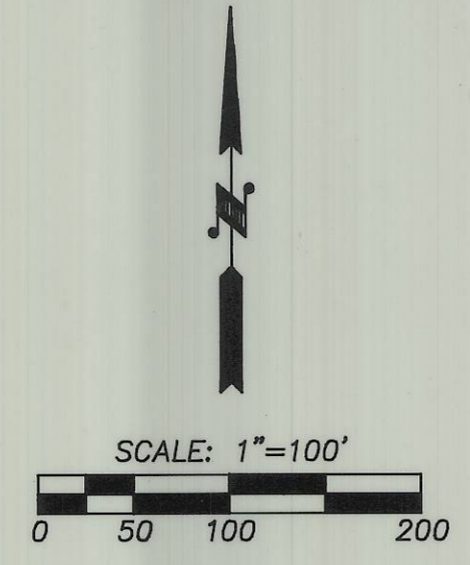
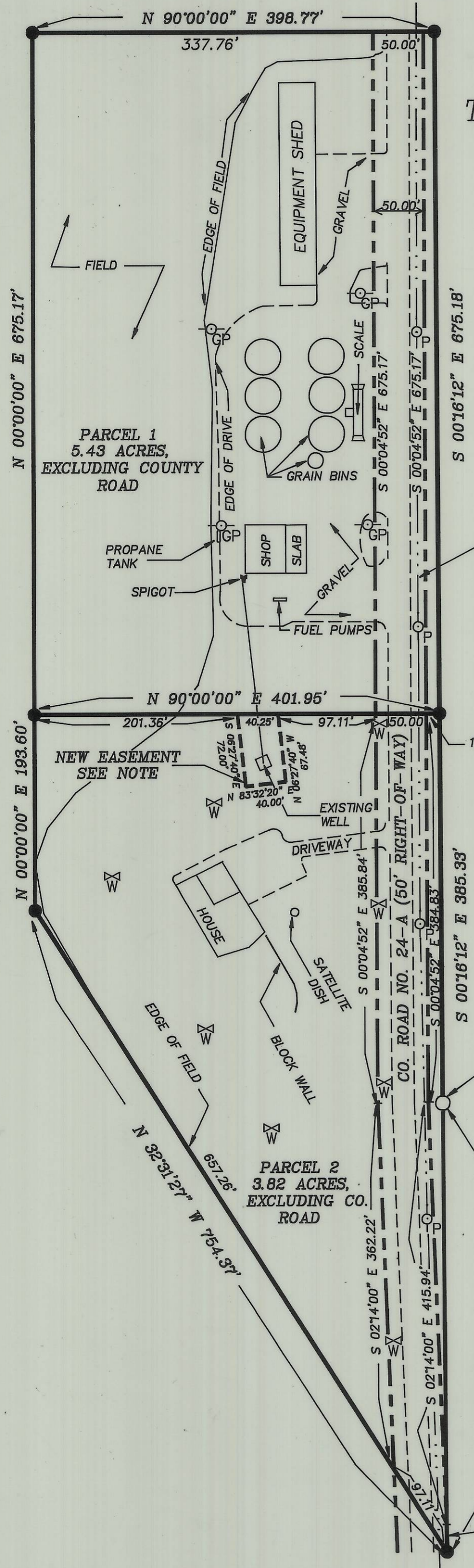


LAND PARTITION FOR NORTHSTAR FARMS, INC.
 P.O. BOX 14, ADAMS, OREGON
 PARTITION LOCATED IN THE EAST 1/2 OF SECTION 20,
 TWP. 5 NORTH, RGE. 34 EAST, W.M., UMATILLA COUNTY, OREGON.
 PAUL M. RICE, CURRENT OWNER

UMATILLA COUNTY
 PARTITION PLAT NO 1990-10
 SHEET 1 OF 2

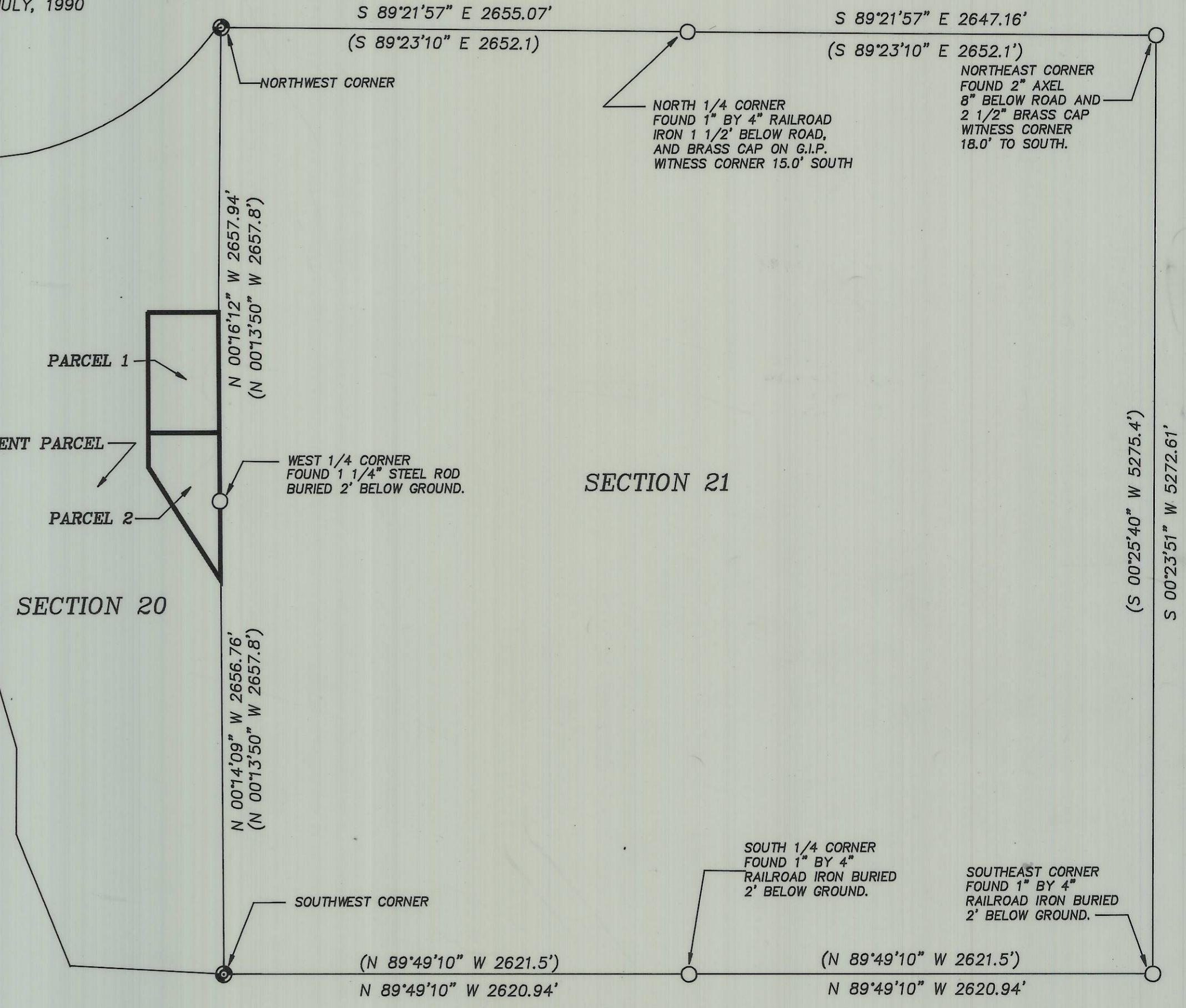
JULY, 1990



- NOTES:**
1. THE NEW EASEMENT SHOWN IS IN FAVOR OF PARCEL 1. IT'S PURPOSE IS FOR THE USE AND MAINTENANCE OF THE EXISTING WELL AND CONSTRUCTION AND MAINTENANCE OF WATER LINE(S) TO PARCEL 1.
 2. COUNTY ROAD LOCATION IS BASED ON THE PHYSICAL LOCATION OF THE ROAD ON JULY 15, 1990. THE ROAD HAS A 50' RECORD RIGHT-OF-WAY WIDTH.
 3. REGISTERED WATER RIGHTS DO NOT EXIST ON THE PROPERTY.

LEGEND

- SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "W.R. WELLS, PLS 1106".
- ⊙ RE-ESTABLISHED CORNER BASED ON HARRIS SURVEY NO. Q-783-C AND REMONUMENTED WITH A 2 1/2" BRASS CAP ON 1 1/4" GALV. IRON PIPE OR 2 1/2" ALUM. CAP ON 2 1/2" ALUM. PIPE. SEE CORNER RECORD FILED SEPARATELY.
- FOUND CORNER MONUMENT FROM SURVEY NO. Q-783-C.
- ⊗ BURIED IRRIGATION HEADER.
- ⊕ GUY POLE.
- ⊖ POWER POLE.
- (XOX) RECORD BEARINGS AND DISTANCES FROM SURVEY NO. Q-783-C.
- COUNTY ROAD RIGHT-OF-WAY LINE.



VICINITY MAP
 NO SCALE

STATE OF OREGON,
 COUNTY OF UMATILLA } ss

I certify that this instrument was received and recorded

ON October 30, 1990
 at 8:28 o'clock Am., in the record of
 PLATS of said County.
 YEAR Number Slide
 1990 10 [Slide #]

OFFICE OF COUNTY RECORDS
 By: *Maureen McNaught* Records Officer

Fees \$ 25.00 No. 1990-158466

WILLIAM R. WELLS, PLS
 357 N.E. HWY. 11
 P.O. BOX 1696
 PENDLETON, ORE. 97801
 PHONE: (503) 276-6362

PROJECT:
 PARTITION PLAT FOR
 NORTHSTAR FARMS, INC.

DATE: 7/15/90 DR. BY: WQ

CK BY: WRW NO: 90-77

Umatilla County Surveyors
 Date _____
 Rec'd by _____
 No. 01-45-B

LAND PARTITION FOR NORTH STAR FARMS, INC.
P.O. BOX 14, ADAMS, OREGON
PARTITION LOCATED IN THE EAST 1/2 OF SECTION 20,
TWP. 5 NORTH, RGE. 34 EAST, W.M.,
UMATILLA COUNTY, OREGON.
PAUL M. RICE, CURRENT OWNER

JULY 1990

UMATILLA COUNTY
PARTITION PLAT NO. 1990-10
SHEET 2 OF 2

STATE OF OREGON, }
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON October 30, 1990
at 8:28 o'clock Am., in the record of
PLATS of said County.
YEAR Number Slide
1990 10 [Slide #]
OFFICE OF COUNTY RECORDS
By: Angela McLaughlin Records Officer
Fees \$ 25.00 No. 1990-158466

LEGAL DESCRIPTION

THE DESCRIPTION FOR THE EXTERIOR BOUNDARIES OF THIS TRACT IS RECORDED IN MICROFILM ROLL 22, PAGE 034, DEED RECORDS OF UMATILLA COUNTY.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A 162.02 ACRE PARCEL OF LAND INTO 3 PARCELS AS SHOWN ON SHEET 1. ONLY THE BOUNDARIES OF PARCELS 1 AND 2 WERE MONUMENTED.

CONTROL FOR THIS SURVEY WAS DETERMINED FROM A 1961 SURVEY BY HAYES AND HARRIS FOR THE McINTYRE ESTATE. (COUNTY MAP NO. Q-783-C). DURING THE McINTYRE ESTATE SURVEY, WAYNE O. HARRIS REMONUMENTED OR RE-ESTABLISHED THE SECTION AND ONE-QUARTER CORNERS FOR SECTION 21. THE STONES SET BY HARRIS IN 1961, AT THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 21, HAVE BEEN DESTROYED BY CONSTRUCTION AND FARMING. THE WEST ONE-QUARTER CORNER OF SECTION 21 WAS RECOVERED WITH THE ASSISTANCE OF TIES TO OLD POWER POLES FURNISHED BY WAYNE HARRIS. THE SOUTHWEST CORNER OF SECTION 21 WAS RE-ESTABLISHED BY EXTENDING WESTERLY THE SAME DISTANCE OBSERVED BETWEEN THE SOUTHEAST AND SOUTH ONE-QUARTER CORNER OF SECTION 21. THE NORTHWEST CORNER OF SECTION 21 WAS RE-ESTABLISHED BY EXTENDING WESTERLY A PROPORTIONAL DISTANCE FROM THE NORTHEAST CORNER OF SECTION 21, THROUGH THE NORTH ONE-QUARTER CORNER OF SECTION 21, AND ON TO THE NORTHWEST CORNER OF SECTION 21. THE PROPORTION FACTOR WAS DETERMINED BY AVERAGING THE HARRIS RECORD VERSES OBSERVED DISTANCES BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SECTION 21, AND BETWEEN THE SOUTHEAST AND SOUTH ONE-QUARTER CORNERS OF SECTION 21.

THE DEED DESCRIPTION IN ROLL 22, PAGE 034, DOES NOT SPECIFICALLY CALL FOR THE EAST LINE OF SECTION 20 AS THE EAST BOUNDARY OF THE TRACT. THE DESCRIPTION CALLS FOR BOTH THE SOUTHEAST AND NORTHEAST CORNERS OF SECTION 20, BUT THE TWO CALLS BETWEEN THE CORNERS DO NOT SPECIFICALLY CALL FOR THE SECTION LINE. THIS SITUATION WAS THOROUGHLY RESEARCHED WITH THE ASSISTANCE OF PIONEER TITLE COMPANY, AND IT WAS CONCLUDED FROM CHAIN OF TITLE AND ADJOINER DEEDS THAT THE EAST BOUNDARY OF THE LAND DESCRIBED IN ROLL 22, PAGE 034 WAS INTENDED TO BE THE EAST LINE OF SECTION 20.

OUR SURVEY WAS MADE WITH A 2 PERSON CREW USING A 20 SECOND THEODOLITE AND INFRA-RED DISTANCE MEASURING DEVICE. BEARINGS ARE BASED ON THE LINE BETWEEN THE SOUTHEAST CORNER AND SOUTH ONE-QUARTER CORNER OF SECTION 21, AS REPORTED ON SURVEY NO. Q-783-C.

DESIGNATION OF EASEMENT

I, PAUL M. RICE DO HEREBY CREATE THE NEW EASEMENT SHOWN ON SHEET NO. 1 OF THIS PARTITION PLAT. THE EASEMENT IS IN FAVOR OF PARCEL 1, AND IT'S PURPOSE IS FOR THE USE AND MAINTENANCE OF THE EXISTING WELL, AND CONSTRUCTION AND MAINTENANCE OF WATER LINES TO PARCEL 1.

Paul M. Rice by Greg Rice
PAUL M. RICE

ON THIS 28th DAY OF September, 1990, PERSONALLY APPEARED Greg Rice, CONSEQUENCE
FOR PAUL M. RICE, AND DID STATE THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF PAUL M. RICE.

NOTARY PUBLIC FOR OREGON _____

MY COMMISSION EXPIRES _____

Pat Allen
PAT ALLEN
NOTARY PUBLIC - OREGON
My Commission Expires 4-29-94

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THIS MINOR PARTITION PLAT AT THE REQUEST OF NORTH STAR FARMS INC., AND IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED.

THE LEGAL DESCRIPTION CONTROLLING THE EXTERIOR BOUNDARIES OF THIS PARTITION PLAT IS RECORDED IN MICROFILM ROLL 22, PAGE 034, DEED RECORDS OF UMATILLA COUNTY.

Will. R. Wells
WILLIAM R. WELLS, PLS
OREGON LICENSE NO. 1106
P.O. BOX 1696
PENDLETON, OREGON 97801

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Will. R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

10-1-90

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 30th DAY OF OCTOBER 1990. LAND PARTITION APPROVAL NO. LD-5N-428-90.

Michael W. Hester (Planner) FOR PLANNING DIRECTOR
PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 2 DAY OF October 1990.

David H. Klein
COUNTY SURVEYOR

STATE OF OREGON) SS
COUNTY OF UMATILLA)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 31ST DAY OF OCTOBER 1990 AT 8:28 O'CLOCK A.M., AND WAS RECORDED AS PARTITION PLAT NO. 1990-10, UMATILLA COUNTY RECORDS.

Joyce Herdes
UMATILLA COUNTY CLERK

RECEIVED BY
Umatilla County Surveyor
Date _____
Rec'd by _____

0145-B

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, ORE. 97801
PHONE: (503) 276-6362
DATE: 7/15/90 DR. BY: WQ
CK. BY: WRW NO: 90-77

PROJECT:
PARTITION PLAT FOR
NORTHSTAR FARMS, INC.