

LAND PARTITION FOR COOK DEVELOPMENT CORP.
 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2000-04
 SHEET 1 OF 2

LANDOWNER: JOHN C. SCHNELL
 291 E. GLADYS, HERMISTON, OREGON
 DECEMBER, 1999.

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

ON February 14, 2000
 at 11:15 o'clock Am. in the record of
 PLATS of said County.

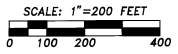
YEAR NUMBER Slide
 2000 04

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 50.00 No. 2000-3650508

LINE NO.	BEARING	DISTANCE
L1	S 89°28'08" E	55.70
L2	S 89°28'08" E	30.00
L3	N 81°14'53" W	49.30
L4	N 78°02'36" W	68.56
L5	N 78°37'02" W	75.28
L6	N 80°26'53" W	98.98
L7	N 84°59'32" W	87.68
L8	N 86°46'20" W	62.46
L9	N 86°45'50" W	82.72
L10	N 81°38'43" W	75.96
L11	N 83°54'18" W	76.49
L12	N 85°17'58" W	79.24
L13	N 74°31'46" W	158.69
L14	N 70°59'27" W	94.87
L15	N 71°49'25" W	73.48
L16	N 76°49'13" W	60.73
L17	N 74°38'39" W	93.18
L18	N 72°30'01" W	65.17
L19	N 71°16'02" W	45.25
L20	N 00°34'57" E	33.13
L21	N 68°01'35" W	32.22
L22	N 68°01'35" W	19.32
L23	N 63°52'57" W	75.55
L24	N 57°28'07" W	122.92
L25	N 60°41'42" W	69.79
L26	N 64°30'55" W	17.94
L27	N 00°00'00" W	8.69
L28	N 00°16'13" E	40.00
L29	S 89°33'38" E	30.00



BASIS OF BEARINGS: LINE BETWEEN MONUMENTS AT THE SW CORNER AND WEST 1/4 CORNERS OF SECTION 2 BEING NORTH 00°21'40" EAST PER UMATILLA COUNTY PARTITION PLAT NO. 1994-06.

LEGEND

- - FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", SET ON SURVEY NO. 98-28-C.
- - FOUND MONUMENT, AS NOTED.
- - PUBLIC LAND SURVEY CORNER FOUND AS NOTED.
- - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XO)R1 - RECORD DIMENSION FROM SURVEY NO. 85-42-B.
- (XO)R2 - RECORD DIMENSION FROM PARTITION PLAT NO. 1994-06.
- (XO)R3 - RECORD DIMENSION FROM SURVEY NO. S-156-C.
- LO - LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
- ① - INDICATES EXISTING HERMISTON DRAINAGE DITCH EASEMENT.
- ② - INDICATES EXISTING 20' SEWER EASEMENT, REEL 152, PAGE 682, DEED RECORDS.

NOTE: DIMENSIONS SHOWN ON THIS PARTITION PLAT, WHICH ARE COMMON WITH THOSE SHOWN ON SURVEY NUMBER 98-28-C, ARE IDENTICAL.

REFERENCE SURVEYS, RECORD MAP NUMBERS INDICATED:

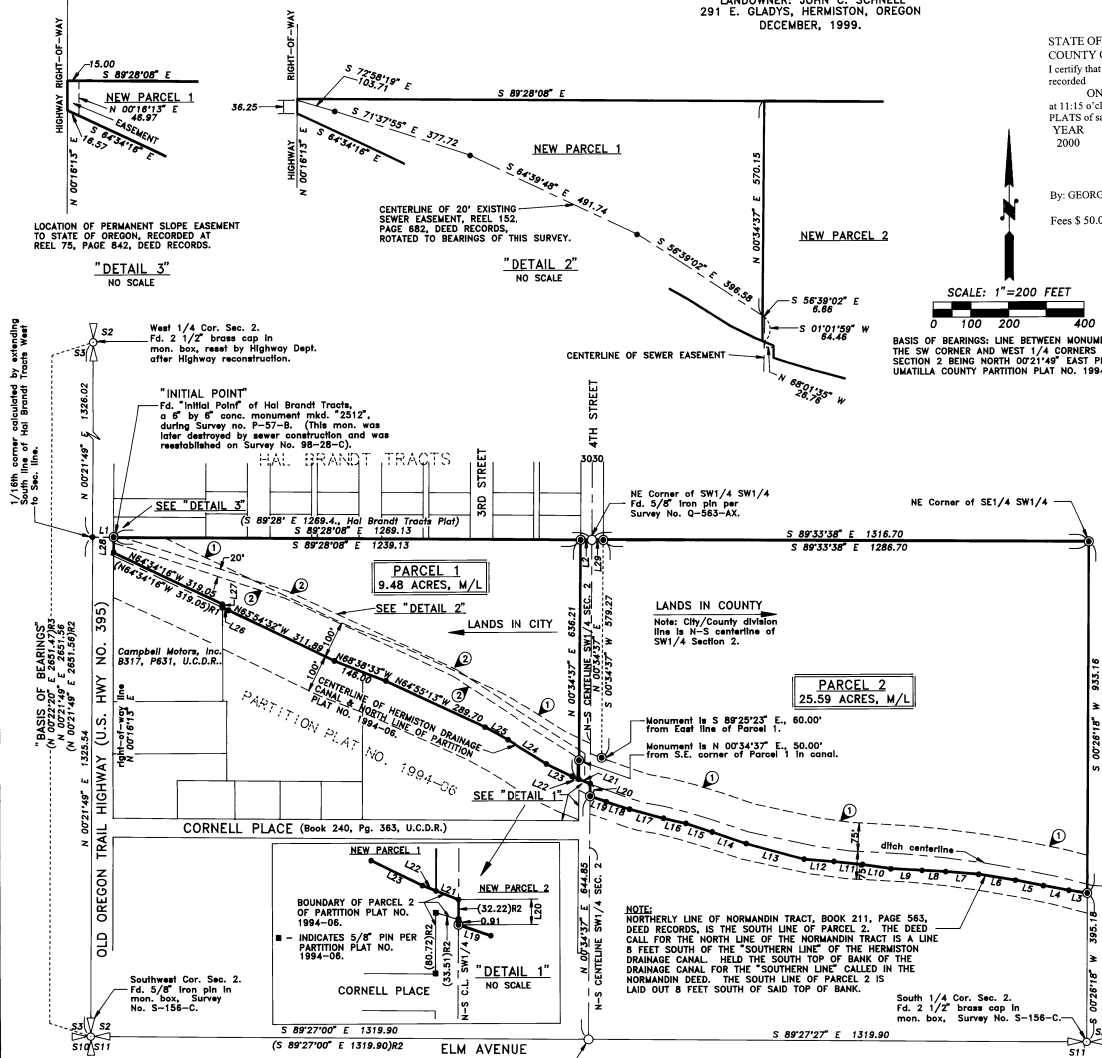
- H-10-A, 85-42-B, 85-91-B, PARTITION PLAT NO. 1994-06,
- P-57-B, 86-22-B, 92-144-B,
- 92-90-B, 90-65-B, 84-1-B, 84-1-B, 84-1-B, 84-1-B,
- PLAT OF HAL BRANDT TRACTS.
- L-18-B, S-156-C, Q-536-A, N-22-A, 98-028-C.

EASEMENT NOTES

THE DOCUMENT USED FOR DISCLOSURE OF RECORD EASEMENTS IS A PRELIMINARY TITLE REPORT PREPARED BY AMERTITLE, 112 S. E. COUNTRY AVENUE, PENDLETON, OREGON, DATED MAY 13, 1999, RECORD NUMBER 37543. THIS DOCUMENT REFERENCES THE FOLLOWING EASEMENTS:
 THOSE OF THE HERMISTON IRRIGATION DISTRICT; THESE ARE SHOWN ON THIS PLAT.
 RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION LINES IN FAVOR OF PACIFIC POWER & LIGHT COMPANY, RECORDED IN BOOK 277, PAGE 672, DEED RECORDS. ACCORDING TO MAP ATTACHED TO RIGHT-OF-WAY EASEMENT, THIS EASEMENT IS LOCATED SOUTH OF THE HERMISTON DRAINAGE CANAL AND DOES NOT AFFECT PROPOSED PARCELS 1 AND 2.
 EASEMENT TO THE STATE OF OREGON, THROUGH ITS DEPARTMENT OF TRANSPORTATION, RECORDED AT REEL 75, PAGE 873, DEED RECORDS. THIS EASEMENT IS SHOWN IN "DETAIL 3" ON THIS PLAT.
 SEWER EASEMENT IN FAVOR OF THE CITY OF HERMISTON, RECORDED AT REEL 152, PAGE 682, DEED RECORDS. THIS EASEMENT IS SHOWN AT RECORD LOCATION, SEE "DETAIL 2" ON THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
 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		PROJECT: PARTITION PLAT FOR: COOK DEVELOPMENT CORP.	
DATE: 12/99	DR. BY: WRW	LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, T4N., R28E., W.M., UMATILLA COUNTY, OREGON	
CK. BY: WRW	NO: 99-669		



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2000-04

William R. Wells
 WILLIAM R. WELLS, PLS

LAND PARTITION FOR COOK DEVELOPMENT CORP.
LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2000-04
SHEET 2 OF 2

LANDOWNER: JOHN C. SCHNELL
291 E. GLADYS, HERMISTON, OREGON
DECEMBER, 1999.

APPROVALS

EXAMINED AND APPROVED THIS
14th DAY OF February, 2000.

LAND PARTITION APPROVAL NO. 20-04-191-99
Dawn M. Tubbs
DEPUTY CLERK
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
9th DAY OF FEBRUARY, 2000.
Schmidt & Jones
HERMISTON IRRIGATION DISTRICT

EXAMINED AND APPROVED THIS
10 DAY OF February, 2000.
Dawn M. Tubbs
COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
11th DAY OF February, 2000.
Dawn M. Tubbs
COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

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

ON February 14, 2000
at 11:15 o'clock A.M., in the record of
PLATS of said County.
YEAR NUMBER Slide
2000 04

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 50.00 No. 2000-3650508

SURVEYOR'S CERTIFICATE & 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 APPLICABLE COUNTY DEVELOPMENT ORDINANCE. MONUMENTS FOR
DIVISION LINES WERE ESTABLISHED ON SURVEY NO. 98-28-C, AND ARE
INDICATED ON SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION:

A parcel of land located in the Southwest Quarter of Section 2,
Township 4 North, Range 28 East, W.M., Umatilla County, Oregon,
described as follows:

Commencing at the Southwest Corner of said Section 2; thence North
0021'49" East along the West line of Section 2 a distance of
1325.54 feet; thence South 89°28'08" East a distance of 55.70 feet
to the "INITIAL POINT" for this description, said "INITIAL POINT"
being the INITIAL POINT for the Hal Brandt Tracts, recorded in Book
7, Page 2, Record of Town Plats, and a point on the North line of
the South Half of the Southwest Quarter of said Section 2; thence
South 89°28'08" East along the South line of said Hal Brandt
Tracts Plat and the North line of the South Half of the Southwest
Quarter of Section 2 a distance of 1289.13 feet to Northeast Corner
of the Southwest Quarter of the Southwest Quarter of Section 2;
thence South 89°33'58" East along the North line of the South
Half of the Southwest Quarter of Section 2 a distance of 1316.70
feet to the Northeast Corner of the Southeast Quarter of the
Southwest Quarter of Section 2; thence South 00°26'18" West
along the North-South centerline of Section 2 a distance of 933.16
feet to the Northeast Corner of that tract of land conveyed to
Albert Normandin, et. al., in deed recorded in Book 211, Page 563,
Deed Records of Umatilla County; thence along the Northerly line
of said Normandin Tract the following courses:

North 81°14'33" West a distance of 49.30 feet; thence North
79°02'56" West a distance of 68.56 feet; thence North
78°37'02" West a distance of 75.28 feet; thence North
80°28'53" West a distance of 98.98 feet; thence North
84°59'52" West a distance of 87.68 feet; thence North
86°48'20" West a distance of 62.46 feet; thence North
88°45'20" West a distance of 82.72 feet; thence North
81°38'13" West a distance of 75.96 feet; thence North
83°54'18" West a distance of 76.49 feet; thence North
85°17'26" West a distance of 78.24 feet; thence North
74°31'45" West a distance of 158.69 feet; thence North
70°59'27" West a distance of 94.87 feet; thence North
71°49'25" West a distance of 75.48 feet; thence North
76°49'13" West a distance of 80.73 feet; thence North
74°58'39" West a distance of 93.18 feet; thence North
72°50'11" East a distance of 85.17 feet; thence North
71°16'02" West a distance of 45.25 feet to a point on the North-
South centerline of the Southwest Quarter of Section 2; thence
North 00°54'37" East along the North-South centerline of the
Southwest Quarter of Section 2 a distance of 33.13 feet to the
Northeast Corner of Parcel 2 of Umatilla County Partition Plat No.
1984-06; thence along the North line of said Parcel 2 the
following courses:

North 68°01'34" West a distance of 51.54 feet; thence North
63°32'37" West a distance of 75.55 feet; thence North
57°29'07" West a distance of 122.92 feet; thence North
60°41'42" West a distance of 69.79 feet; thence North
64°55'13" West a distance of 286.70 feet; thence North
68°58'13" West a distance of 146.00 feet; thence North
63°54'32" West a distance of 311.88 feet; thence North
64°50'55" West a distance of 17.94 feet to a point located North
00°00'00" East a distance of 248.93 feet from the Southwest
Corner of that tract of land conveyed to Harold T. Keller and Alice
Keller in Book 264, Page 532, Deed Records; thence North
00°00'00" East along the East line of said Keller Tract a
distance of 8.69 feet to the Northeast Corner thereof; thence
North 64°54'16" West along the North line of said Keller Tract a
distance of 219.05 feet to the East right-of-way line of the
Umatilla Dam-Hermiston Section of the Old Oregon Trail Highway;
thence North 00°16'13" East along said East right-of-way line a
distance of 40.00 feet to the "INITIAL POINT".

OWNER'S DECLARATION

I, JOHN C. SCHNELL, OWNER, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION
PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND PARTITIONED
IN ACCORDANCE WITH ORS 92, AS REVISED, AND THE UMATILLA COUNTY
DEVELOPMENT ORDINANCE. I HEREBY ACKNOWLEDGE EXISTING EASEMENTS
OF RECORD.

John C. Schnell
JOHN C. SCHNELL, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF February, 2000.

NOTARY PUBLIC FOR OREGON *Dawn M. Tubbs*

MY COMMISSION EXPIRES 10-14-2000



William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1108
RENEWS 6/30/00

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2000-04

William R. Wells
WILLIAM R. WELLS, PLS

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

PROJECT:
PARTITION PLAT FOR:
COOK DEVELOPMENT
CORP.

LOCATED IN THE SOUTH HALF OF
THE SOUTHWEST QUARTER OF
SECTION 2, T4N., R28E., W.M.,
UMATILLA COUNTY, OREGON

DATE: 12/99 DR. BY: WRW
CK. BY: WRW NO: 99-669