

1991-2
1992

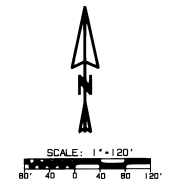
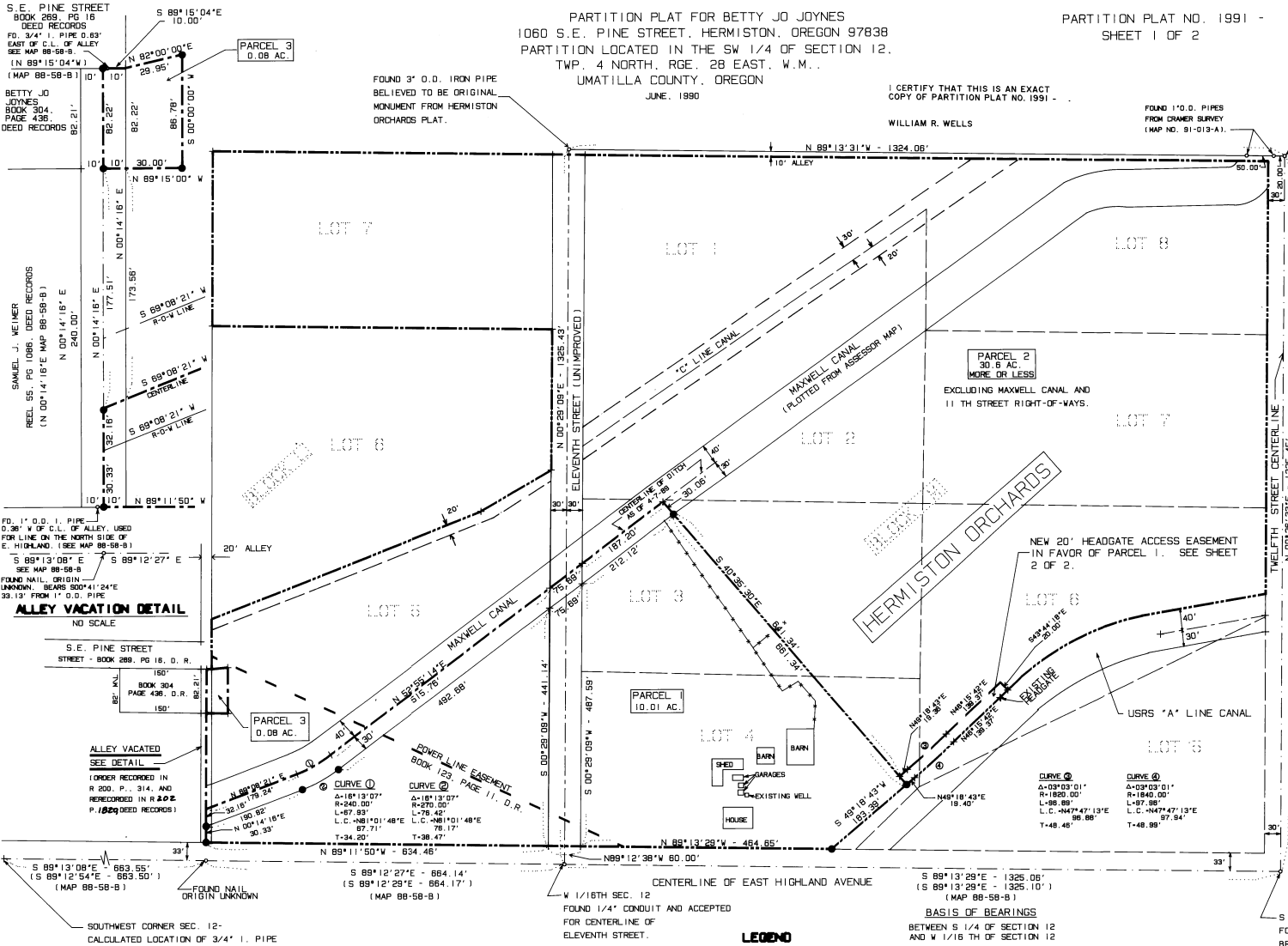
PARTITION PLAT FOR BETTY JO JOYNES
1060 S.E. PINE STREET, HERMISTON, OREGON 97838
PARTITION LOCATED IN THE SW 1/4 OF SECTION 12,
TWP. 4 NORTH, RGE. 28 EAST, W.M.,
UMATILLA COUNTY, OREGON
JUNE, 1990

PARTITION PLAT NO. 1991 -
SHEET 1 OF 2

I CERTIFY THAT THIS IS AN EXACT
COPY OF PARTITION PLAT NO. 1991 -
WILLIAM R. WELLS

FOUND 1" O.D. PIPES
FROM CRAMER SURVEY
(MAP NO. 91-013-A)

C-S 1/16 CORNER SEC. 12
FOUND NAIL BESIDE BENT
3/4" I. PIPE. ORIGIN
UNKNOWN.



STATE OF OREGON,
COUNTY OF UMATILLA. } ss
I, Thomas L. Groat, County Clerk, certify that
this instrument was received and recorded
ON April 5, 1991
at 11:45 o'clock A.M. in the record
of Partition Plats of said County in
Book Page
PP. 1991 2

THOMAS L. GROAT
County Clerk
By s/GEORGIA McNAUGHT Deputy
Fees \$ 15.00 No162674.....

ALLEY VACATION DETAIL
NO SCALE

ALLEY VACATED
SEE DETAIL
FORNER RECORDED IN
R 200, P. 314, AND
RECORDED IN R 202
P. 182 (DEED RECORDS)

REFERENCE MAPS:
1909 PLAT OF HERMISTON ORCHARDS
1974 SURVEY BY WALT CRAMER (MAP 91-013-A)
MAP NO. 88-58-B, BY EDWARDS
MAP NO. 84-43-B, BY EDWARDS

LEGEND

- SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "W.R. WELLS PLS 1108".
- OTHER MONUMENTS FOUND, AS NOTED.

NOTE: THE PARTITIONED PROPERTY IS SUBJECT TO REGULATIONS, INCLUDING EASEMENTS, LEVIES,
AND ASSESSMENTS OF THE HERMISTON IRRIGATION DISTRICT.

SOUTHWEST CORNER SEC. 12 -
CALCULATED LOCATION OF 3/4" I. PIPE
SET BY STRANIX IN 1949. USED TIES
SHOWN ON EDWARDS MAP NO. 88-58-B
TO CALCULATE POSITION IN RELATION
TO EXISTING BRASS CAP MONUMENT, WHICH IS
7.89' SOUTH AND 0.22' EAST OF CALCULATED
LOCATION OF THE 3/4" IRON PIPE.

S 1/4 SEC. 12
FOUND P.K. NAIL OVER
BRASS CAP - REFERENCED
IN SURVEY NO. 88-58-B.

1991-2
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PARTITION PLAT FOR BETTY JO JOYNES
1060 S.E. PINE STREET, HERMISTON, OREGON 97838
PARTITION LOCATED IN THE SW 1/4 OF SECTION 12,
TWP. 4 NORTH, RGE. 28 EAST, W.M.,
UMATILLA COUNTY, OREGON.

JUNE, 1990

PARTITION PLAT NO. 1991
SHEET 2 OF 2

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 4th DAY OF April 1991.

David Coleman
PLANNING DIRECTOR

STATE OF OREGON }
COUNTY OF UMATILLA } ss
I, Thomas L. Groat, County Clerk, certify that
this instrument was received and recorded

ON APRIL 5, 1991

at 1:45 o'clock P.M. in the record
of Partition Plats of said County in
Book Page
PP. 1991 2

UMATILLA COUNTY SURVEYOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 27 DAY OF March 1991.

David H. K. Bee
UMATILLA COUNTY SURVEYOR

THOMAS L. GROAT
County Clerk
By: GEORGIA MCNAUGHT Deputy
Fees \$: No. 161674

STATE OF OREGON)
COUNTY OF UMATILLA)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING
ON THE 5 DAY OF April 1991 AT 10:00 O'CLOCK A.M., AND WAS RECORDED
AS PARTITION PLAT NO. 1991-2 UMATILLA COUNTY RECORDS.

DEDICATION OF EASEMENT

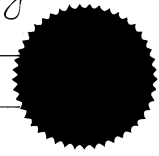
I, BETTY JO JOYNES, OWNER OF THE LANDS SHOWN ON THE ACCOMPANYING PARTITION PLAT,
DO HEREBY DEDICATE, FOR THE EXCLUSIVE USE OF PARCEL 1, THE NEW HEADGATE ACCESS EASEMENT SHOWN
ON THIS PARTITION PLAT. THE PURPOSE OF THE EASEMENT IS FOR RIGHT-OF-WAY, MAINTENANCE
AND CONSTRUCTION OR RE-CONSTRUCTION OF HEADGATE, DITCHES, PIPES AND OTHER APPURTENANT
FACILITIES NECESSARY FOR DIVERSION OF WATER FOR IRRIGATION OF PARCEL 1.

Betty Jo Joynes
BETTY JO JOYNES, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February 1991.

NOTARY PUBLIC FOR OREGON Deborah J. Seft

MY COMMISSION EXPIRES 12-18-92



I CERTIFY THAT THIS IS AN EXACT
COPY OF PARTITION PLAT NO. 1991 -
WILLIAM R. WELLS

LEGAL DESCRIPTION

THE DESCRIPTION CONTROLLING THE EXTERIOR BOUNDARIES OF THE PARTITIONED TRACT IS
RECORDED IN MICROFILM ROLL 28, PAGE 150, DEED RECORDS OF UMATILLA COUNTY.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 FROM A LARGER, 40 ACRE PARCEL. PRIOR
TO RECORDING OF THE PARTITION PLAT, A PORTION OF THE 20 FOOT ALLEY BETWEEN LOTS 4 & 5, BLOCK
L, OF THE PLAT OF HERMISTON ORCHARDS WAS VACATED, AND THE STATUTORY-PORTION OF THE VACATED
ALLEY DISTRIBUTED TO PARCELS 1 AND 2. ADDITIONALLY, A BOUNDARY LINE ADJUSTMENT WAS APPROVED
BY THE COUNTY, ALLOWING EXPANSION OF THAT TRACT OF LAND DESCRIBED IN BOOK 304, PAGE 436,
DEED RECORDS OF UMATILLA COUNTY. THE TRACT DESCRIBED IN BOOK 304, PAGE 436, IS ALSO OWNED
BY BETTY JO JOYNES. THE PARCEL OF LAND TO BE CONSOLIDATED INTO THE TRACT DESCRIBED IN BOOK
304, PAGE 436, IS DESIGNATED PARCEL 3 ON SHEET 1 OF 2 OF THIS PARTITION PLAT.

BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN THE WEST 1/16TH CORNER ON THE SOUTH
LINE OF SECTION 12, AND THE SOUTH 1/4 CORNER OF SECTION 12.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A MAC - II - H INFRA-RED DISTANCE METER
AND WILD T - 18 THEODOLITE.

BOUNDARIES OF SURVEYED PARCELS:

PARCEL 1

THE SOUTH BOUNDARY IS LOCATED ON THE NORTH RIGHT-OF WAY OF EAST HIGHLAND AVENUE. THAT PORTION
OF THE BOUNDARY ABUTTING THE NORTHERLY RIGHT-OF-WAY LINE OF THE USRS 'A' LINE CANAL IS BASED
ON THE LOCATION OF THE CONCRETE CANAL AS OF DECEMBER 31, 1990. THE NORTHERLY AND EASTERLY
BOUNDARIES OF PARCEL 1 ARE LOCATED AS SHOWN, TOTALLY WITHIN THE EXTERIOR BOUNDARIES OF THE
BETTY JO JOYNES OWNERSHIP. THE WESTERLY BOUNDARY IS LOCATED AT THE CENTERLINE OF THE
VACATED ALLEY.

PARCEL 3

THE WESTERLY BOUNDARY IS LOCATED AT THE CENTERLINE OF THE VACATED ALLEY. THE WESTERLY 10 FEET
OF THE NORTHERLY BOUNDARY IS LOCATED ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF S.E. PINE
STREET AS DESCRIBED IN BOOK 289, PAGE 18, DEED RECORDS. THE REMAINDER OF THE NORTH BOUNDARY,
THE EAST BOUNDARY, AND THE SOUTH BOUNDARY ARE LOCATED AS SHOWN, WITHIN THE OVERALL BOUNDARIES
OF THE BETTY JO JOYNES OWNERSHIP OR WITHIN THE VACATED PORTION OF THE ALLEY.

SURVEYOR'S AFFIDAVIT

I, WILLIAM R. WELLS, DO DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED
PARCELS 1 AND 3 OF THIS MINOR PARTITION PLAT AT THE REQUEST OF BETTY JO JOYNES, 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 28, PAGE 150, DEED RECORDS OF UMATILLA COUNTY.

William R. Wells
WILLIAM R. WELLS, PLS
OREGON LICENSE NO. 1108
P.O. BOX 1898
PENDLETON, OREGON 97801
PHONE: (503) 278-6362

William R. Wells