

1999-54

PARTITION PLAT FOR DENNIS & DEBORAH DAVIS
17106 TUTUILLA CREEK ROAD, PENDLETON, OREGON 97801
LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
UMATILLA COUNTY, OREGON
SEPTEMBER, 1999

PARTITION PLAT NO. 1999-54

APPROVALS

EXAMINED AND APPROVED THIS
24 DAY OF November, 1999.

LAND PARTITION APPROVAL NO. LD-20-120-99
[Signature]
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
27 DAY OF October, 1999.

[Signature]
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS
15th DAY OF November, 1999.

[Signature]
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF COUNTY RECORDS:

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

ON November 24, 1999
at 8:30 o'clock Am., in the record of
PLATS of said County.

YEAR NUMBER Slide
1999 54

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 25.00 No. 1999-3610636

CONSENT TO PARTITION

COMMUNITY BANK, AN OREGON CORPORATION, MORTGAGE HOLDER ON LANDS IDENTIFIED ON THIS PARTITION PLAT, HEREBY CONSENTS TO THIS LAND PARTITION.

[Signature]
STEPHEN BIGHAUS, ASSISTANT VICE PRESIDENT, MORTGAGE DIVISION.

SUBSCRIBED AND SWORN BE ME THIS 8 DAY
OF November, 1999.

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 10-14-2000

OWNER'S DECLARATION

WE, DENNIS J. AND DEBORAH G. DAVIS, HUSBAND AND WIFE, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

[Signature]
DENNIS J. DAVIS, OWNER

[Signature]
DEBORAH G. DAVIS, OWNER

SUBSCRIBED AND SWORN BE ME THIS 25th DAY OF October, 1999.

[Signature]
NOTARY PUBLIC FOR OREGON CALIFORNIA

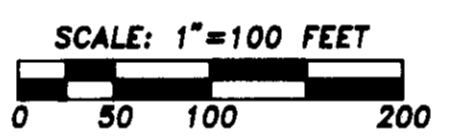
MY COMMISSION EXPIRES: 3-17-2000



REAL PROPERTY DESCRIPTION OF PARCEL 1

A PART OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED IN REEL 209, PAGE 108, DEED RECORDS OF UMATILLA COUNTY.

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., DESCRIBED AS COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 43°48'47" WEST A DISTANCE OF 823.47 FEET TO THE "INITIAL POINT"; THENCE NORTH 36°08'13" WEST A DISTANCE OF 110.63 FEET; THENCE NORTH 28°44'38" WEST A DISTANCE OF 341.67 FEET; THENCE NORTH 24°31'08" WEST A DISTANCE OF 420.90 FEET; THENCE NORTH 35°54'28" WEST A DISTANCE OF 75.36 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1086; THENCE NORTH 71°33'31" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1086 A DISTANCE OF 238.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1075; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1075 A DISTANCE OF 1027 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 27°21'57" WEST A DISTANCE OF 662.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 27; THENCE SOUTH 42°05'36" WEST A DISTANCE OF 206.47 FEET; THENCE NORTH 40°51'23" WEST A DISTANCE OF 194.79 FEET TO THE "INITIAL POINT".



BASIS OF BEARINGS: LINE BETWEEN MONUMENTS AT THE EAST 1/4 & S.E. COR. OF SECTION 27 BEING S 00°08'42" E, [TRUE BEARING].

EAST 1/4 CORNER, SEC. 27
FOUND 2 1/2" BRASS
CAP. SURVEY NO. 94-108-C.

CORNER FALLS IN CREEK. SET WITNESS MON. N 42°05'36" E, 15.00' FROM CORNER POINT.

NOTE: WELL IS 5' FROM PROP. LINE

NOTES:

- 1. THE LOCATION OF COUNTY ROADS NO. 1086 AND 1075 ARE BASED ON LOCATION OF VISUAL CENTER LINE IN SEPTEMBER 1999.
- 2. PARENT PARCEL EXCEPTS THEREFROM THAT TRACT CONVEYED TO UMATILLA COUNTY, FOR PURPOSE OF A PUBLIC ROAD, BY DEED RECORDED IN BOOK 170, PAGE 136, DEED RECORDS.

EASEMENTS OF RECORD

- 1. BLANKET EASEMENT GRANTED BY LEROY BOWMAN, ET. AL., TO PACIFIC TELEPHONE & TELEGRAPH COMPANY, RECORDED MAY 13, 1942, BOOK 160, PAGE 426, UMATILLA COUNTY DEED RECORDS.
- 2. BLANKET EASEMENT GRANTED BY ROBERT LESTER BOWMAN, ET. AL., TO PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 14, 1945, BOOK 170, PAGE 449, UMATILLA COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE NARRATIVE

I CERTIFY THAT I HAVE SHOWN AND MONUMENTED PARCEL 1 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. PARCEL 1 IS MONUMENTED AS SHOWN, THE REMAINDER OF PARENT PARCEL WAS NOT SURVEYED.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND AUTOMATIC TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. NEW MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

[Signature]
WILLIAM R. WELLS, PLS RECEIVED BY
Umatilla County Surveyor
Date 11-59
Rec'd by KK
No. 99-286A-2DPART2

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/00

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

DATE: 9/29/99 DR. BY: WRW
CK. BY: DMT NO: 99-648

PROJECT:
PARTITION PLAT FOR:
DENNIS & DEBORAH DAVIS

LOCATED IN SECTIONS 26 & 27, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

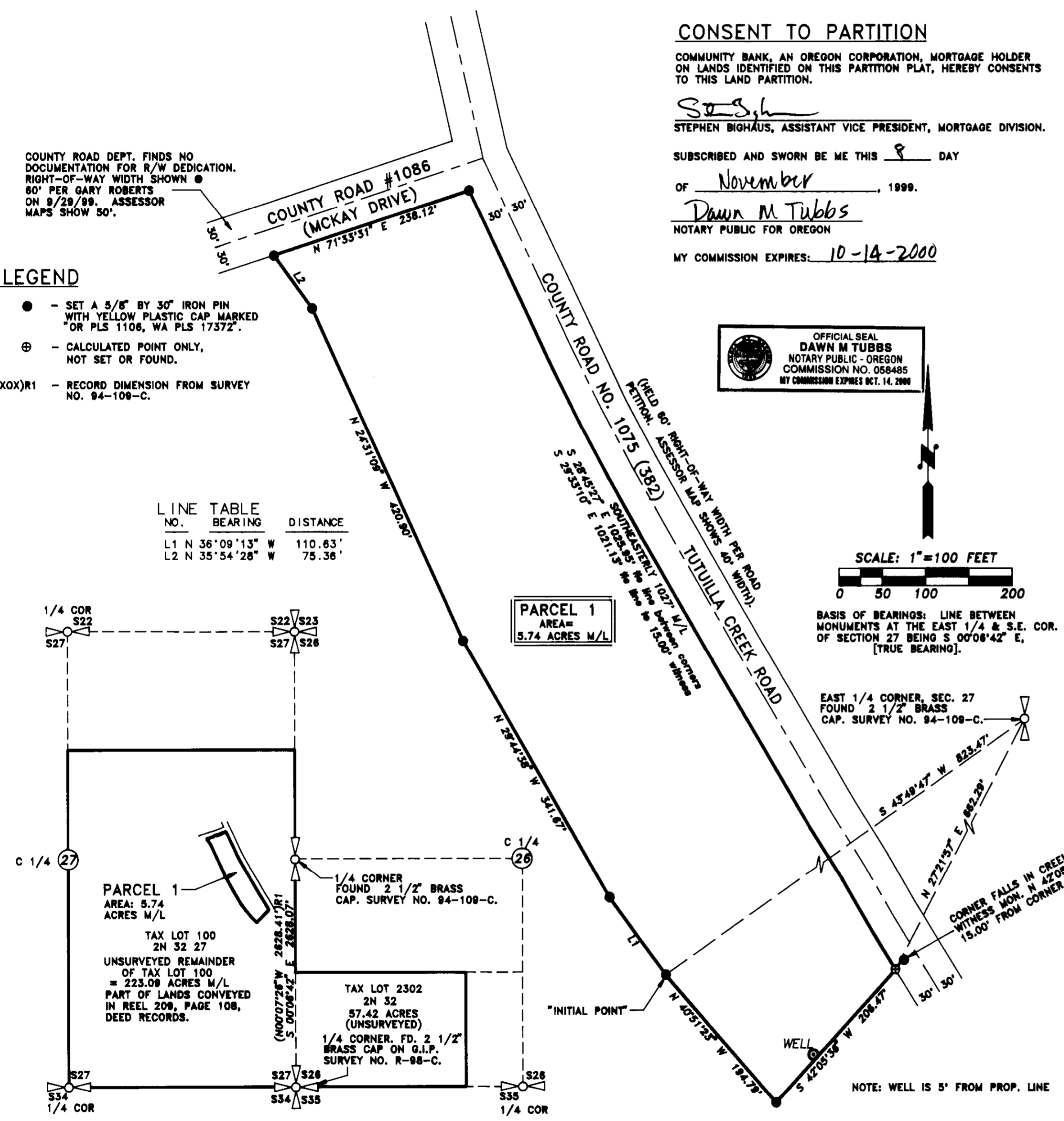
COUNTY ROAD DEPT. FINDS NO DOCUMENTATION FOR R/W DEDICATION. RIGHT-OF-WAY WIDTH SHOWN @ 60' PER GARY ROBERTS ON 9/29/99. ASSESSOR MAPS SHOW 50'.

LEGEND

- - SET A 5/8" BY 30" IRON PIN WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX)R1 - RECORD DIMENSION FROM SURVEY NO. 94-108-C.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 36°09'13" W	110.63'
L2	N 35°54'28" W	75.36'



PARCEL 1
AREA = 5.74 ACRES M/L

PARCEL 1
AREA: 5.74 ACRES M/L
TAX LOT 100
2N 32 27
UNSURVEYED REMAINDER OF TAX LOT 100 = 223.09 ACRES M/L
PART OF LANDS CONVEYED IN REEL 209, PAGE 108, DEED RECORDS.

1/4 CORNER FOUND 2 1/2" BRASS CAP. SURVEY NO. 94-108-C.

TAX LOT 2302
2N 32
57.42 ACRES (UNSURVEYED)
1/4 CORNER. FD. 2 1/2" BRASS CAP ON G.I.P. SURVEY NO. R-88-C.

VICINITY MAP
SCALE: 1" = 1000'

NOTE: TAX LOT 100, 2N 32 27 AND TAX LOT 2302, 2N 32, ARE COMBINED IN "COVENANT NOT TO SELL SEPARATELY", REEL 305, PAGE 801, UMATILLA COUNTY DEED RECORDS.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1999-54

[Signature]
WILLIAM R. WELLS, PLS