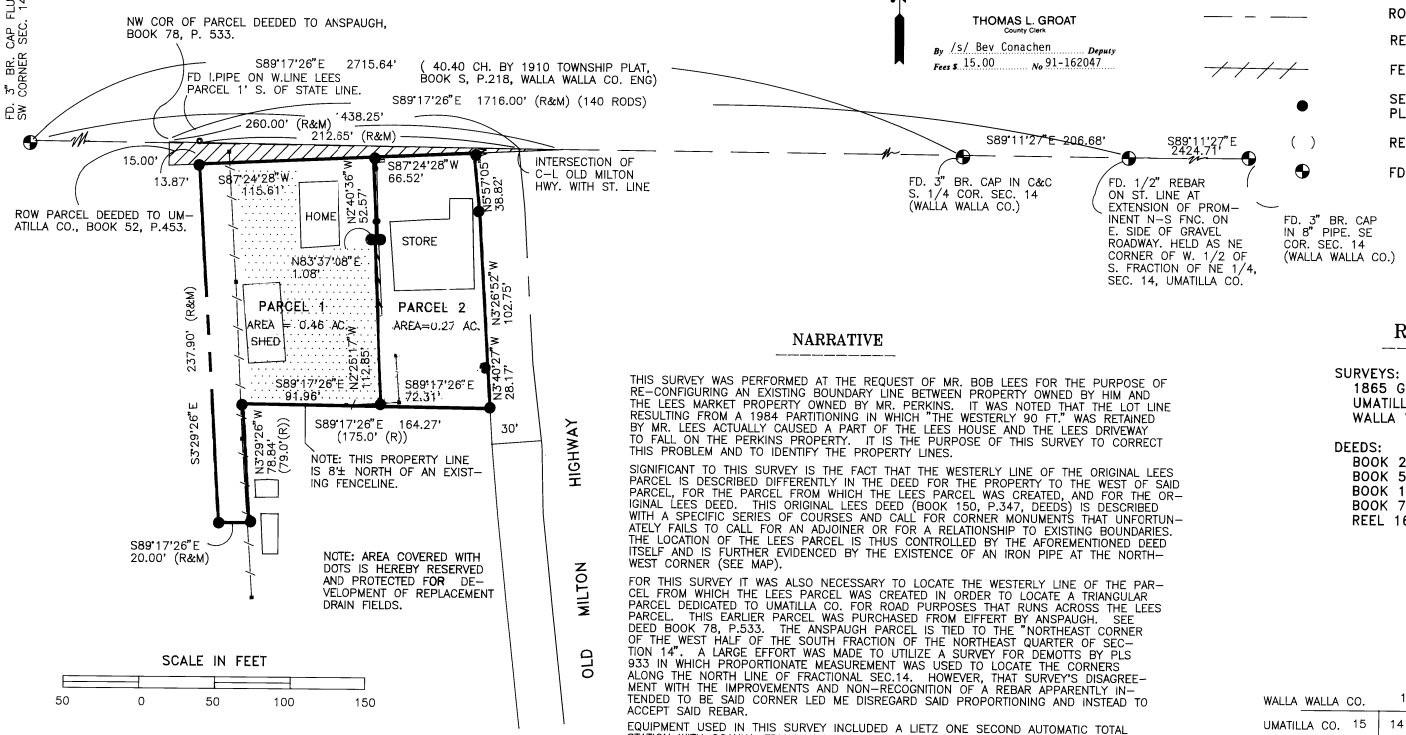
1991-3

STATE OF OREGON, } ss
COUNTY OF UMATILLA,
I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded
ON April 22, 1991
at 2:00 o'clock P M. in the record of Partition Plats of said County in
Book PP-1991 Page 3
THOMAS L. GROAT
County Clerk
By /s/ Bev Conachen Deputy
Fees $ 15.00 No 91-162047

BASIS OF BEARINGS

N0°22'55"W ALONG THE WEST LINE OF THE NW 1/4 OF THE SE 1/4, SEC. 23, T.6N, R.35E, W.M., AS SHOWN ON SURVEY 85-41-B, UMATILLA CO. BOOK OF SURVEYS.



LEGEND

- WASHINGTON-OREGON STATE LINE
- PROPERTY LINE
- ROAD CENTERLINE
- RETAINING WALL
- FENCELINE
- SET 5/8"X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "TOMKINS"
- ( ) RECORD DISTANCE
- FD. MONUMENT AS DESC.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. BOB LEES FOR THE PURPOSE OF RE-CONFIGURING AN EXISTING BOUNDARY LINE BETWEEN PROPERTY OWNED BY HIM AND THE LEES MARKET PROPERTY OWNED BY MR. PERKINS. IT WAS NOTED THAT THE LOT LINE RESULTING FROM A 1984 PARTITIONING IN WHICH "THE WESTERLY 90 FT." WAS RETAINED BY MR. LEES ACTUALLY CAUSED A PART OF THE LEES HOUSE AND THE LEES DRIVEWAY TO FALL ON THE PERKINS PROPERTY. IT IS THE PURPOSE OF THIS SURVEY TO CORRECT THIS PROBLEM AND TO IDENTIFY THE PROPERTY LINES.

SIGNIFICANT TO THIS SURVEY IS THE FACT THAT THE WESTERLY LINE OF THE ORIGINAL LEES PARCEL IS DESCRIBED DIFFERENTLY IN THE DEED FOR THE PROPERTY TO THE WEST OF SAID PARCEL, FOR THE PARCEL FROM WHICH THE LEES PARCEL WAS CREATED, AND FOR THE ORIGINAL LEES DEED. THIS ORIGINAL LEES DEED (BOOK 150, P.347, DEEDS) IS DESCRIBED WITH A SPECIFIC SERIES OF COURSES AND CALL FOR CORNER MONUMENTS THAT UNFORTUNATELY FAILS TO CALL FOR AN ADJOINER OR FOR A RELATIONSHIP TO EXISTING BOUNDARIES. THE LOCATION OF THE LEES PARCEL IS THUS CONTROLLED BY THE AFOREMENTIONED DEED ITSELF AND IS FURTHER EVIDENCED BY THE EXISTENCE OF AN IRON PIPE AT THE NORTHWEST CORNER (SEE MAP).

FOR THIS SURVEY IT WAS ALSO NECESSARY TO LOCATE THE WESTERLY LINE OF THE PARCEL FROM WHICH THE LEES PARCEL WAS CREATED IN ORDER TO LOCATE A TRIANGULAR PARCEL DEDICATED TO UMATILLA CO. FOR ROAD PURPOSES THAT RUNS ACROSS THE LEES PARCEL. THIS EARLIER PARCEL WAS PURCHASED FROM EIFFERT BY ANSPAUGH. SEE DEED BOOK 78, P.533. THE ANSPAUGH PARCEL IS TIED TO THE "NORTHEAST CORNER OF THE WEST HALF OF THE SOUTH FRACTION OF THE NORTHEAST QUARTER OF SECTION 14". A LARGE EFFORT WAS MADE TO UTILIZE A SURVEY FOR DEMOTTS BY PLS 933 IN WHICH PROPORTIONATE MEASUREMENT WAS USED TO LOCATE THE CORNERS ALONG THE NORTH LINE OF FRACTIONAL SEC.14. HOWEVER, THAT SURVEY'S DISAGREEMENT WITH THE IMPROVEMENTS AND NON-RECOGNITION OF A REBAR APPARENTLY INTENDED TO BE SAID CORNER LED ME DISREGARD SAID PROPORTIONING AND INSTEAD TO ACCEPT SAID REBAR.

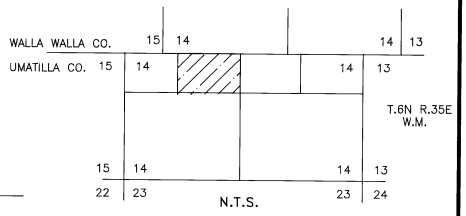
EQUIPMENT USED IN THIS SURVEY INCLUDED A LIETZ ONE SECOND AUTOMATIC TOTAL STATION WITH COAXIAL EDM HAVING A PRECISION OF 3MM ± 2PPM.

REFERENCE MATERIAL

SURVEYS:
- 1865 GLO SURVEY BY ODELL AND LEWIS
- UMATILLA CO. 85-39-P
- WALLA WALLA CO. BOOK 1, P.160, SHORT PLATS

DEEDS:
- BOOK 248, P.694
- BOOK 52, P.453
- BOOK 150, P.347
- BOOK 78, P.533
- REEL 167, P.20

LOCATION DIAGRAM



APPROVALS

APPROVED THIS 22nd DAY OF April, 1991, IN ACCORDANCE WITH THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

APPLICATION NO. LD-6N-220-90

UMATILLA COUNTY SURVEYOR

UMATILLA CO. PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD THIS 22 DAY OF April, 1991 AT 2:00 P.M. AND RECORDED AS PARTITION PLAT 1991 -3, UMATILLA COUNTY RECORDS.

UMATILLA COUNTY CLERK

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1988 PAUL W.P. TOMKINS 2360

12/13/90

PARTITION PLAT 1991 -
LOCATED IN THE W.1/2, S.14, T.6.N, R.35E, W.M.
UMATILLA COUNTY, OREGON

FOR: BOB LEES ROUTE ONE BOX 174-A MILTON FREEWATER, OR.

PAUL W.P. TOMKINS, LAND SURVEYOR
14 EAST MAIN SUITE 5
WALLA WALLA, WA. 99362
(509) 522-4843

DATE: SEPT., 1990

SCALE: AS SHOWN