

Sections 3 and 4, Township 3 North, Range 34 East, W.M., Umatilla County, Oregon

PARTITION PLAT

2007-32

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands as shown hereon. I do also state that the initial point is marked with a 5/8" iron rebar set under County Survey 99-153-C which was the boundary adjustment survey that established the present boundaries of this tract. This tract is described as follows: A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 4, and the Southwest Quarter of the Northwest Quarter of Section 3, Township 3 North, Range 34 East of the Willamette Meridian, Umatilla County, Oregon, more particularly described as follows: Commencing at the iron pipe marking the Quarter corner common to Sections 3 and 4, Township 3 North, Range 34 East, of the Willamette Meridian, Umatilla County, Oregon; thence along the line between said Sections 3 and 4 to its intersection with the Easterly extension of the North line of William Street in HOLDMAN'S ADDITION to the Town (now City) of Adams in said County, North 0°15'18" East a distance of 639.77 feet; thence along said Easterly extension to the True Point of Beginning for this description, North 88°43'18" West a distance of 97.00 feet; thence along said Easterly extension to a point on the West line of Parcel 1 of Partition Plat No. 1992-2, filed in the Office of County Records, Umatilla County, Oregon, South 88°43'18" East a distance of 552.19 feet; thence along said West line by the following courses and distances: South 0°59'53" West a distance of 57.24 feet; thence South 0°21'26" East a distance of 125.62 feet; thence South 18°54'00" West a distance of 142.58 feet; thence South 61°05'24" West a distance of 114.70 feet; thence South 37°08'41" West a distance of 401.27 feet; thence leaving said West line North 40°27'49" West a distance of 444.67 feet; thence to the True Point of Beginning, North 23°27'28" West a distance of 139.31 feet; All being East of the Willamette Meridian, Umatilla County, Oregon. Subject to any and all water rights of way, streets, and roads.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON JULY 9, 2001 STEPHEN K. HADDOCK 56294 S

RENEWS 6-30-07

Stephen K. Haddock This is a true and exact copy.

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Eric Sederburg. The purpose of the survey was to partition the land as shown into two parcels. The boundaries of this tract were monumented by the boundary adjustment Survey 99-153-C. All monuments were found in good condition and only the new parcel dividing line had to be monumented. The monument set toward the southerly end of the line is a witness monument only. The line extends to the angle point in the exterior boundary.

APPROVALS

CITY OF ADAMS

This plat is hereby approved this 10 day of July, 2007.

Patricia J. Chapman Mayor, City of Adams

Matt J. Lohman City Planning Director

COUNTY TAX COLLECTOR

The taxes are paid in full this 20 day of August, 2007.

Bettina Giviat Umatilla County Tax Collector

OFFICE OF COUNTY RECORDS

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

ON August 21, 2007 at 12:00 o'clock Pm. in the record of PLATS of said County. YEAR 2007 NUMBER 32 Slide

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2007-5240346

PARTITION FOR Mr. ERIC SEDERBURG P.O. BOX 72 ADAMS, OR. 97810

PROJECT DATE: March 2, 2007

PROJECT No. 07-03

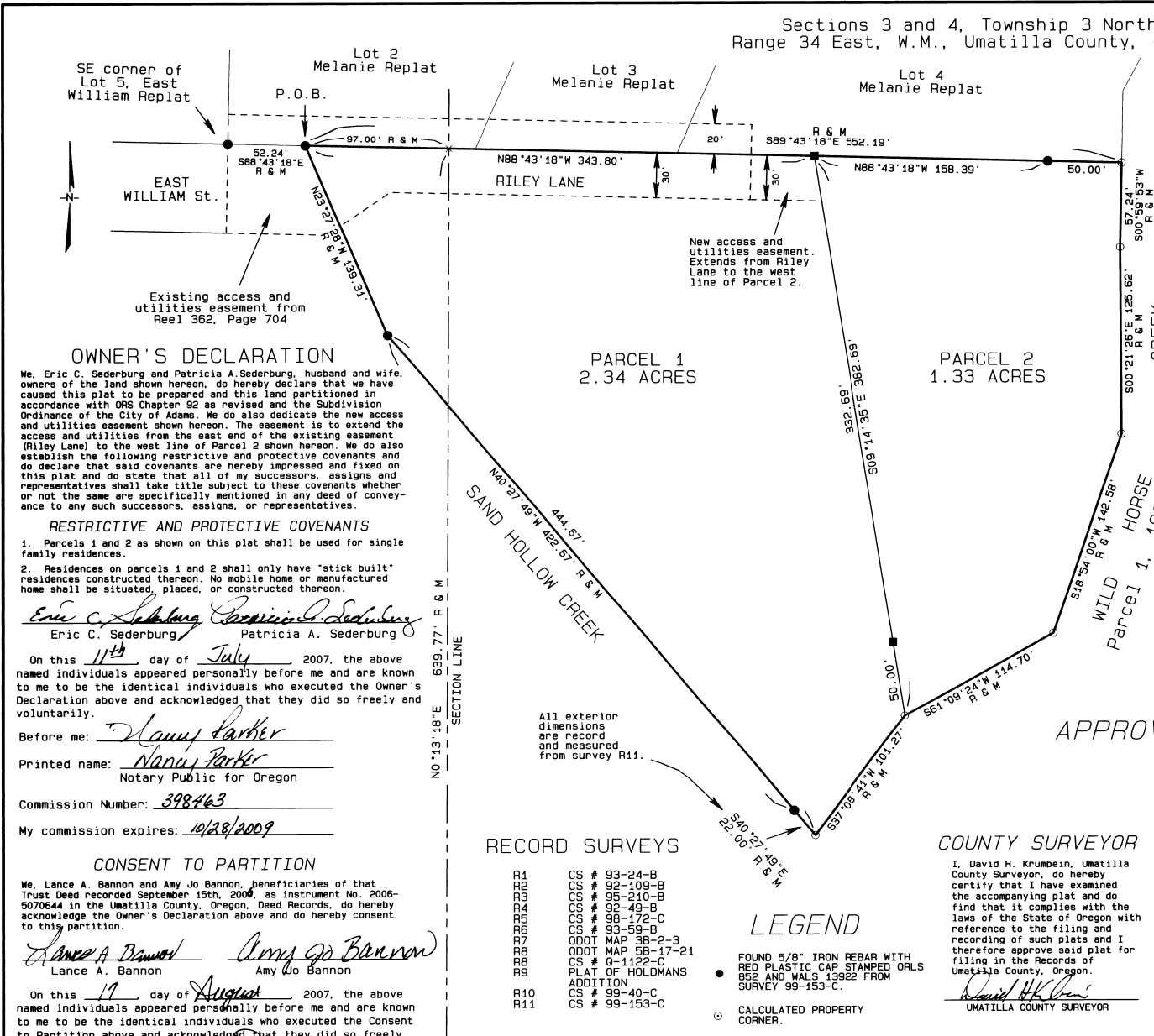
SCALE: 1" = 50'

WITNESS TREE SURVEYING Stephen Haddock P.O. Box 6 Pilot Rock, OR 97868 (541) 443-2922

LOCATION: NW1/4 Section 3, T3N, R34E, W.M. Umatilla County, Oregon.

RECEIVED BY Umatilla County Surveyor

9-07 KK



OWNER'S DECLARATION

We, Eric C. Sederburg and Patricia A. Sederburg, husband and wife, owners of the land shown hereon, do hereby declare that we have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the Subdivision Ordinance of the City of Adams. We do also dedicate the new access and utilities easement shown hereon. The easement is to extend the access and utilities from the east end of the existing easement (Riley Lane) to the west line of Parcel 2 shown hereon. We do also establish the following restrictive and protective covenants and do declare that said covenants are hereby impressed and fixed on this plat and do state that all of my successors, assigns and representatives shall take title subject to these covenants whether or not the same are specifically mentioned in any deed of conveyance to any such successors, assigns, or representatives.

RESTRICTIVE AND PROTECTIVE COVENANTS

- 1. Parcels 1 and 2 as shown on this plat shall be used for single family residences.
2. Residences on parcels 1 and 2 shall only have "stick built" residences constructed thereon. No mobile home or manufactured home shall be situated, placed, or constructed thereon.

Eric C. Sederburg Patricia A. Sederburg

On this 11th day of July, 2007, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the Owner's Declaration above and acknowledged that they did so freely and voluntarily.

Before me: Nancy Parker Notary Public for Oregon

Commission Number: 398463 My commission expires: 10/28/2009

CONSENT TO PARTITION

We, Lance A. Bannon and Amy Jo Bannon, beneficiaries of that Trust Deed recorded September 15th, 2006, as instrument No. 2006-5070644 in the Umatilla County, Oregon, Deed Records, do hereby acknowledge the Owner's Declaration above and do hereby consent to this partition.

Lance A. Bannon Amy Jo Bannon

On this 17 day of August, 2007, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the Consent to Partition above and acknowledged that they did so freely and voluntarily.

Before me: Kelly E. Cook Notary Public for Oregon

Commission Number: 3759407 My commission expires: 12/29/2007

RECORD SURVEYS

- R1 CS # 93-24-B
R2 CS # 92-109-B
R3 CS # 95-210-B
R4 CS # 92-49-B
R5 CS # 98-172-C
R6 CS # 93-59-B
R7 ODOT MAP 3B-2-3
R8 ODOT MAP 5B-17-21
R9 CS # Q-1122-C
R10 CS # 99-40-C
R11 CS # 99-153-C

LEGEND

- FOUND 5/8" IRON REBAR WITH RED PLASTIC CAP STAMPED ORLS B52 AND WALLS 13922 FROM SURVEY 99-153-C.
CALCULATED PROPERTY CORNER.
SET 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56195LS.

BASIS OF BEARINGS

Bearings are based on the found monuments from Umatilla County Survey 99-153-C

S4 S3 1/4 Found iron pipe. See Survey R11.