PARTITION PLAT FOR RONALD HOEFT

69804 SPARKS STATION ROAD, PENDLETON, OREGON 97801
A PARTITION OF PARCEL 2 OF PARTITION PLAT 1994-10
UMATILLA COUNTY, OREGON
JUNE, 1998

PARTITION PLAT NO. 98-26

SURVEYOR'S CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCEL 1 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THE BOUNDARY OF PARCEL 1 IS MONUMENTED AS SHOWN. THE REMAINDER TRACT, EXCEEDING 80 ACRES, IS NOT SHOWN.

THE SURVEY WAS MADE AT THE REQUEST OF WILLIAM AND CYNTHIA BOYD ON LANDS OWNED BY RONALD HOEFT. PARCEL 1 IS PROPOSED AS A NEW HOMESITE PARCEL. PARCEL 1 IS LOCATED TOTALLY WITHIN THE BOUNDARIES OF THE RONALD HOEFT OWNERSHIP, AS DESCRIBED IN DEED RECORDED IN REEL 133, PAGE 1405, UMATILLA COUNTY DEED RECORDS.

THIS SURVEY WAS MADE WITH LEICA 399 GPS RECEIVERS USING STATIC AND REAL TIME KINEMATIC METHODS, BY A 2 PERSON SURVEY CREW.

LEGAL DESCRIPTION (PARCEL 1 ONLY, REMAINDER TRACT EXCEEDS 80 ACRES AND IS NOT SHOWN):

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON; THENCE SOUTH 76°44'15" WEST A DISTANCE OF 2564.37 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE SOUTH 22°42'42" EAST A DISTANCE OF 516.23 FEET; THENCE SOUTH 33°59'58" EAST A DISTANCE OF 155.38 FEET; THENCE NORTH 85°21'07" WEST A DISTANCE OF 222.55 FEET; THENCE NORTH 67°15'15" WEST A DISTANCE OF 114.71 FEET; THENCE NORTH 42°56'17" WEST A DISTANCE OF 517.48 FEET; THENCE NORTH 67°17'18" EAST A DISTANCE OF 427.65 FEET TO THE "INITIAL POINT".

Willi R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR
Willi R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/00

OWNER'S DECLARATION AND EASEMENT DESIGNATION

I, RONALD F. HOEFT, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITON PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

I HEREBY RESERVE A 10 FOOT EASEMENT FOR EXISTING POWER LINE ACROSS PARCEL 1 AND DESIGNATE THE NEW INGRESS-EGRESS AND UTILITY EASEMENTS, THE NEW UTILITY EASEMENT AND THE NEW DRAINFIELD EASEMENT AS NEW EASEMENTS APPURTENANT TO PARCEL 1, FOR THE USE AND BENEFIT OF THE OWNERS OF PARCEL 1, THEIR HEIRS AND SUCESSORS. I ALSO DESIGNATE THE EXISTING EASEMENTS FOR INGRESS-EGRESS AND UTILITIES AS DESCRIBED IN REEL 122, PAGE 1481, DEED RECORDS, REEL 220, PAGE 408, DEED RECORDS AND THE INGRESS-EGRESS AND UTILITY EASEMENT SHOWN ON PARCEL 1 OF PARTITION PLAT NO. 1994-10, AS EASEMENTS APPURTENANT TO PARCEL 1, FOR THE USE AND BENEFIT OF THE OWNERS OF PARCEL 1, THEIR HEIRS AND SUCESSORS.

RONALD F. HOEFT, OWNER

SUBSCRIBED AND SWORN BEFORE THIS 20 DAY OF July, 1998.

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 2-25-2000

OFFICIAL SEAL
DIANA J PORTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 049962
MY COMMISSION EXPIRES FEB. 25, 2000

CONSENT TO LAND PARTITION & EASEMENT DESIGNATION

EDWIN HOEFT AND DORIS HOEFT, HUSBAND AND WIFE, MORTGAGE HOLDERS ON LANDS IDENTIFIED ON THIS PARTITION PLAT, HEREBY CONSENT TO THIS LAND PARTITION AND EASEMENT DESIGNATIONS.

EDWIN HOEFT DORIS HOEFT

SUBSCRIBED AND SWORN BEFORE THIS 23 DAY OF July, 1998.

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 2-25-2000

OFFICIAL SEAL
DIANA J PORTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 049962
MY COMMISSION EXPIRES FEB. 25, 2000

CONSENT TO LAND PARTITION & EASEMENT DESIGNATION

FARM CREDIT BANK OF SPOKANE, SUCCESSOR BY MERGER TO FEDERAL LAND BANK OF SPOKANE, MORTGAGE HOLDER ON LANDS IDENTIFIED ON THIS PARTITION PLAT, HEREBY CONSENTS TO THIS LAND PARTITION AND EASEMENT DESIGNATIONS.

FARM CREDIT BANK OF SPOKANE,

BY: _____, TITLE: AUTHORIZED AGENT.

SUBSCRIBED AND SWORN BEFORE THIS ___ DAY OF August, 1998.

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: June 7, 2001

OFFICIAL SEAL
SHELLEY A ATKINSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 054612
MY COMMISSION EXPIRES JUNE 2, 2001

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITON PLAT ON THIS 12 DAY OF August, 1998.

LAND PARTITION APPROVAL NO. #LD-062-98
Bob Peng for Deanne Gibson
UMATILLA COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITON PLAT ON THIS 12 DAY OF August, 1998.

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT THE TAXES ARE PAID ON THE TAX LOT REPRESENTED IN THIS PARTITION. 12th DAY OF August, 1998.

UMATILLA COUNTY TAX COLLECTOR

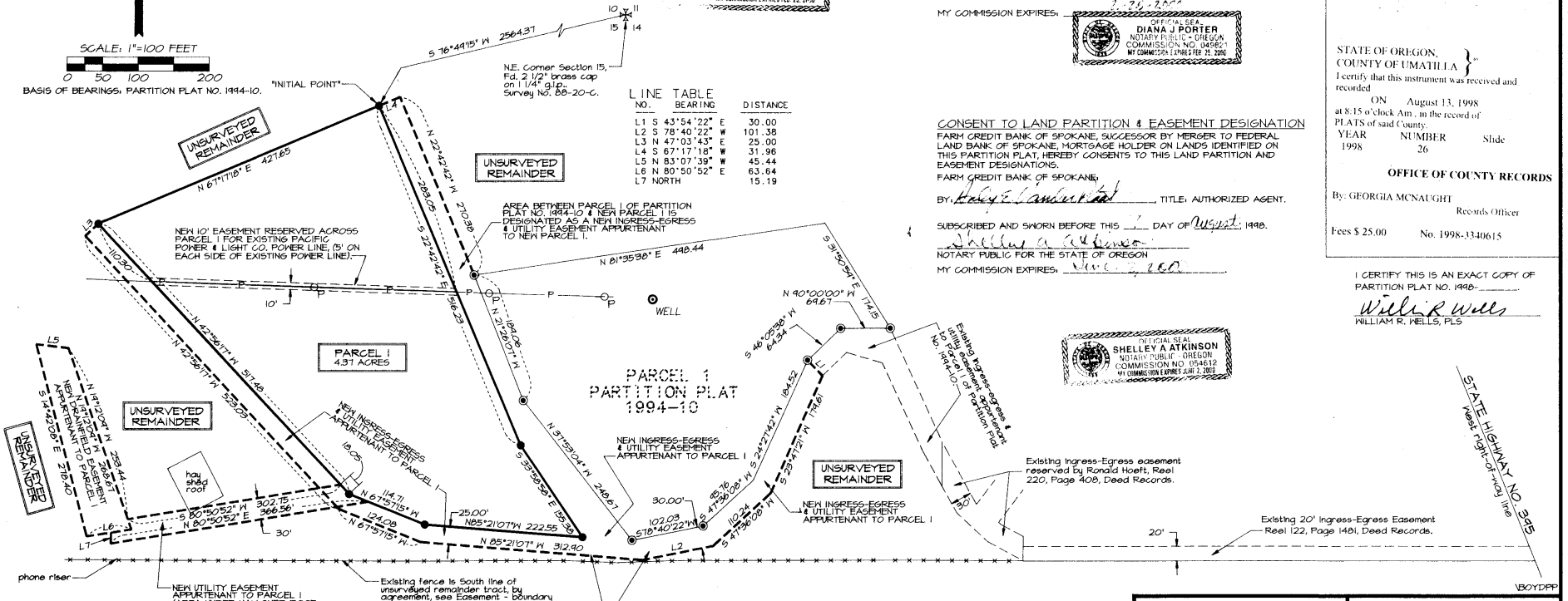
RECORDING INFORMATION
UMATILLA COUNTY CLERK
SEAL

STATE OF OREGON, COUNTY OF UMATILLA } ss.
I certify that this instrument was received and recorded
ON August 13, 1998
at 8:15 o'clock Am., in the record of PLATS of said County.

YEAR	NUMBER	Slide
1998	26	

OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT, Records Officer
Fees $ 25.00 No. 1998-3340615

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1998-26.
Willi R Wells
WILLIAM R. WELLS, PLS



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 43°54'22" E	30.00
L2	S 78°40'22" W	101.38
L3	N 47°03'43" E	25.00
L4	S 67°17'18" W	31.96
L5	N 83°07'39" W	45.44
L6	N 80°50'52" E	63.64
L7	NORTH	15.19

LEGEND

- ● - SET 5/8" X 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ◉ - FOUND MONUMENT FROM PARTITION PLAT 1994-10.

NOTE: DIMENSIONS MEASURED ON THIS SURVEY TO MONUMENTS ESTABLISHED OR TIED ON PARTITION PLAT NO. 1994-10 ARE IDENTICAL TO THOSE OF PARTITION PLAT NO. 1994-10 RECORD.

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE:(541) 276-6362

DATE: 6/4/98	DR. BY: DMT
CK. BY: WRW	NO: 97-445

PROJECT:
PARTITION PLAT FOR:
RONALD HOEFT

LOCATED IN SECTIONS 10, 15, & 16, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.