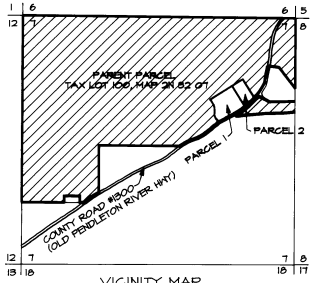


# PARTITION PLAT FOR BALFOUR CONSULTING, INC..

PARTITION PLAT NO. 1996-05

OF LANDS OWNED BY JOHN A. BROGOITTI, JANET STEVENSON, AND JOHN ALEX BROGOITTI, TRUSTEE FOR THE TESTAMENTARY TRUST OF O.J. BROGOITTI, DECEASED. LOCATED IN SECTION 7, T2N, R32E, WM, UMATILLA COUNTY, OREGON. SEPTEMBER, 1995



VICINITY MAP  
SCALE 1" = 1600'  
SECTION 7, T2N, R32E, WM.

## LEGEND

- SET 5/8" BY 30" IRON PIN WITH 1/2" PLASTIC CAP MARKED "OR PLS 1106 MA PLS 17972"
- ⊕ CALCULATED POINT ONLY, NOT SET OR FOUND.

LINE NO.	BEARING	DISTANCE
L1 S	32°15'51" E	31.3' M/L
L2 N	30°15'23" W	30.0' M/L
L3 N	16°41'18" W	43.07'
L4 N	49°03'04" W	34.02'
L5 N	27°15'18" W	78.81'
L6 N	04°53'20" W	48.24'
L7 N	17°12'13" W	48.14'
L8 N	52°12'41" W	19.78'
L9 N	32°15'51" W	30.1' M/L
L10 S	53°50'20" W	67.70'
L11 S	53°50'20" W	53.14'

## OWNER'S DECLARATION

JOHN A. BROGOITTI AND JANET STEVENSON, OWNERS, DO HEREBY ACKNOWLEDGE THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON ORDINANCE.

*John A. Brogotti*  
JOHN A. BROGOITTI, OWNER

*Janet Stevenson*  
JANET STEVENSON, OWNER

JOHN ALEX BROGOITTI, TRUSTEE IN THE TESTAMENTARY TRUST OF O.J. BROGOITTI, DECEASED, DOES HEREBY ACKNOWLEDGE, ON BEHALF OF THE TRUST, THAT HE HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON ORDINANCE.

*John Alex Brogotti*  
JOHN ALEX BROGOITTI, TRUSTEE

SUBSCRIBED AND SWORN BY ME THIS 20 DAY OF

February 1996.

NOTARY PUBLIC FOR OREGON *Elizabeth H. Alexander*

MY COMMISSION EXPIRES 8-10-99



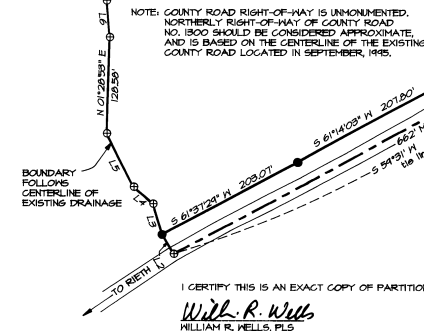
## EASEMENTS OF RECORD AFFECTING PARCELS 1 & 2:

- EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH, BOOK 180, PAGE 441, DEED RECORDS, AFFECTS NW/4 NE/4 SECTION 7.
- RIGHT OF WAY EASEMENT TO PACIFIC POWER & LIGHT, BOOK 284, PAGE 418, DEED RECORDS, AFFECTS E/2 NE/4 SECTION 7.
- RIGHT OF WAY EASEMENT TO PACIFIC POWER & LIGHT, BOOK 180, PAGE 425, DEED RECORDS, AFFECTS E/2 NE/4 SECTION 7.

## REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, THENCE SOUTH 40°39'59" WEST A DISTANCE OF 1705.01 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION, THENCE SOUTH 32°15'51" EAST A DISTANCE OF 460.34 FEET TO A 3/8 INCH IRON PIN, THENCE CONTINUING SOUTH 52°18'51" EAST A DISTANCE OF 31.5 FEET, MORE OR LESS, TO THE CENTERLINE OF COUNTY ROAD NUMBER 1800 (A.K.A. OLD PENDLETON RIVER HIGHWAY), AS IT EXISTS THIS 22ND DAY OF SEPTEMBER, 1995, THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD A DISTANCE OF 493 FEET, MORE OR LESS, TO A POINT, THENCE NORTH 30°58'28" WEST A DISTANCE OF 30.0 FEET, MORE OR LESS, TO A 3/8 INCH IRON PIN, THENCE NORTH 16°41'18" WEST A DISTANCE OF 43.07 FEET, THENCE NORTH 44°09'04" WEST A DISTANCE OF 34.02 FEET, THENCE NORTH 27°15'18" WEST A DISTANCE OF 78.81 FEET, THENCE NORTH 04°53'20" WEST A DISTANCE OF 48.24 FEET, THENCE NORTH 17°12'13" WEST A DISTANCE OF 48.14 FEET, THENCE NORTH 52°12'41" WEST A DISTANCE OF 19.78 FEET, THENCE NORTH 32°15'51" WEST A DISTANCE OF 30.1 FEET, THENCE NORTH 53°50'20" WEST A DISTANCE OF 67.70 FEET, THENCE NORTH 53°50'20" WEST A DISTANCE OF 53.14 FEET, THENCE SOUTH 53°50'20" WEST A DISTANCE OF 53.14 FEET TO THE "INITIAL POINT".

EXCEPTING THEREFROM, THE RIGHT-OF-WAY OF COUNTY ROAD NUMBER 1800.



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1996-05  
*Will R. Wells*  
WILLIAM R. WELLS, PLS

### APPROVALS

CITY OF PENDLETON PLANNING COMMISSION  
APPROVED THIS  
21st DAY OF February, 1996.  
*Michael A. Hyde*  
PLANNING COMMISSION CHAIRPERSON  
PENDLETON PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS  
21st DAY OF February, 1996.  
*David H. Kline*  
COUNTY SURVEYOR

TAXES ARE CURRENT THIS  
27th DAY OF February, 1996.  
*Shirley D. Schmitt*  
COUNTY TAX COLLECTOR

RECORDING INFORMATION  
UMATILLA COUNTY CLERK

STATE OF OREGON  
COUNTY OF UMATILLA  
I certify that this instrument was received and recorded  
ON FEBRUARY 22, 1996  
at 2:15 o'clock P. m., in the  
record of PARTITION PLATS of said  
County on  
BOOK 1996 PAGE 05

OFFICE OF COUNTY RECORDS  
By: *S. Jean Hemphill* Records Officer  
Fees \$ 25.00 No. 96-215,931

## SURVEYOR'S CERTIFICATE AND NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND CITY OF PENDLETON ORDINANCE.

THE BOUNDARIES OF PARCEL 1 AND 2 WERE MONUMENTED AS SHOWN. THIS SURVEY WAS MADE AT THE REQUEST OF BRYAN BALFOUR OF BALFOUR CONSULTING, INC.

FOR THE PURPOSE OF THIS SURVEY, THE LOCATION OF THE EXISTING COUNTY ROAD SURFACE HAS BEEN IDENTIFIED BY A SERIES OF STRAIGHT TARGETS. THE SOUTHERLY BOUNDARY OF THE PROPOSED PARCELS WERE LOCATED 30 FEET NORTH OF THIS ROAD CENTERLINE LOCATION. DESCRIPTIONS PREPARED SHALL BE WRITTEN TO THE CENTERLINE OF THE EXISTING COUNTY ROAD, WITH THE RIGHT-OF-WAY OF THE COUNTY ROAD EXCEPTED OUT.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA 48 AUTOMATIC STATION AND SOKKIA SDR 39 ELECTRONIC FIELD BOOK. MEASUREMENTS WERE MADE BY OPEN AND CLOSED FIELD TRAVERSE WITH RADIAL TIES, WITH ANGLES AND DISTANCES DOUBLED TO TRAVERSE CONTROL POINTS AND BOUNDARY CORNER SETS AND TIES.

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Will R. Wells</i> OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 8/30/98	WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 216-6362	PROJECT: PARTITION PLAT FOR: BALFOUR CONSULTING, INC..  LOCATED IN THE NE 1/4 OF SECTION 7, T2N, R32E, WM., UMATILLA COUNTY, OREGON.
DATE: 4/1/96 CK. BY: <i>WRS</i>	DR. BY: <i>DHT</i> NO: 45-311	