

**PARTITION PLAT FOR MARGARET CALDWELL**  
 45652 ADAMS ROAD, PENDLETON, OR 97801  
 LOCATED IN SECTION 28, 29, AND 33, TOWNSHIP 4 NORTH, RANGE 31 EAST, UMATILLA COUNTY, W.M.  
 FEBRUARY, 1998

PARTITION PLAT NO. 1998-13

**LEGEND**

- - SET 5/8" IRON ROD WITH A 1/2" YELLOW PLASTIC CAP STAMPED "FOR PLS 1106, IVA PLS 11512"
  - - MONUMENT FOUND AS NOTED.
  - ⊙ - FOUND 5/8" IRON ROD FROM LINCOLN MOUNTAIN HIGHLANDS PLAT, BOOK 12 PAGE 5, UMATILLA COUNTY RECORDS.
  - ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - - POWER POLE.
  - - UTILITY SIGN.
  - - POWER TRANSFORMER.
- Lot 29 - INDICATES LOT NUMBER IN PLAT OF LINCOLN MOUNTAIN HIGHLANDS NO. 2.
- (XOX)R1 - RECORD BEARING AND DISTANCE FROM LINCOLN MOUNTAIN HIGHLANDS NO. 2, BOOK 12 PAGE 5, UMATILLA COUNTY RECORDS.
- (XOX)R2 - RECORD BEARING AND DISTANCE FROM SURVEY NO. P-113-B, UMATILLA COUNTY SURVEY RECORDS.

**APPROVALS**

EXAMINED AND APPROVED THIS  
 23 DAY OF April, 1998

LAND PARTITION APPROVAL NO. 10-41-66297  
 [Signature] UMATILLA COUNTY PLANNING DIRECTOR

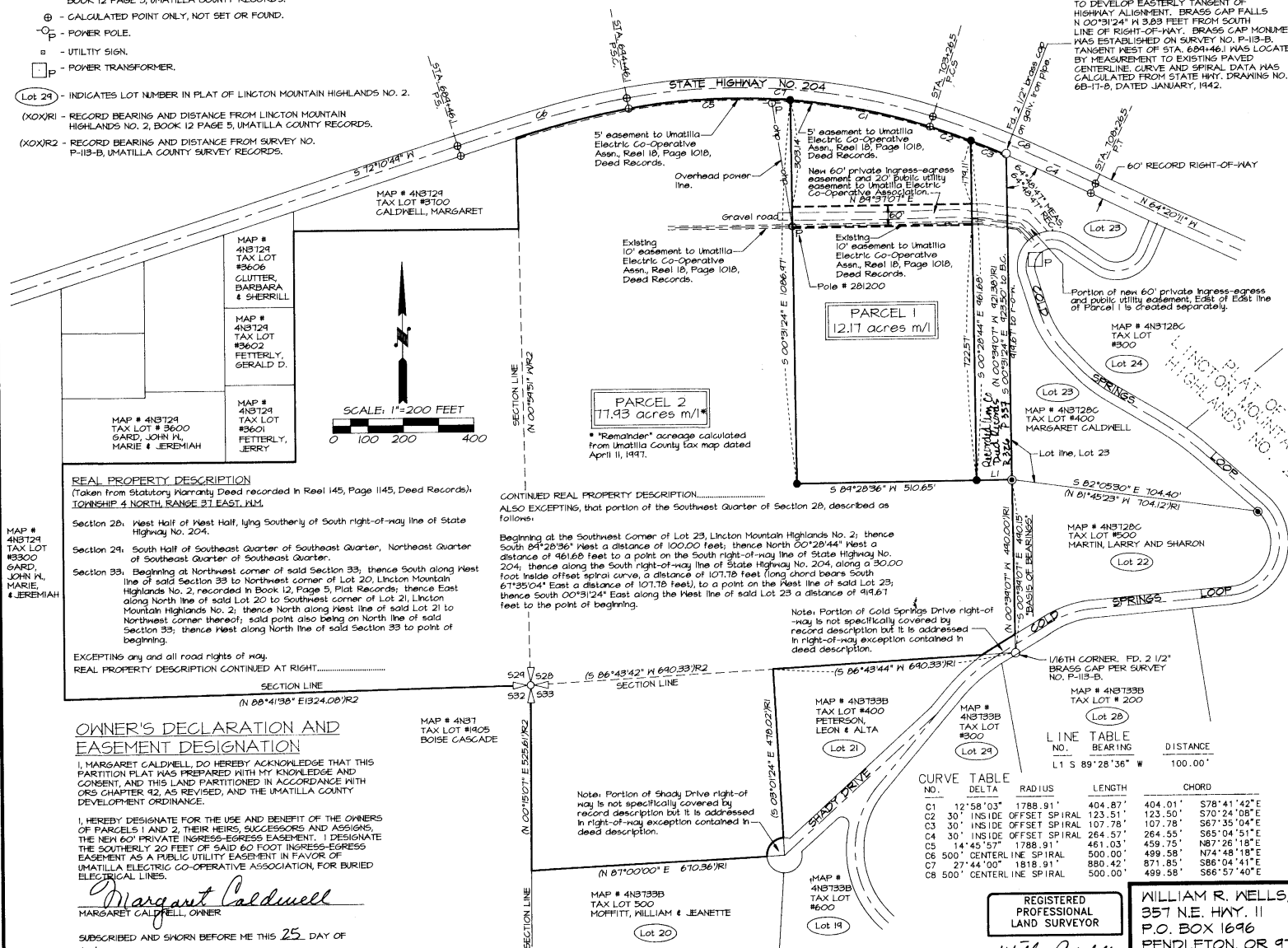
EXAMINED AND APPROVED THIS  
 2 DAY OF March, 1998  
 [Signature] UMATILLA COUNTY SURVEYOR

TAXES ARE CURRENT, THIS  
 3 DAY OF March, 1998  
 [Signature] 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 April 23, 1998  
 at 10:20 o'clock Am., in the record of  
 PLATS of said County  
 YEAR NUMBER Slide  
 1998 13

**OFFICE OF COUNTY RECORDS**  
 By: GEORGIA MCNAUGHT Records Officer  
 Fees \$ 25.00 No. 1998-3280107



**REAL PROPERTY DESCRIPTION**

(Taken from Statutory Nominally Deed recorded in Reel 145, Page 1145, Deed Records);  
 TOWNSHIP 4 NORTH, RANGE 31 EAST, W.M.

Section 28: West Half of West Half, lying Southerly of South right-of-way line of State Highway No. 204.

Section 29: South Half of Southeast Quarter of Southeast Quarter, Northeast Quarter of Southeast Quarter of Southeast Quarter.

Section 33: Beginning at Northwest corner of said Section 33; thence South along West line of said Section 33 to Northwest corner of Lot 20, Lincoln Mountain Highlands No. 2, recorded in Book 12, Page 5, Plat Records; thence East along North line of said Lot 20 to Southwest corner of Lot 21, Lincoln Mountain Highlands No. 2; thence North along West line of said Lot 21 to Northwest corner thereof; said point also being on North line of said Section 33; thence West along North line of said Section 33 to point of beginning.

CONTINUED REAL PROPERTY DESCRIPTION  
 ALSO EXCEPTING, that portion of the Southwest Quarter of Section 28, described as follows:

Beginning at the Southwest Corner of Lot 23, Lincoln Mountain Highlands No. 2; thence South 84°28'36" West a distance of 100.00 feet; thence North 02°28'44" West a distance of 491.68 feet to a point on the South right-of-way line of State Highway No. 204; thence along the South right-of-way line of State Highway No. 204, along a 30.00 foot inside offset spiral curve, a distance of 107.78 feet (long chord bears South 67°35'04" East a distance of 107.78 feet), to a point on the West line of said Lot 23; thence South 00°51'24" East along the West line of said Lot 23 a distance of 919.61 feet to the point of beginning.

Note: Portion of Gold Springs Drive right-of-way is not specifically covered by record description but it is addressed in right-of-way exception contained in deed description.

**OWNER'S DECLARATION AND EASEMENT DESIGNATION**

I, MARGARET CALDWELL, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

I, HEREBY DESIGNATE FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS 1 AND 2, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE NEW 60' PRIVATE INGRESS-EGRESS EASEMENT. I DESIGNATE THE SOUTHERLY 20 FEET OF SAID 60 FOOT INGRESS-EGRESS EASEMENT AS A PUBLIC UTILITY EASEMENT IN FAVOR OF UMATILLA ELECTRIC CO-OPERATIVE ASSOCIATION, FOR BURIED ELECTRICAL LINES.

*Margaret Caldwell*  
 MARGARET CALDWELL, OWNER

SUBSCRIBED AND SHOWN BEFORE ME THIS 25. DAY OF February, 1998.

*Dawn M Tubbs*  
 NOTARY PUBLIC OF THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2000



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1998-

*William R. Wells*  
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*William R. Wells*  
 OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1108  
 RENEWS 6/30/98

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
C1	12°58'03"	1788.91'	404.87'	404.01' S78°41'42"E
C2	30°	INSIDE OFFSET SPIRAL	123.51'	123.50' S70°24'08"E
C3	30°	INSIDE OFFSET SPIRAL	107.78'	107.78' S67°35'04"E
C4	30°	INSIDE OFFSET SPIRAL	264.57'	264.55' S65°04'51"E
C5	14°45'57"	1788.91'	461.03'	459.75' N87°26'18"E
C6	500'	CENTERLINE SPIRAL	500.00'	499.58' N74°48'18"E
C7	27°44'00"	1818.91'	880.42'	871.85' S88°04'41"E
C8	500'	CENTERLINE SPIRAL	500.00'	499.58' S66°57'40"E

**SURVEYOR'S CERTIFICATE AND NARRATIVE**

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THE BOUNDARY OF PARCEL 1 WAS MONUMENTED AS SHOWN. THE BOUNDARY OF PARCEL 2 WAS NOT MONUMENTED. THE SURVEY WAS MADE THE REQUEST OF MARGARET CALDWELL.

THIS SURVEY WAS MADE WITH A 2 PERSON GREY USING A LEITZ SET 48 FIVE SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

*William R. Wells*  
 WILLIAM R. WELLS, PLS

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

PROJECT:  
 PARTITION PLAT FOR:  
 MARGARET CALDWELL

DATE: 4/17/97 DR. BY: DMT  
 CK. BY: HPRN NO: 41-474

LOCATED IN SECTIONS 28, 29, AND 33,  
 TOWNSHIP 4 NORTH, RANGE 31 EAST,  
 UMATILLA COUNTY, W.M., OREGON.