

PARTITION PLAT NO. 2010-28
SHEET 1 OF 2

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	0°48'18"	870.00'	12.22'	12.22'	N 25°49'03" E
C2	9°31'55"	1830.00'	304.45'	304.10'	S 23°22'18" W
C3	9°31'55"	1800.00'	299.46'	299.11'	S 23°22'18" W
C4	10°56'23"	870.00'	166.12'	165.87'	N 19°56'41" E
C5	11°44'43"	900.00'	184.49'	184.17'	N 20°20'50" E
C6	11°44'43"	600.78'	123.16'	122.94'	N 20°20'50" E

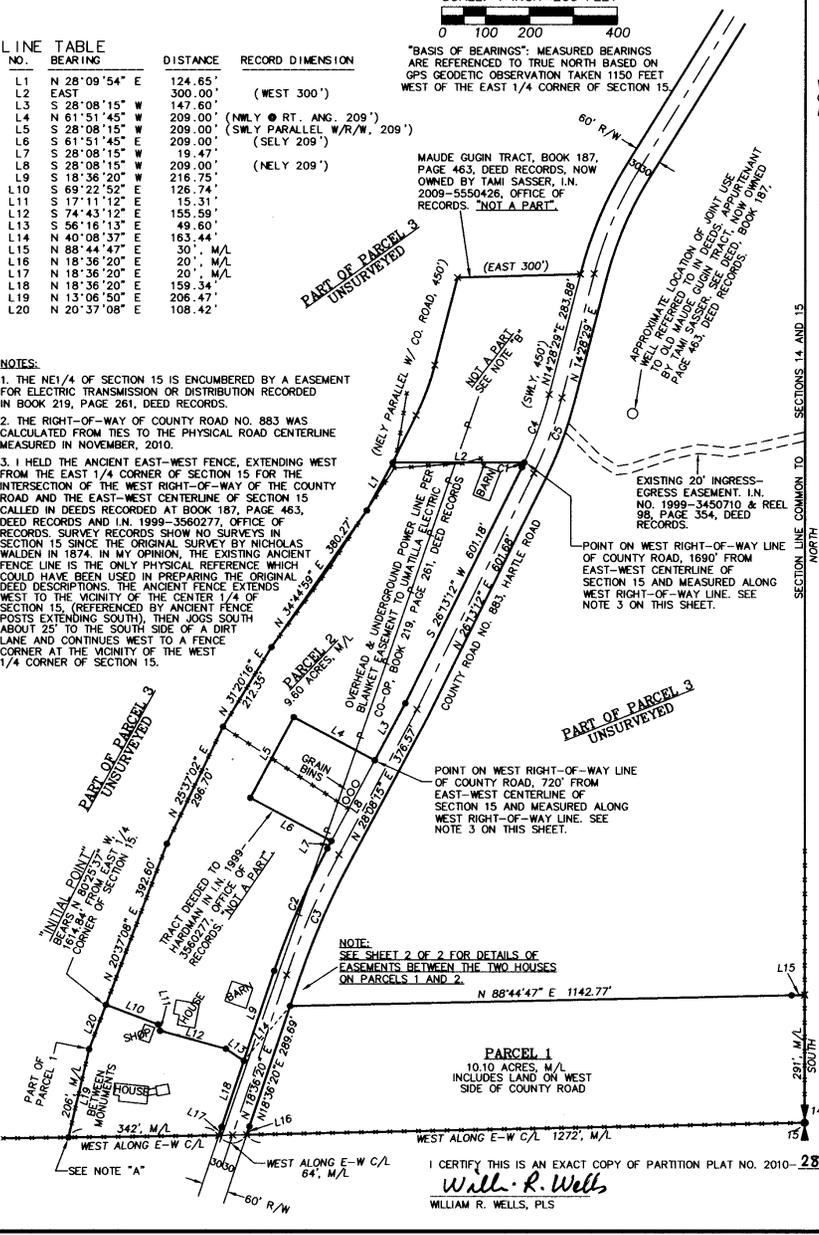


LINE TABLE

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 28°09'54" E	124.65'	
L2	EAST	300.00'	(WEST 300')
L3	S 28°08'15" W	147.60'	
L4	N 61°51'45" W	209.00'	(NMLY @ RT. ANG. 209')
L5	S 28°08'15" W	209.00'	(SMLY PARALLEL W/R/W, 209')
L6	S 61°51'45" E	209.00'	(SELY 209')
L7	S 28°08'15" W	19.47'	
L8	S 28°08'15" W	209.00'	(NELY 209')
L9	S 18°36'20" W	216.75'	
L10	S 69°22'52" E	126.74'	
L11	S 17°11'12" E	15.31'	
L12	S 74°43'12" E	155.59'	
L13	S 56°18'13" E	49.50'	
L14	N 40°08'37" E	163.44'	
L15	N 88°44'47" E	30'	M/L
L16	N 18°36'20" E	20'	M/L
L17	N 18°36'20" E	20'	M/L
L18	N 18°36'20" E	159.34'	M/L
L19	N 13°06'50" E	206.47'	
L20	N 20°37'08" E	108.42'	

NOTES:

- THE NE 1/4 OF SECTION 15 IS ENCUMBERED BY AN EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION RECORDED IN BOOK 219, PAGE 261, DEED RECORDS.
- THE RIGHT-OF-WAY OF COUNTY ROAD NO. 883 WAS CALCULATED FROM TIES TO THE PHYSICAL ROAD CENTERLINE MEASURED IN NOVEMBER, 2010.
- I HELD THE ANCIENT EAST-WEST FENCE, EXTENDING WEST FROM THE EAST 1/4 CORNER OF SECTION 15 FOR THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SECTION 15 CALLED IN DEEDS RECORDED AT BOOK 187, PAGE 463, DEED RECORDS AND I.N. 1999-3560277, OFFICE OF RECORDS. SURVEY RECORDS SHOW NO SURVEYS IN SECTION 15 SINCE THE ORIGINAL SURVEY BY NICHOLAS WALDEN IN 1874. IN MY OPINION, THE EXISTING ANCIENT FENCE LINE IS THE ONLY PHYSICAL REFERENCE WHICH COULD HAVE BEEN USED IN PREPARING THE ORIGINAL DEED DESCRIPTIONS. THE ANCIENT FENCE EXTENDS WEST TO THE VICINITY OF THE CENTER 1/4 OF SECTION 15, (REFERENCED BY ANCIENT FENCE POSTS EXTENDING SOUTH), THEN JOGS SOUTH ABOUT 25' TO THE SOUTH SIDE OF A DIRT LANE AND CONTIGUES WEST TO A FENCE CORNER AT THE VICINITY OF THE WEST 1/4 CORNER OF SECTION 15.



LEGEND

- 1/4 SECTION CORNER RECOVERED AND REMONUMENTED WITH 2 1/2" BRASS CAP ON 1 1/4" GALV. IRON PIPE. SEE CORNER RECORD FILED CONCURRENTLY WITH THIS PLAT.
- APPROXIMATE LOCATION OF 1/4 OR SECTION CORNER, NOT VISITED OR RECOVERED.
- SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- CALCULATED OR REFERENCE POINT ONLY, NOT SET OR FOUND.
- PERTINENT FENCE LINE, NOT ALL FENCES ARE SHOWN.
- RECORD DIMENSION FROM DEED DESCRIPTIONS.

THE RECORD DESCRIPTION USED FOR THIS PARTITION IS TRACT II OF WARRANTY DEED RECORDED ON AUGUST 17, 1999 AS INSTRUMENT NO. 1999-3560277, UMATILLA COUNTY OFFICE OF RECORDS.

NOTE "A"
THE REBAR MONUMENT IS SET AT THE INTERSECTION OF FENCE LINES. THE REBAR CONTROLS ALIGNMENT OF THE WEST LINE OF PARCEL 1, (S 13°06'50" W). THE TERMINUS OF THE LINE IS THE EAST-WEST CENTERLINE OF SECTION 15.

NOTE "B"
I LOCATED THE SOUTH LINE OF THIS TRACT BY RECORD DEED CALLS. THE OTHER COURSES SHOWN FOR THIS TRACT ARE FOR GENERAL INFORMATION ONLY.

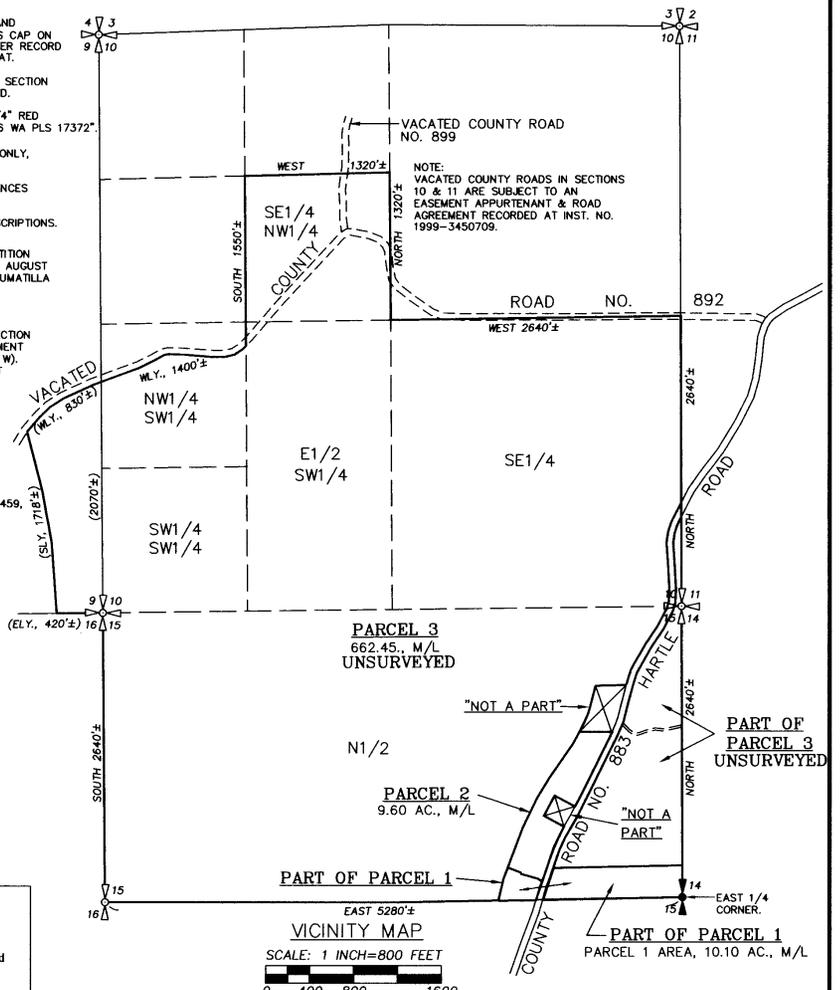
NOTE "C"
PARCELS 1, 2 AND 3 ARE SUBJECT TO AN OIL AND GAS LEASE RECORDED AS I.N. 2006-5030459, OFFICE OF COUNTY RECORDS.

RECORDING INFORMATION:
UMATILLA COUNTY OFFICE OF RECORDS:
STATE OF OREGON,
COUNTY OF UMATILLA
I certify that this instrument was received and recorded

ON December 13, 2010
at 3:30 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2010 28

OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 65.00 No. 2010-5730269

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-28
Will R. Wells
WILLIAM R. WELLS, PLS



REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

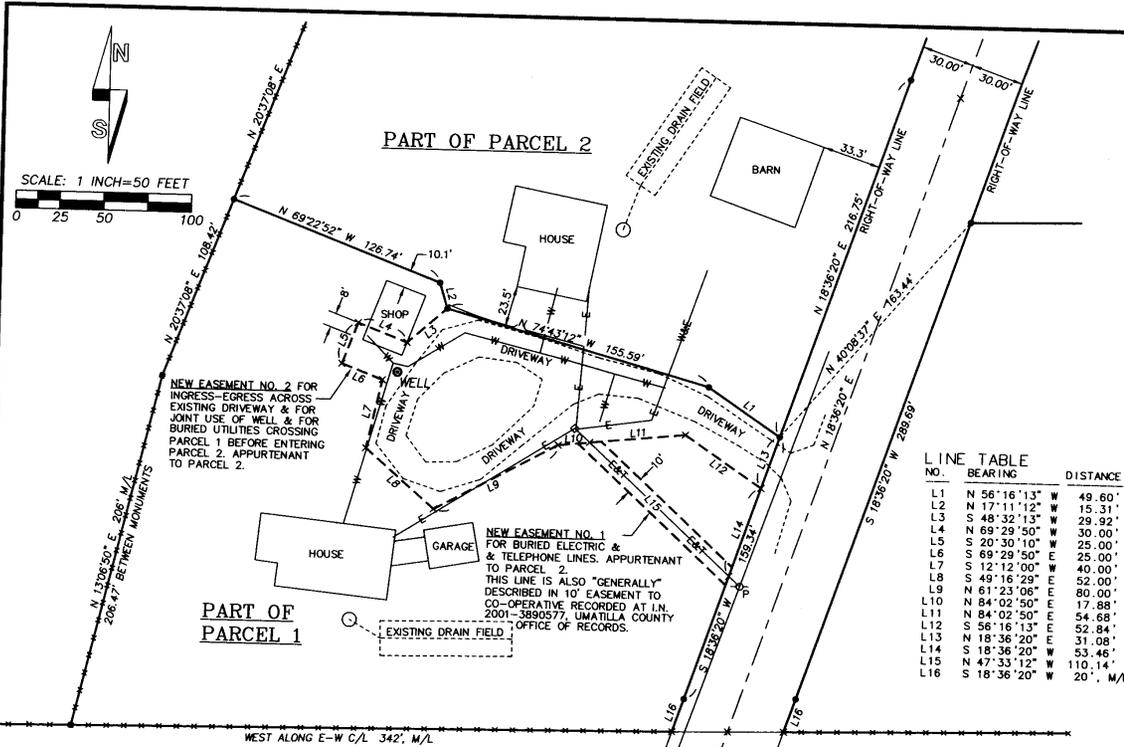
WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 11/10 DR. BY: DMT/WRW
CK. BY: WRW NO: 10-1300

PROJECT: \HARDMANLP20101
LAND PARTITION FOR:
LARRY W. HARDMAN

LOCATED IN SECTIONS 9, 10 & 15,
T5N., R31E., W.M.,
UMATILLA COUNTY, OREGON.

12-10
KK
10-183-B



L. LINE TABLE

NO.	BEARING	DISTANCE
L1	N 56°16'13" W	49.60'
L2	N 17°11'12" W	15.31'
L3	S 48°32'13" W	29.92'
L4	N 69°29'50" W	30.00'
L5	S 20°30'10" W	25.00'
L6	S 60°29'50" E	40.00'
L7	S 12°12'00" W	45.00'
L8	S 49°16'29" E	52.00'
L9	N 61°23'06" E	80.00'
L10	N 84°02'50" E	17.88'
L11	N 84°02'50" E	54.68'
L12	S 56°16'13" E	52.84'
L13	N 18°36'20" E	31.08'
L14	S 18°36'20" W	53.46'
L15	N 47°33'12" W	110.14'
L16	S 18°36'20" W	20' M/L

- LEGEND**
- - SET 5/8" BY 30" REBAR WITH 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
 - x - CALCULATED OR REFERENCE POINT ONLY, NOT SET OR FOUND.
 - - PERTINENT FENCE LINE, NOT ALL FENCES ARE SHOWN.
 - W- - INDICATES BURIED WATER SERVICE LINE.
 - T- - INDICATES BURIED TELEPHONE SERVICE LINE.
 - E- - INDICATES BURIED ELECTRIC SERVICE LINE.

TRUST DEED BENEFICIARIES CONSENT

NORTHWEST FARM CREDIT SERVICES, FLCA, A CORPORATION ORGANIZED UNDER THE FARM CREDIT ACT OF 1971, AS AMENDED, TRUST DEED BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED AS INSTRUMENT NO. 2001-3880563, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92, AND CONSENTS TO THE NEW EASEMENT DESIGNATIONS CREATED BY THIS PLAT.

NORTHWEST FARM CREDIT SERVICES, FLCA
By: *Shelley A Atkinson*
TITLE

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 8th 2010.
BY: *Shelley A Atkinson*
OFFICIAL SEAL
SHELLEY A ATKINSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 429513
MY COMMISSION EXPIRES JUNE 4, 2012

MY COMMISSION EXPIRES: June 4, 2012
MY COMMISSION NUMBER: 429513

OWNERS DECLARATION & EASEMENT DESIGNATION

I, LARRY W. HARDMAN DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND UMATILLA COUNTY DEVELOPMENT ORDINANCE.

I HEREBY DESIGNATE NEW EASEMENTS NO. 1 AND 2, SHOWN ON THIS SHEET, FOR THE USES INDICATED. THE EASEMENTS ARE FOR USE, OPERATION AND MAINTENANCE OF THE DRIVEWAY AND OF THE VARIOUS UTILITY LINES CROSSING PARCEL 1 BEFORE ENTERING PARCEL 2. OPERATION AND MAINTENANCE OF THE WELL, WELL APPURTENANCES AND PRESSURE TANK SHALL BE SHARED EQUALLY BY THE OWNERS OF PARCELS 1 AND 2. MAINTENANCE OF THE EXISTING DRIVEWAY SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF PARCELS 1 AND 2. THE WELL PRESSURE TANK IS LOCATED WITHIN THE SHOP BUILDING, IN THE SOUTHERLY 1/8 FEET OF THE SHOP COVERED BY THE EASEMENT.

Larry W. Hardman
LARRY W. HARDMAN, OWNER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 8th 2010.
BY: *Daum M. Subbs*
OFFICIAL SEAL
DAUM M. SUBBS
NOTARY PUBLIC FOR THE STATE OF OREGON
COMMISSION NO. 432519
MY COMMISSION EXPIRES: 10-14-12
MY COMMISSION NUMBER: 432519

MY COMMISSION EXPIRES: 10-14-12
MY COMMISSION NUMBER: 432519

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-28
William R. Wells
WILLIAM R. WELLS, PLS

SURVEYORS CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF LARRY W. HARDMAN, PARCELS 1 AND 2 ARE SURVEYED AND MONUMENTED PER ORS CHAPTER 92, AS REVISED. PARCEL 3 IS UNSURVEYED AND IS SHOWN GRAPHICALLY ON THE "CITY MAP" ON SHEET 1 OF 2 AS ALLOWED UNDER CHAPTER 152.644(7) OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A TRIMBLE 5700 GEODETIC GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS TIED AND THOSE ESTABLISHED WERE VERIFIED BY SEPARATE GPS OBSERVATIONS. REFERENCE DOCUMENTS AND THE BASIS OF BEARING ARE NOTED.

REAL PROPERTY DESCRIPTION*

*DESCRIPTION TAKEN FROM DEED RECORDED AS I.N. 1999-3560277.

A TRACT OF LAND LOCATED IN SECTIONS 9, 10 AND 15, TOWNSHIP 5 NORTH, RANGE 31 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SECTION 9:
A PARCEL OF LAND CONTAINING 20 ACRES, MORE OR LESS, LOCATED IN THE EAST HALF OF SECTION 9, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH ALONG THE SECTION LINE COMMON TO SECTIONS 9 AND 10, A DISTANCE OF APPROXIMATELY 2,070 FEET TO THE SOUTH BOUNDARY OF THE COUNTY ROAD OF SAID SECTION 9; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID COUNTY ROAD A DISTANCE OF APPROXIMATELY 630 FEET TO A NATURAL Ravine; THENCE IN A SOUTHERLY DIRECTION ALONG SAID Ravine A DISTANCE OF APPROXIMATELY 1,718 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 9 AND 15, WHICH POINT IS 420 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE EAST ALONG SAID SECTION LINE TO THE PLACE OF BEGINNING;

SECTION 10:
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING SOUTH OF COUNTY ROAD AS NOW LOCATED ACROSS SAID LAND;

SOUTHWEST QUARTER OF NORTHWEST QUARTER.
EAST HALF OF SOUTHWEST QUARTER.
SOUTHWEST QUARTER OF SOUTHWEST QUARTER.
SOUTHWEST QUARTER.

SECTION 15:
NORTH HALF.

EXCEPTING THEREFROM THAT TRACT CONVEYED TO MAUDE GUGIN, BY DEED, RECORDED IN BOOK 187, PAGE 463, DEED RECORDS, AND DESCRIBED AS COMMENCING AT A POINT ON EAST-WEST CENTERLINE OF SAID SECTION 15, WHERE SAID CENTERLINE INTERSECTS WESTERLY LINE OF SAID COUNTY ROAD, AS NOW LOCATED; THENCE NORTHEASTERLY ALONG WESTERLY LINE OF SAID COUNTY ROAD A DISTANCE OF 1,690 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST 300 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH WESTERLY LINE OF SAID COUNTY ROAD A DISTANCE OF 450 FEET; THENCE EAST A DISTANCE OF 300 FEET TO WESTERLY LINE OF SAID COUNTY ROAD; THENCE SOUTHWESTERLY AND ALONG WESTERLY LINE OF SAID ROAD A DISTANCE OF 450 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT TRACT CONVEYED TO CARL MONTGOMERY, ET. UX., BY DEED RECORDED IN BOOK 284, PAGE 662, DEED RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON EAST-WEST CENTERLINE OF SAID SECTION 15, WHERE SAID CENTERLINE INTERSECTS WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 581 (NO. 883), WHICH IS ALSO KNOWN AS HOLDMAN-JUNIPER ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 720 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 209 FEET; THENCE NORTHWESTERLY AND AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE 209 FEET; THENCE SOUTHWESTERLY AND PARALLEL TO SAID RIGHT OF WAY LINE 209 FEET; THENCE SOUTHEASTERLY 209 FEET TO THE POINT OF BEGINNING;

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS;
EXCEPTING THEREFROM ALL PUBLIC ROAD RIGHTS OF WAY.

William R. Wells
WILLIAM R. WELLS, PLS

APPROVALS

EXAMINED AND APPROVED THIS 13th DAY OF December 2010.

LAND DIVISION NO: LD-54-774-10
Jef. Malachuk
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 9 DAY OF December 2010.

David H. Kline
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS 9 DAY OF December 2010.

Bettina Finney
UMATILLA 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 December 13, 2010
at 3:30 o'clock P.m., in the record of
PLATS of said County.
YEAR 2010 NUMBER 28 Slide

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 65.00 No. 2010-5730269

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT: HARDMANLPP20102

LAND PARTITION FOR:
LARRY W. HARDMAN

LOCATED IN SECTION 9, 10 & 15,
T5N., R31E., W.M.,
UMATILLA COUNTY, OREGON.

DATE: 09/10 DR. BY: WRW/DWT
CK. BY: WRW NO: 1300

Date 12-10
KK
10-183-B