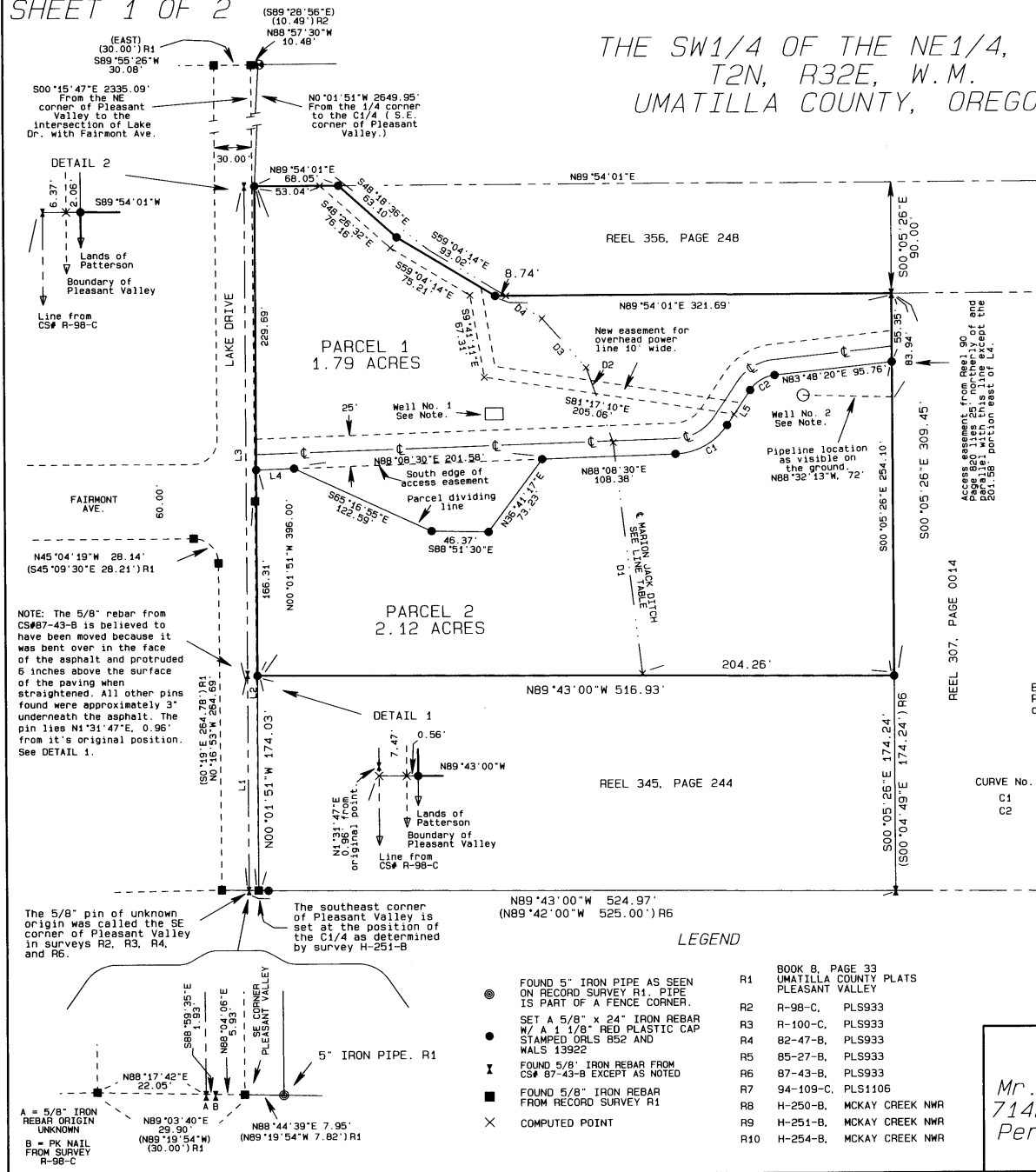
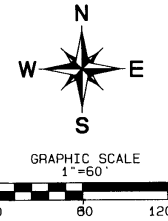


THE SW1/4 OF THE NE1/4, S34
T2N, R32E, W.M.
UMATILLA COUNTY, OREGON

PARTITION PLAT

No. 1999 - 45



WELL NOTES

WELL No. 1. There is an undivided 1/2 interest in the well, water therefrom, pump and incidentals thereto with an easement of unidentified width or location reserved to the property to the south in the deed recorded in Reel 144, Page 1673.

WELL No. 2. There is an easement of unidentified width for a water pipeline as presently located and 1/2 interest in the well reserved to the property to the east in the deed recorded in Reel 90, Page 820.

WATER RIGHTS

These lands are in the MARION JACK IRRIGATION DISTRICT and are subject to the easements, levies, and assessments thereof.

BASIS OF BEARINGS

Bearings are based on Oregon State Plane grid bearings rotated 1°12'32" clockwise to true.

LINE AND CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	49.95'	54°30'59"	52.50'	48.09'	N60°52'52"E
C2	24.08'	50°10'29"	27.50'	23.32'	N58°42'47"E

LINE No.	BEARING	DISTANCE
L1	N00°05'16"W	174.24'
(L1)	(N00°04'54"W)	(174.24') R6
L2	N00°12'59"W	315.07'
(L2)	(S00°19'E)	(315.02) R1
L3	N00°05'16"W	395.94'
(L3)	(N00°04'54"W)	(396.07) R6
L4	N88°08'30"E	30.84'
L7	N33°37'15"E	34.03'

DITCH BEGINNING AT SOUTH END

D1	N06°55'34"W	188.15'
D2	N19°30'27"W	64.61'
D3	N41°41'48"W	53.60'
D4	N57°39'55"W	34.64'

LEGEND

- FOUND 5" IRON PIPE AS SEEN ON RECORD SURVEY R1. PIPE IS PART OF A FENCE CORNER.
- SET A 5/8" x 24" IRON REBAR W/ A 1/8" RED PLASTIC CAP STAMPED ORLS 852 AND WALS 13922
- FOUND 5/8" IRON REBAR FROM CSA 87-43-B EXCEPT AS NOTED
- FOUND 5/8" IRON REBAR FROM RECORD SURVEY R1
- COMPUTED POINT
- R1 BOOK 8, PAGE 33 UMATILLA COUNTY PLATS PLEASANT VALLEY
- R2 R-98-C, PLS933
- R3 R-100-C, PLS933
- R4 82-47-B, PLS933
- R5 85-27-B, PLS933
- R6 87-43-B, PLS933
- R7 94-109-C, PLS1106
- R8 H-250-B, MCKAY CREEK NWR
- R9 H-251-B, MCKAY CREEK NWR
- R10 H-254-B, MCKAY CREEK NWR

SURVEY FOR

Mr. David L. Witcher
71427 S.W. Lake Drive
Pendleton, Or. 97801

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Haddock

OREGON JULY 12, 1968 DAVID L. HADDOCK 852

RENEWALS 6-30-01

David L. Haddock
This is a true and exact copy.

OFFICE OF COUNTY RECORDS

STATE OF OREGON }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded

ON September 22, 1999 at 9:50 o'clock A.M. in the record of PLATS of said County

YEAR 1999 NUMBER 45 Slide

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 25.00 No. 1999-3580395

MONUMENTS SET: AUGUST 1999 PROJECT No. 99-12

David L. Haddock, Surveyor and Engineer
P.O. Box 1574
Pendleton, Oregon 97801
(541) 276-2174

HADDOCK SURVEYING



GPS AND TOTAL STATION

LEGAL DESCRIPTION

A parcel of land in the southwest quarter of the northeast quarter of section 34, Township 2 North, Range 32 East, Willamette Meridian, Umatilla County, Oregon, more particularly described as follows: Commencing at the 5/8" iron rebar monumenting the southeast corner of the PLEASANT VALLEY ADDITION to Umatilla County, filed in plat book 8, page 33 of the Umatilla County, Oregon, plat records, thence along the west line of the Northeast Quarter of said section 34, said line being the line between the Southeast corner of said ADDITION and the brass capped monument marking the north quarter corner of said section 34, NO 01 51' W a distance of 174.03 feet to the TRUE POINT OF BEGINNING for this description; Thence continuing along said west line NO 01 51' W a distance of 395.99 feet; Thence to a point on the MARION JACK irrigation ditch which point is also the northwest corner of that tract conveyed to Thomas E. Burton, et ux, by correction deed recorded in Reel xxx, Page xxxxx of the deed records of Umatilla County, Oregon, and identified as tract II N89 54 01"E a distance of 68.05 feet; Thence along said MARION JACK irrigation ditch and the westerly line of said Burton tract S48 18 36"E a distance of 63.10 feet; Thence to the southwest corner of said Burton tract S59 04 14"E a distance of 93.02 feet; Thence along the south line of said Burton tract to a 5/8 inch iron rebar marking the east line of TRACT "A" as shown on survey 82-47-B of the Umatilla County survey records N89 54 01"E a distance of 321.69 feet; Thence along said east line S0 05 26"E a distance of 309.45 feet; Thence to the TRUE POINT OF BEGINNING N89 43 00"W a distance of 516.93 feet.

Excepting any and all water rights of way and roads:

Subject to easements for access and water pipeline and reservations of water contained in deed recorded March 13, 1962 in Reel 90, Page 820, Office of County Records, Umatilla County, Oregon.

Subject to rights outstanding under contract from United States of America to Marion Jack Irrigation, dated January 30, 1924, recorded April 11, 1934, Book 125, Page 561, Office of County Records, Umatilla County, Oregon.

Subject to an undivided 1/2 interest in an existing well, water therefrom, pump and incidentals thereto from the deed dated October 6, 1986 and recorded in Reel 144 Page 1672, Office of County Records, Umatilla County, Oregon.

Subject to an irrevocable consent agreement, including the terms and provisions thereof, between Umatilla County, Oregon and John and Deltha Lowe, recorded January 20, 1987 in Reel 148, Page 902, Office of County Records, Umatilla County, Oregon.

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. David Witcher. The purpose of the survey was to partition the tract shown into two parcels.

The exterior monumentation of this tract was established by the series of surveys shown as R2, R3, R4, and R6 in the legend on sheet one of this plat and the legal descriptions for the lands in this area appear to have been prepared from those surveys.

The center 1/4 of this section was established in survey H-251-B at the intersection of the existing road and an E-W fence. This location was monumented by Stan Wallulis as seen in the plat of Pleasant Valley. The actual C1/4 based on information from G5# 94-109-C would fall southwest of this point. The point monumented by Stan Wallulis has been used to control the lines of possession since prior to 1938 and was therefore held to be the C1/4 of local acceptance.

The 5/8" pin used in surveys R2, R3, R4, and R6 is not the actual corner of the Pleasant Valley Addition. This pin and the point called the C1/4 in survey R6 overlap the boundaries of Pleasant Valley as shown in the detail on this plat. Measurements between monuments verify that the 5/8" pin of unknown origin is the monument used to establish the boundaries as shown in the record surveys. Some of the legal descriptions in this area call for the C1/4 as established in survey R6 but measurements between found monuments indicate that the 5/8 pin was used in all cases.

Due to the overlap with the monumented line of Pleasant Valley, I held the pins set along the west boundary as "pointers" only. I accepted the north quarter corner and the SE corner of Pleasant Pleasant Valley as defining the west boundary of this tract. I held the monuments set as the east line of Tract "A" from survey 82-47-B for the east line. I established the monuments for the south line using the record distances only as the bearings shown

shown on survey 87-43-B around the 2.10 acres of "Lowe" disagree with the distances shown on that map. The north line of the tract calls for the "Burton Tract" as recorded in Microfilm reel 53, page 1565 as an adjoiner. The legal description in reel 53, page 1565 has a 10' error in the north-south direction carried throughout the description. A correction deed has since been filed and is recorded in Reel 356, Page 248. The new legal description agrees with the record monuments in this area and those shown on this plat were used to control the location of the North line of this tract. The access easement across this tract was created by the deed filed in reel 90, page 820 which called for it to lie along the existing road. The location was to be allowed to move once and then become permanent. The location for this easement as described in reel 129, page 917 is the location as shown on survey 87-43-B. This new location lies over the top of an 8' concrete retaining wall that is part of the existing barn so I held the location of the existing road to be the proper location for the easement.

The public roads in the area were vacated in 1923 when McKay dam was to be built. There is no record of a legal public road in this vicinity after that date although one is called for in the plat of Pleasant Valley. The road department of Umatilla County has notes from a public meeting in 1934 where the County Commissioners voted to accept Lake Drive as a County Road. An additional strip of land to the west of Lake Drive was to be part of this road also but the legal process to accomplish this has not been started as of this date so the only "public" portion of the road is the 30' platted by the plat of Pleasant Valley.

This survey was performed by a two man crew using a LIECA SYSTEM 300 RTK GPS.

OWNERS DECLARATION

We, David L. Witcher and Beverly M. Witcher, owners, to hereby declare that we have caused this plat to be prepared and this land to be partitioned in accordance with ORS Chapter 92 as revised. We do also dedicate the new 10 foot easement for the existing overhead power line as shown on the face of this plat. We also acknowledge the existing easements and rights of way as shown on the face of this plat.

David L. Witcher Beverly M. Witcher

On this 18th Day of August 1999, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Elaine M. Lyle Notary Public for Oregon Seal

My commission expires: 10-31-2001

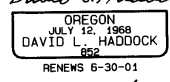
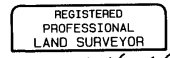
I, Charis Kyle authorized representative of Northwest Mortgage Inc., do hereby consent to this partition this 19th day of August 1999.

Charis Kyle AUTHORIZED REPRESENTATIVE

On this 19th Day of August 1999, the above named individual appeared personally before me and are known to me to be the identical individuals who executed the consent statement and acknowledged that they did so freely and voluntarily.

Before me: Nancy M. Roseberg Notary Public for Oregon Seal

My commission expires: 10-8-2000



David L. Haddock This is a true and exact copy.

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

This plat is approved this 22 day of September 1999.

County Planning Director signature

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid this 7 day of September 1999.

County Tax Collector signature

COUNTY SURVEYOR

I, David H. Krumbain, Umatilla County Surveyor, do hereby certify that I have examined the accompanying plat and that it complies with the laws of the State of Oregon with reference to the filing and recording of such plats and I therefore approve said plat for filing in the records of Umatilla County, Oregon.

David H. Krumbain UMATILLA COUNTY SURVEYOR

OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA. I certify that this instrument was received and recorded ON September 22, 1999 at 9:50 o'clock Am. in the record of PLATS of said County. YEAR 1999 NUMBER 45 Slide

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer Fees \$ 25.00 No. 1999-3580395

MONUMENTS SET: AUGUST 1999 PROJECT No. 99-12

David L. Haddock, Surveyor and Engineer P.O. Box 1574 Pendleton, Oregon 97801 (541) 276-2174

HADDOCK SURVEYING



GPS AND TOTAL STATION

SURVEY FOR Mr. David L. Witcher 71427 S.W. Lake Drive Pendleton, Or. 97801



STATE OF OREGON
UMATILLA COUNTY

SURVEY MAP AFFIDAVIT OF CORRECTION

Pursuant to ORS 209.255, I David L. Haddock, do hereby certify that I am a registered land surveyor in the State of Oregon and that I performed the survey and prepared the plat as recorded by the Umatilla County Recorder as Partition Plat 1999-45 and by the Umatilla County Surveyor as #99-163-B, and that the following omission on said plat needs to be corrected:

- 1) The line table needs the following bearing and distance added;
L5 N33°37'15"E, 33.59'.

In accordance with ORS 209.255(2), nothing on this correction will change any courses, distances, or parcel configurations as shown on said County Survey map.

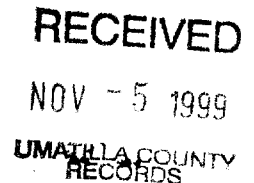
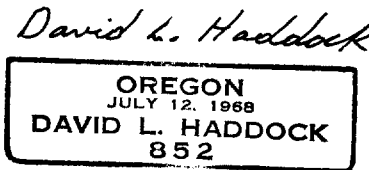
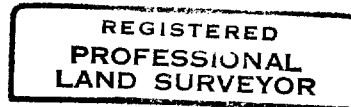
By the signature below, I, David Krumbein, Umatilla County Surveyor, certify that the change made to Umatilla County Survey Map #99-163-B has been examined and that the changes described are consistent with Oregon law:

Signature of David Krumbein
David Krumbein, Umatilla County Surveyor

By the signature and seal below, I, David L. Haddock, certify that the change to Umatilla County Survey Map #99-163-B has been in accordance with ORS 209.255 and has been approved by the Umatilla County Surveyor and will be recorded in the Umatilla County Office of Records as required by ORS 209.255 (5) and (6), and that a copy of this correction affidavit will be filed in the Umatilla County Surveyor's Office after recording.

Signature of David L. Haddock
David L. Haddock, PLS #0852

State of Oregon)
County of Umatilla)



On this 25th day of October, 1999, before me personally appeared David L. Haddock, personally known to me and/or whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and I acknowledged that he executed it.



Witness my hand and official seal.
Signature of Rendy M Storie
Notary Public for the State of Oregon

My Commission Expires 10-22-2001



1999-3600751 2 of 2

State of Oregon)
)
County of Umatilla)

This instrument was received
and recorded on

11-05-99 at 9:30

in the record of document
code type DE-AFF

Location	R360-0751
Document number	1999-3600751
Fee	10.00

Office of County Records


Records Officer