	S 89°53'42" E	16.00'	[16.00']

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR RAY AND VIVIAN KALAL IN UMATILLA COUNTY, OREGON.

SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

NOTES

- (C) CALCULATED
- (D) DEED
- (()) RECORD AS PER SURVEY NO. 05-98-B
- () RECORD AS PER PARTITION PLAT 2002-27
- { } RECORD AS PER SURVEY NO. 82-120-B
- [] RECORD AS PER SURVEY S-125

SURVEYS

- PRIMM RECORD OF SURVEY, SURVEY NO. 05-98-B
- COPPOCK PARTITION PLAT NO. 2002-27
- LAGIER RECORD OF SURVEY, SURVEY NO. 82-120-B
- EDWARDS RECORD OF SURVEY, S-125

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 1 DAY OF Feb 2006
David H. Kline
UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 16 DAY OF Feb 2006
Beverly J. Bridgewater
WEST EXTENSION IRRIGATION DISTRICT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 6 DAY OF March 2006
Teri J. Mallard
UMATILLA COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 1 DAY OF Feb 2006
Ronda Schulte by Diana J...
UMATILLA COUNTY TAX COLLECTOR Deputy

RECORDING INFORMATION
UMATILLA COUNTY CLERK
SEAL

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

ON March 7, 2006 at 9:35 o'clock Am., in the record of PLATS of said County. YEAR 2006 NUMBER 05 Slide

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2006-4970136

PRIMM LAND SURVEYING LLC

PLS
P.O. BOX 1322, 775 S.E. 10TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: **RAY AND VIVIAN KALAL**

S.W. 1/4 SECTION 14 TWP. 5 N., RNG. 27 E., W.M.

PROJECT:	JOB#:
PARTITION OF THE NORTHERLY 4.00 ACRES OF A TRACT LAND DESCRIBED AND RECORDED AS INSTRUMENT NO. 2004-4700462 INTO TWO EQUAL PARCELS OF 2.00 ACRES EACH.	0502003
DATE:	3/16/05
FB/PG:	015/01
SHEET:	1 OF 1
DRAWN BY:	KPP
APPROVED:	BLP

OWNER'S DECLARATION

I, VIVIAN KALAL DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITION IS IN ACCORDANCE WITH O.R.S CHAPTER 92, AS REVISED.

By: *Vivian Kalal*
VIVIAN KALAL

ON THIS 31st DAY OF January, 2006, THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT SHE DID SO FREELY AND VOLUNTARILY BEFORE ME.

Flora Larson
NAME: _____
NOTARY PUBLIC FOR OREGON

PRINTED NAME: **Flora Larson**

COMMISSION NO.: **395722**

MY COMMISSION EXPIRES: **11/27/09**

HENRY
REEL 352
PAGE 0775
U.C.D.R.



REGISTERED PROFESSIONAL LAND SURVEYOR
BLP

OREGON JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/08

DATE: **30 JAN 06**

RECEIVED BY
3-06
KK
06-036-b

Umatilla County Surveyor