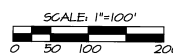
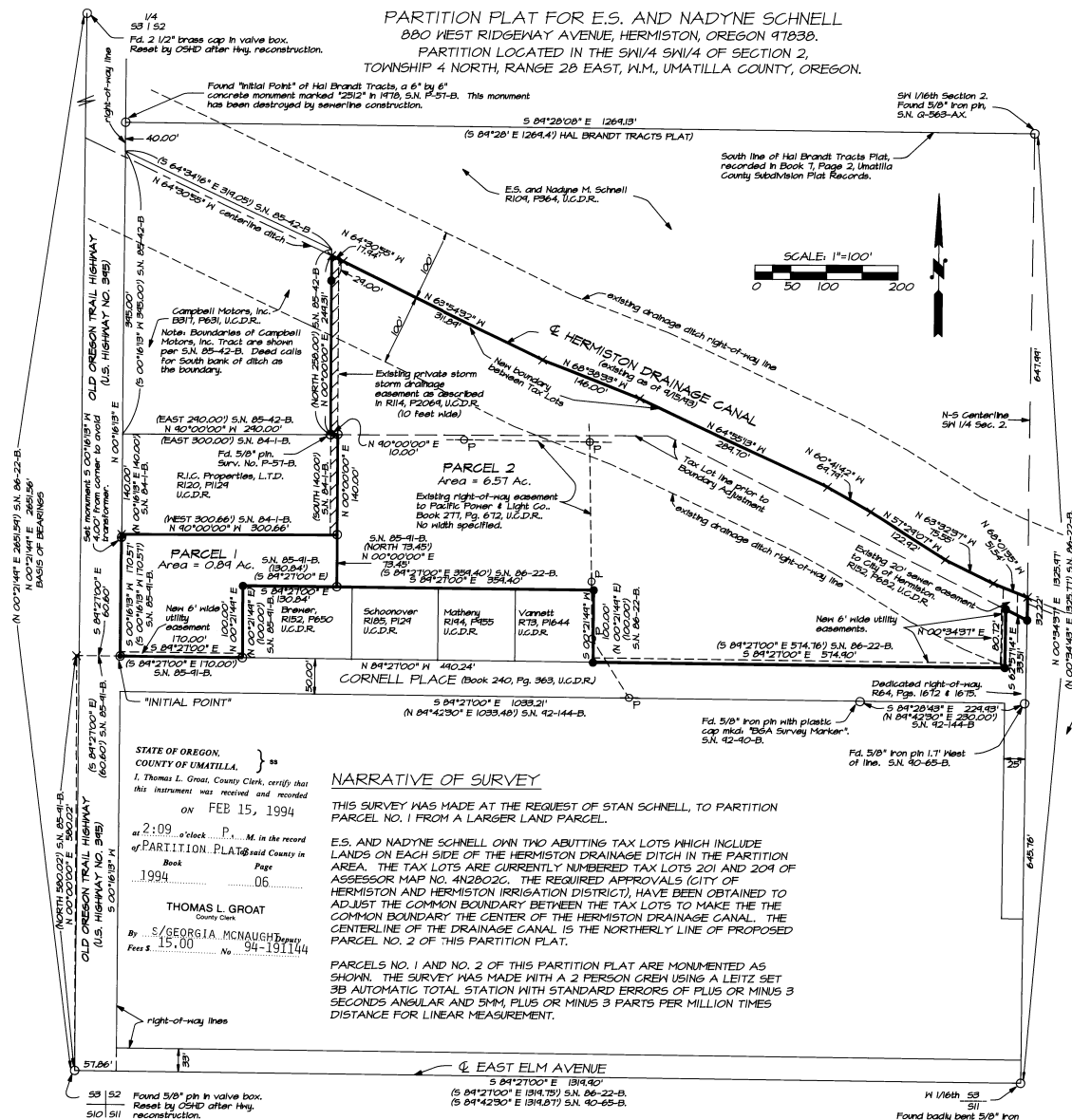


PARTITION PLAT FOR E.S. AND NADYNE SCHNELL
 880 WEST RIDGEWAY AVENUE, HERMISTON, OREGON 97036.
 PARTITION LOCATED IN THE SW1/4 SW1/4 OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 1994-06
 SHEET 1 OF 2



LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "W.R. WELLS, PLS1106".
- ⊙ - SET CONCRETE NAIL IN CONCRETE WITH 3/4" BRASS WASHER STAMPED "PLS 1106".
- - MONUMENT FOUND. MONUMENTS ARE 5/8" IRON PINS WITH 1 1/2" YELLOW PLASTIC CAPS, FROM SURVY NO. 5 04-01-B OR 05-91-B, OR 06-22-B UNLESS OTHERWISE NOTED.
- (XOX) - RECORD DIMENSIONS, RECORD INDICATED.
- P - POWER POLE.
- HP - OVERHEAD POWER LINE.
- S.N. - INDICATES RECORD SURVEY NUMBER.
- U.G.D.R. - UMATILLA COUNTY DEED RECORDS.

NEW EASEMENTS:
 PARCELS 1 AND 2 HAVE NEW 6 FOOT WIDE UTILITY EASEMENTS ALONG CORNELL PLACE AND ALONG THE DEDICATED RIGHT-OF-WAY LINE ON THE EAST SIDE OF PARCEL 2, AS SHOWN. THESE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES, TO THE CITY OF HERMISTON. SEE DEDICATION CERTIFICATE ON SHEET 2 OF THIS PARTITION PLAT.

WATER RIGHTS STATEMENT:

PROPOSED PARCELS NO. 1 AND NO. 2 ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT. THE DISTRICT MANAGES A WATER RIGHT DECREE HELD BY THE UNITED STATES OF AMERICA.

NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF STAN SCHNELL, TO PARTITION PARCEL NO. 1 FROM A LARGER LAND PARCEL.

E.S. AND NADYNE SCHNELL OWN TWO ABUTTING TAX LOTS WHICH INCLUDE LANDS ON EACH SIDE OF THE HERMISTON DRAINAGE DITCH IN THE PARTITION AREA. THE TAX LOTS ARE CURRENTLY NUMBERED TAX LOTS 201 AND 204 OF ASSESSOR MAP NO. 4N2802C. THE REQUIRED APPROVALS (CITY OF HERMISTON AND HERMISTON IRRIGATION DISTRICT), HAVE BEEN OBTAINED TO ADJUST THE COMMON BOUNDARY BETWEEN THE TAX LOTS TO MAKE THE COMMON BOUNDARY THE CENTER OF THE HERMISTON DRAINAGE CANAL. THE CENTERLINE OF THE DRAINAGE CANAL IS THE NORTHERLY LINE OF PROPOSED PARCEL NO. 2 OF THIS PARTITION PLAT.

PARCELS NO. 1 AND NO. 2 OF THIS PARTITION PLAT ARE MONUMENTED AS SHOWN. THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A LEITZ SET 3B AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF PLUS OR MINUS 3 SECONDS ANGULAR AND 5MM, PLUS OR MINUS 3 PARTS PER MILLION TIMES DISTANCE FOR LINEAR MEASUREMENT.

STATE OF OREGON,
 COUNTY OF UMATILLA. } ss
 I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded on FEB 15, 1994 at 2:09 o'clock P.M. in the record of PARTITION PLATS said County in Book _____ Page _____ 1994 06
 THOMAS L. GROAT
 County Clerk
 By: s/GEORGIA MCNAUGHT Deputy
 Fees \$ 15.00 No. 94-191144

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1994-06
 Will R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Will R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 12/31/94

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PHENIXTON, OR 97801 PHONE: (503) 276-6362	
DATE: 7/15/93	DR. BY: WRW
CK. BY: WRW	NO: 91-105

PROJECT:
 PARTITION PLAT FOR:
 E.S. AND NADYNE SCHNELL

59 | 52 Found 5/8" pin in valve box.
 510 | 511 Reset by OSRD after Hwy. reconstruction.

N 1/6th Section 2
 Found 5/8" iron pin,
 S.N. G-569-AX

W. SCHNELL

PARTITION PLAT FOR E.S. AND NADYNE SCHNELL
 880 WEST RIDGEMAY AVENUE, HERMISTON, OREGON 97838.
 PARTITION LOCATED IN THE SW1/4 SW1/4 OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, N.M., UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 1994-06
 SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND THE HERMISTON CITY ORDINANCE. THE BOUNDARY OF PARCELS 1 AND 2 HAVE BEEN MONUMENTED AS SHOWN ON SHEET NO. 1. BASIS OF BEARINGS AND REFERENCE MAPS ARE AS NOTED ON SHEET NO. 1.

DESCRIPTION OF PARTITIONED LANDS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, N.M.; THENCE NORTH 00°00'00" EAST A DISTANCE OF 580.02 FEET; THENCE SOUTH 04°22'00" EAST A DISTANCE OF 60.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UMATILLA DAM-HERMISTON SECTION OF THE OLD OREGON TRAIL HIGHWAY; SAID POINT BEING THE INITIAL POINT OF THIS DESCRIPTION; THENCE SOUTH 04°22'00" EAST ALONG THE NORTH LINE OF THAT PUBLIC ROAD DESCRIBED IN BOOK 240, PAGE 363, DEED RECORDS, A DISTANCE OF 170.00 FEET TO THE SOUTHWEST CORNER OF TRACT 1 AS DESCRIBED IN DEED TO GENE D. EASTWOOD, ET UX, RECORDED IN BOOK 262, PAGE 30, DEED RECORDS; THENCE NORTH 00°21'44" EAST ALONG THE WEST LINE OF SAID EASTWOOD TRACT A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 04°22'00" EAST ALONG THE NORTH LINE OF SAID EASTWOOD TRACT, AND SAID NORTH LINE EXTENDED EASTERLY A DISTANCE OF 440.24 FEET TO THE NORTHEAST CORNER OF TRACT 11 AS DESCRIBED IN DEED TO JAMES FARRIEL, HONORIFIED, ET UX, RECORDED IN BOOK 212, PAGE 604, DEED RECORDS; THENCE SOUTH 00°21'44" WEST ALONG THE EAST LINE OF SAID MONCRIEF TRACT A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT ALSO BEING ON THE NORTH LINE OF SAID PUBLIC ROAD DESCRIBED IN BOOK 240, PAGE 363, DEED RECORDS; THENCE SOUTH 04°22'00" EAST ALONG THE NORTH LINE OF SAID PUBLIC ROAD A DISTANCE OF 374.90 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO CITY OF HERMISTON, BY DEED RECORDED IN REEL 64, PAGE 1675, DEED RECORDS; THENCE NORTH 00°34'31" EAST ALONG THE EAST LINE OF SAID CITY OF HERMISTON TRACT A DISTANCE OF 80.72 FEET; THENCE SOUTH 60°57'41" EAST ALONG THE NORTH LINE OF SAID CITY OF HERMISTON TRACT A DISTANCE OF 33.0 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE NORTH 00°34'31" EAST ALONG SAID NORTH-SOUTH CENTER LINE A DISTANCE OF 30.22 FEET TO A POINT ON THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL RIGHT-OF-WAY; THENCE NORTH 60°10'38" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 51.94 FEET; THENCE NORTH 68°32'31" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 75.35 FEET; THENCE NORTH 57°24'07" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 122.92 FEET; THENCE NORTH 60°41'42" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 64.74 FEET; THENCE NORTH 64°59'18" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 289.10 FEET; THENCE NORTH 60°30'39" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 146.00 FEET; THENCE NORTH 62°54'49" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 310.84 FEET; THENCE NORTH 64°30'55" WEST ALONG THE CENTERLINE OF THE HERMISTON DRAINAGE CANAL A DISTANCE OF 174.44 FEET TO A POINT LOCATED NORTH 00°00'00" EAST A DISTANCE OF 246.50 FEET FROM THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO HAROLD T. KELLER, ET UX, BY DEED RECORDED IN BOOK 264, PAGE 532, DEED RECORDS; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID KELLER TRACT A DISTANCE OF 246.50 FEET TO THE SOUTHWEST CORNER THEREOF; A POINT ON THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO R.L.C. PROPERTIES, LTD., BY DEED RECORDED IN REEL 120, PAGE 104, DEED RECORDS; THENCE NORTH 00°00'00" EAST ALONG THE NORTH LINE OF SAID R.L.C. PROPERTIES, LTD., TRACT A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID R.L.C. PROPERTIES, LTD., TRACT A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°00'00" WEST ALONG THE SOUTH LINE OF SAID R.L.C. PROPERTIES, LTD., TRACT A DISTANCE OF 300.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UMATILLA DAM-HERMISTON SECTION OF THE OLD OREGON TRAIL HIGHWAY; THENCE SOUTH 00°16'18" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF THE UMATILLA DAM-HERMISTON SECTION OF THE OLD OREGON TRAIL HIGHWAY A DISTANCE OF 170.57 FEET TO THE INITIAL POINT.

EXCEPTING ANY AND ALL WATER RIGHTS-OF-WAY AND ROADS.
 SUBJECT TO REGULATIONS, INCLUDING EASEMENTS, LEVIES AND ASSESSMENTS OF THE HERMISTON IRRIGATION DISTRICT.

Will R. Wells
 WILLIAM R. WELLS, PLS
 OREGON LICENSE NO. 1106
 P.O. BOX 1696
 PENDLETON, OREGON 97801
 PHONE: (503) 276-6362

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 EXPIRES 12/31/94

OWNER'S DECLARATION AND EASEMENT DEDICATION

WE, E.S. SCHNELL AND NADYNE M. SCHNELL, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND THE HERMISTON CITY ORDINANCE. WE HEREBY DEDICATE TO THE CITY OF HERMISTON, ITS SUCCESSORS AND ASSIGNS, THE 6 FOOT WIDE UMATILLA DAM-HERMISTON SECTION OF THE OLD OREGON TRAIL HIGHWAY, PART OF THIS MINOR PARTITION PLAT.

E.S. Schnell
 E.S. SCHNELL, OWNER
 NADYNE M. SCHNELL, OWNER

SUBSCRIBED AND SHORN BEFORE ME THIS 6th DAY OF January, 1994.

NOTARY PUBLIC FOR OREGON Dwain E. Kalar

MY COMMISSION EXPIRES Nov. 14, 1994

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

ON FEB 15 1994
 at 2:09 o'clock P.M. in the record of PARTITION PLATS filed County in Book Page
 1994 06

THOMAS L. GROAT
 County Clerk
 S/GEORGIA MCNAUGHT
 Deputy
 Fees \$ 15.00 No 94-191144

APPROVALS

HERMISTON IRRIGATION DISTRICT

THIS MINOR PARTITION PLAT IS HEREBY APPROVED BY THE HERMISTON IRRIGATION DISTRICT, BY AUTHORITY OF ITS BOARD OF DIRECTORS.

Joseph J. Stutz Ch. Board of Directors 14 Jan 94
 BY TITLE DATE
W.L. Clark Sec. Board of Directors 1-14-94
 BY TITLE DATE

HERMISTON CITY PLANNING DEPARTMENT

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 25th DAY OF JANUARY, 1994.

Bernard L. Cooper Chairman, Planning Commission
 BY TITLE
Kristine G. McCallough SECRETARY
 BY TITLE

HERMISTON CITY SURVEYOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 25th DAY OF JANUARY, 1994.

Patrick D. Napton
 CITY SURVEYOR

COUNTY TAX COLLECTOR

TAXES ARE CURRENT, THIS 15th DAY OF February, 1994.

Arnold Schultz
 COUNTY TAX COLLECTOR

I CERTIFY THIS IS A EXACT COPY OF PARTITION PLAT NO. 1994-06

Will R. Wells
 WILLIAM R. WELLS, PLS



WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362		PROJECT: PARTITION PLAT FOR E.S. AND NADYNE SCHNELL
DATE: 1/15/94	DR. BY: NRW	
CK. BY: NRW	NO. 91-105	

USCF2