

PARTITION PLAT NO. 1998-43

LOCATED IN A PORTION OF THE E 1/2 SEC. 18
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION (SURVEYED PROPERTY)

A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, WHICH BEARS S00°43'34"E, 2639.18 FEET FROM THE EAST ONE QUARTER CORNER OF SAID SECTION 18; THENCE N38°55'20"W, 1871.59 FEET TO THE INITIAL POINT OF THE RIVER VIEW TERRACE SUBDIVISION AS RECORDED IN TOWN PLATS, BOOK 12, PAGE 30, UMATILLA COUNTY RECORDS; SAID POINT BEING A 5/8" REBAR SET IN CONCRETE, MARKED "EDWARDS"; THENCE S86°31'10"W, 22.71 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°43'34"E, 223.78 FEET, PARALLEL WITH THE EAST LINE OF SAID SECTION TO THE NORTHERLY MARGIN OF THE WEST EXTENSION MAIN CANAL; THENCE ALONG SAID NORTHERLY MARGIN S84°10'06"W, 204.14 FEET; THENCE N84°11'42"W, 116.95 FEET; THENCE S85°32'22"W, 495.93 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N00°48'52"W, 1417.68 FEET ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF THE COLUMBIA RIVER HIGHWAY; SAID POINT BEING 43.83 FEET SOUTHERLY OF AND PERPENDICULAR TO CENTERLINE ENGINEERS STATION 390+24.96; THENCE ALONG SAID SOUTHERLY MARGIN, S86°18'50"E, 25.00 FEET TO A POINT 45.00 FEET SOUTHERLY OF AND PERPENDICULAR TO ENGINEERS STATION 390+50; THENCE S88°56'31"E, 28.66 FEET ON A CHORD BEARING TO A POINT OPPOSITE ENGINEERS STATION 390+78.68 P.T.; THENCE S88°55'39"E, 106.88 FEET TO A POINT OPPOSITE ENGINEERS STATION 391+85.55 P.S.; THENCE ON A CHORD BEARING N88°23'08"E, A CHORD DISTANCE OF 405.93 FEET TO A POINT OPPOSITE ENGINEERS STATION 395+85.55 P.S.C.; THENCE ON A CHORD BEARING N82°36'06"E, A CHORD DISTANCE OF 24.28 FEET TO A POINT OF CURVE TO SPIRAL OPPOSITE ENGINEERS STATION 396+09.09 P.C.S.; THENCE ON A CHORD BEARING N77°50'00"E, A CHORD DISTANCE OF 287.14 FEET TO THE WESTERLY MARGIN OF COUNTY ROAD NO. 754; THENCE S43°09'34"E, 161.34 FEET ALONG SAID MARGIN TO THE NORTHWEST CORNER OF THE PETERSON ADDITION AS RECORDED IN BOOK 9, PAGE 14, RECORDS OF UMATILLA COUNTY; THENCE S41°30'41"W, 577.92 FEET ALONG THE WESTERLY LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER THEREOF; THENCE S48°27'41"E, 303.19 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO A POINT OF INTERSECTION WITH A LINE LOCATED 1,180 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE S00°43'34"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 465.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 25.72 ACRES.

OWNER'S DEDICATION

I, THE UNDERSIGNED, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE THE NEW 10 FOOT EASEMENT ALONG THE FRONTAGE OF PARCELS ONE AND TWO AS SHOWN HEREON TO THE USES OF THE PUBLIC FOREVER.

ACKNOWLEDGEMENT

STATE OF OREGON } s.s.
COUNTY OF UMATILLA }
STEVE WHITE, PRESIDENT
COPPER BASIN CONSTRUCTION, INC.

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF Oct, 1998, PERSONALLY APPEARED BEFORE ME, STEVE WHITE, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNER'S DEDICATION", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING AT Summista

MY COMMISSION EXPIRES: 7/31/01

APPROVALS
UMATILLA COUNTY SURVEYOR David H. Hill 10-26-98 DATE
CITY OF UMATILLA PLANNING DIRECTOR Mark Davis 10-8-98 DATE
ADMINISTRATOR

TAX COLLECTOR
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 28th DAY OF October, 1998, A.D.

RECEIVED BY
UMATILLA COUNTY TAX COLLECTOR Blanca J. Schultz 11-98 DATE
DATE 10/28/98 Rec'd By BK
No. 98-222-B

OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA } s.s.
I certify that this instrument was received and recorded
ON October 29, 1998
at 8:15 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
1998 43
OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT
Records Officer
Fees \$ 25.00 No. 1998-3390313
REV: 9/14/98

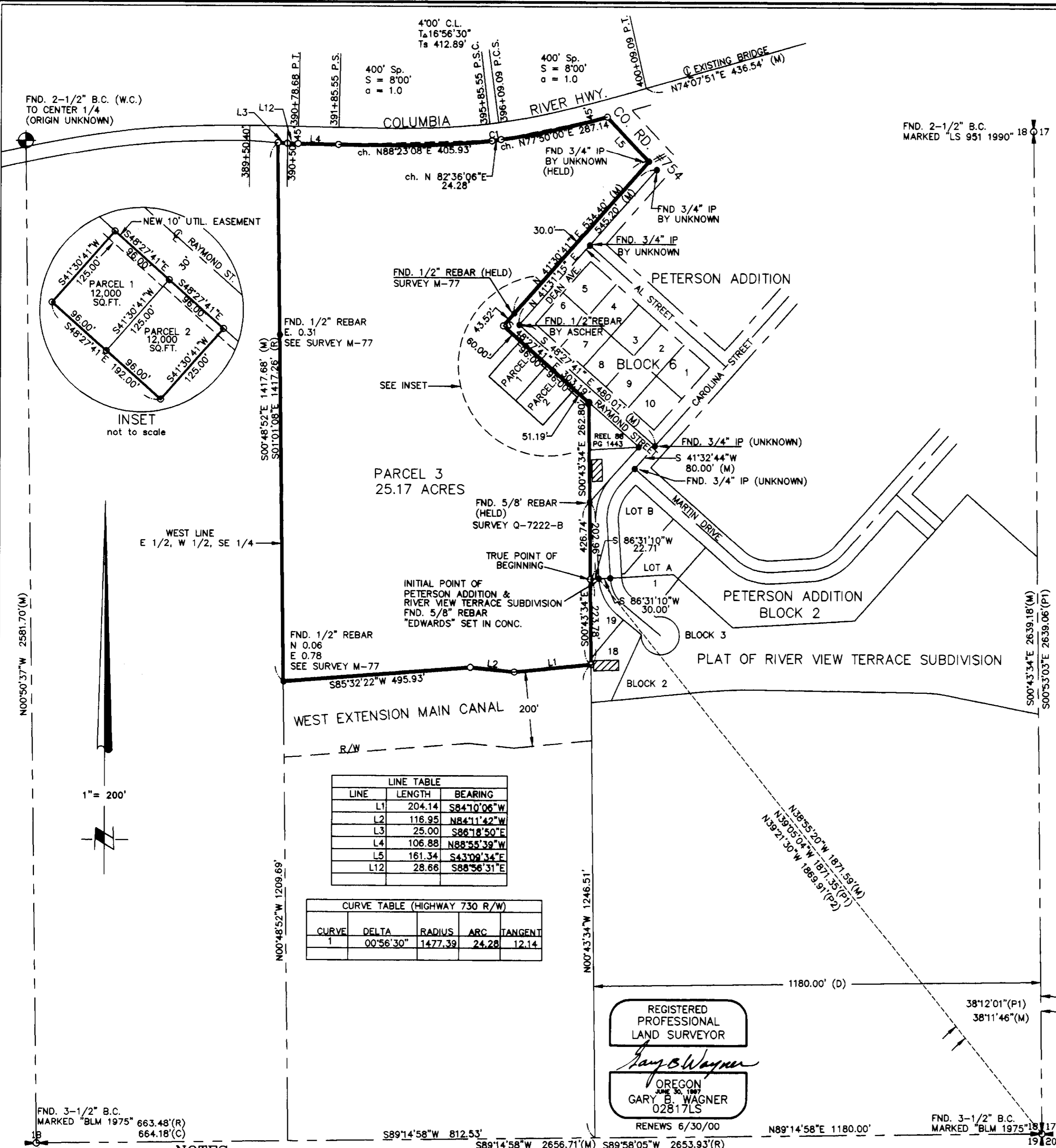
SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JULY 1998, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

DATE 10/01/98 Gary B. Wagner
RENEWES 6/30/00
THIS IS AN EXACT DUPLICATE

NARRATIVE R 339-0185

ROGERS SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR. 97838
PHONE (541) 567-5859
FAX: (541) 567-6757



- NOTES:
- BEARINGS ARE "GRID" BASED ON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD 83/91 DATUM. DISTANCES ARE "TRUE" GROUND MEASUREMENTS.
 - (M) = MEASURED (C) = COMPUTED (P1) = PLAT OF RIVER VIEW TERRACE SUBDIVISION (P2) = PLAT OF PETERSON ADDITION (D) = DEED (R) = RECORD SURVEY M-77
 - = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817 LS".
 - = DENOTES FOUND MONUMENT AS NOTED.
 - EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
 - NARRATIVE OF SURVEY IS FILED AS SEPARATE DOCUMENT, SHEET 2 OF 2.

CLIENT	COPPER BASIN INC	JOB NO.	OR-2798
PROJECT	SEC. 18, T. 5N., R. 28 E., W.M.	PARTITION PLAT	
DRAWN BY:	ETP	SCALE:	1" = 200'
APPROVED:	GBW	DATE:	4-15-98
F. B. NO.:	006	VERSION-	ACAD14
FILE:	2798-PP.DWG	SHEET	1 OF 2

2/18

339 0185

RECEIVED

OCT 26 1998

UMATILLA COUNTY RECORDS

Surveyor's Narrative
(Sheet 2 Of 2) Copper Basin Partition Plat
Portion of East 1/2, Section 18
Township 5 North, Range 28 East, Willamette Meridian
Umatilla County, Oregon

The purpose of this survey is to partition that tract of land described in Reel 312, Page 2134 (a.k.a. tax lot 2000) into 3 parcels.

The bearing basis for this survey is "Grid" bearings, Oregon Coordinate System, North Zone, NAD83/91 datum and is based on our GPS survey of Section 18 monuments. We found and tied the East 1/4, Southeast section corner and South 1/4 corners of said Section 18, along with several monuments which were set in the Peterson Addition and the Plat of View Terrace subdivisions. Additional pins were found from the Edwards' survey of this property for Al Conforth (Survey M-77).

The Columbia River Highway right-of-way was established from ties to the centerline of the Umatilla River Bridge, which is a tangent section of the highway. The centerline alignment was produced from that tangent using Oregon State Highway Department plans for the Irrigon-Umatilla section of the Columbia River Highway.

The Easterly boundary of the property was established from existing property pins along the boundary of Peterson's Addition and the Plat of River View Terrace Subdivision.

Reference Material:

- Peterson's Addition - Book 9, Page 14
- Record Survey by Lagier - Survey Q - 7222-13
- Plat of River View Terrace - Book 12, Page 14
- Re-Plat of Block 2, Peterson Addition - Book 13, Page 14
- Edwards Survey for Conforth - M-77
- Oregon State Highway Department Drawing No. 8B-18-21
- Deed Record, Book 279, Page 400
- Deed Record, Reel 180, Page 1711
- Deed Record, Reel 88, Page 1443
- Deed Record, Reel 318, Page 0504



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State Of Oregon

County Of Umatilla

On this day 19th of Oct, 1998, before me

Kathleen West, a notary public, Personally appeared Gary B. Wagner, personally known to me to

be the person whose name is subscribed to this instrument, and

acknowledged that he executed the same

September 14, 1998
Gary B. Wagner/dam
RSI Job No. 02798OR

Kathleen West

Notary Public My commission expires: 7/31/01


Return to Co. Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary B. Wagner

OREGON
JUNE 30, 1997
GARY B. WAGNER
02817LS

EXPIRES 6/30/00



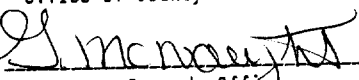
OFFICIAL SEAL
KATHLEEN WEST
NOTARY PUBLIC - OREGON
COMMISSION NO. 303481
MY COMMISSION EXPIRES JULY 31, 2001


1998-3390185 2 of 2

State of Oregon)
)
County of Umatilla)
This instrument was received and recorded on
10-26-98 at 3:33
in the record of document code type DE-AFF

Location R339-0185
Document number 1998-3390185
Fee 10.00

Office of County Records

Received by 
Records Officer