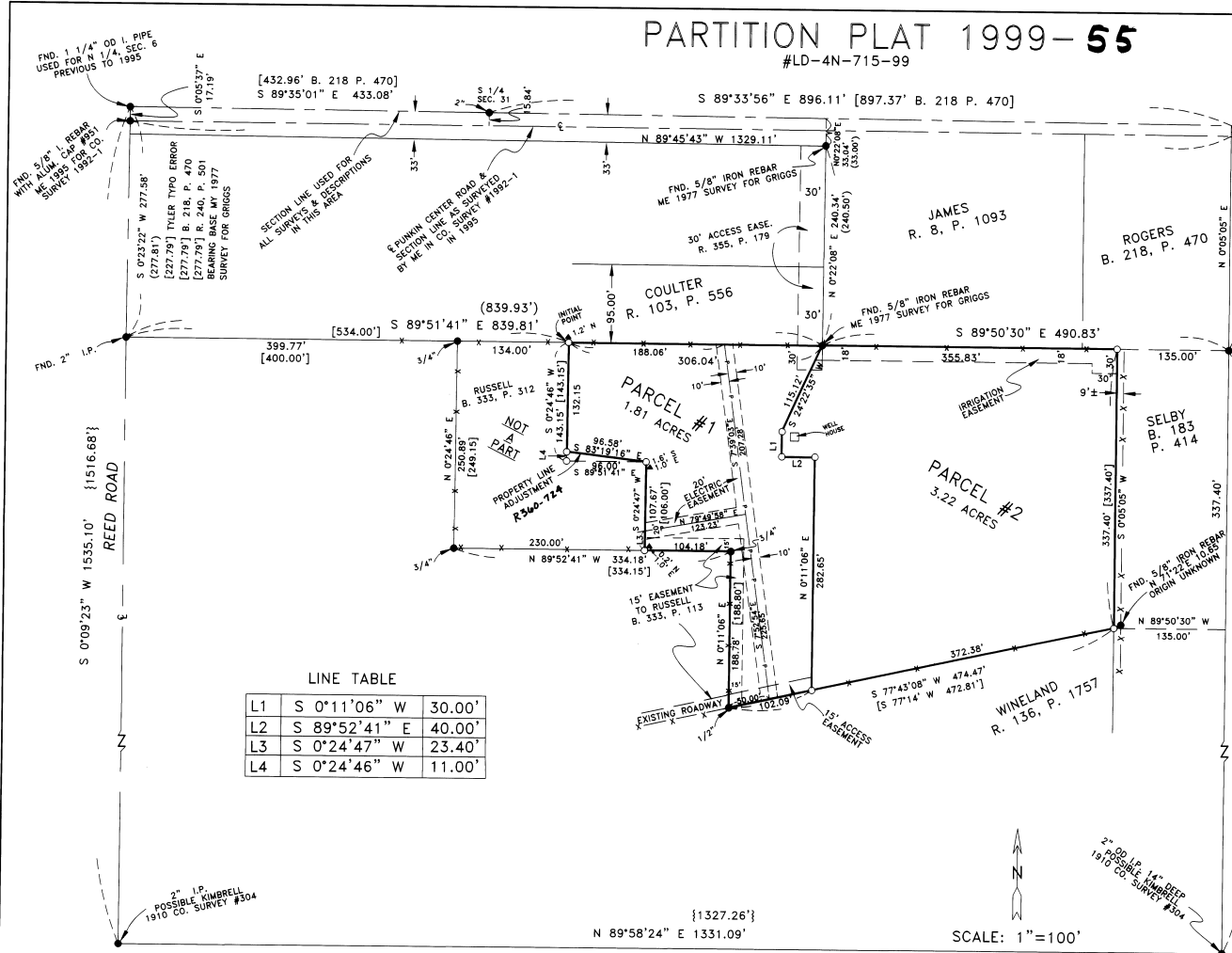


1999-55

PARTITION PLAT 1999-55

#LD-4N-715-99

REGISTERED PROFESSIONAL LAND SURVEYOR
 I. G. DENNIS EDWARDS
 JULY 16, 1971
 G. DENNIS EDWARDS
 R. S. 1
 RENEWS 12/31/99



LINE TABLE

| | | |
|----|---------------|--------|
| L1 | S 0°11'06" W | 30.00' |
| L2 | S 89°52'41" E | 40.00' |
| L3 | S 0°24'47" W | 23.40' |
| L4 | S 0°24'46" W | 11.00' |

NARRATIVE

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH LEGAL MONUMENTS THE LAND SHOWN ON THIS PLAT.

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN A DEED TO CHARLES AND KATHLEEN TYLER RECORDED ON REEL 262, PAGE 1217, UMATILLA COUNTY DEED RECORDS, AS DIRECTED BY TYLER, FOR THE SALE OF PARCEL #1. ALSO, TO DO A PROPERTY LINE ADJUSTMENT, TO MOVE A PROPERTY CORNER BETWEEN SAID TYLER TRACT, AND A TRACT OF LAND DEEDED TO DONALD RUSSELL, ET UX, RECORDED ON REEL 333, PAGE 312, TO AN EXISTING FENCE CORNER.

I SURVEYED A PORTION OF THE NORTH LINE OF THIS TRACT IN A 1977 SURVEY FOR GRIGGS. IN THAT SURVEY I FOUND AND USED IRON PIPES ALONG THE PUNKIN CENTER ROAD AND ALONG REED ROAD WHICH MATCHED THE DEEDS. IN THIS SURVEY I FOUND 5 MORE IRON PIPES WHICH MATCH THE DEEDS AND THE PIPES WHICH I FOUND IN 1977. ALL OF THE PROPERTIES IN THIS AREA WERE SURVEYED USING THOSE IRON PIPES, AND THEY FIT LINES OF POSSESSION VERY WELL EXCEPT FOR THE EAST LINE OF TYLER WHERE THE FENCE LIES ABOUT 9 FEET TO THE EAST.

IN 1995 I SURVEYED THE NORTHWEST QUARTER OF T 4 N, R 29 E, AND CHANGED THE TOWNSHIP LINE BETWEEN T 4 N AND T 5 N TO BETTER FIT THE CENTER LINE OF PUNKIN CENTER ROAD. MY 1995 SURVEY MOVED THE TOWNSHIP LINE SOUTH ABOUT 14 FEET IN THIS AREA, BUT FOR THIS SURVEY I HELD ALL OF THE OLD IRON PIPES WHICH WERE SET BY SURVEYORS AND WERE CALLED FOR IN MOST OF THE DEEDS IN THIS AREA. IN FACT THE 2" IRON PIPE AT THE SOUTH QUARTER CORNER OF SECTION 31 ALONG WITH OTHERS WERE CALLED FOR AS BEING SET BY JOHN KIMBRELL IN A DEED TO EDWARDS RECORDED IN BOOK 233, PAGE 186, UMATILLA COUNTY DEED RECORDS.

DESCRIPTION: THAT PORTION OF SAID TYLER TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 6, T 4 N, R 29 E, W.M., UMATILLA COUNTY, OREGON; THENCE SOUTH ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 277.79 FEET (TYPO ERROR ON TYLER DEED SAID 227.79 FEET) TO AN IRON PIPE; THENCE S 89°51'41" E 534.00 FEET TO A 5/8" IRON REBAR AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 89°51'41" E 306.04 FEET; THENCE S 89°50'30" E 355.83 FEET; TO A POINT ON THE WEST LINE OF A TRACT OF LAND DEEDED TO ARTHUR SELBY IN BOOK 183, PAGE 414; THENCE S 0°05'05" W ALONG SAID WEST LINE 337.40 FEET; THENCE S 77°43'08" W 474.47 FEET TO AN IRON PIPE; THENCE N 0°11'06" E 188.78 FEET TO AN IRON PIPE; THENCE N 89°52'41" W 104.18 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DEEDED TO DONALD RUSSELL, ET UX, RECORDED IN BOOK 333, PAGE 312, UMATILLA COUNTY DEED RECORDS; THENCE N 0°24'47" E 107.67 FEET TO THE MOST SOUTHERLY NORTHEAST CORNER OF SAID RUSSELL TRACT; THENCE N 83°19'16" W 96.58 FEET TO A POINT ON THE EAST LINE OF SAID RUSSELL TRACT WHICH LIES 11.00 FEET NORTH OF THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TYLER TRACT; THENCE N 0°24'46" E 132.15 FEET TO THE TRUE POINT OF BEGINNING.

OWNER'S DECLARATION:

WE, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.

WE HEREBY DEDICATE THE 30 FOOT BY 30 FOOT EASEMENT AT THE NORTH CORNER COMMON TO BOTH PARCELS FOR INGRESS AND EGRESS FOR THE BENEFIT OF BOTH PARCELS.

WE ALSO DEDICATE THE 15 FOOT EASEMENT FOR INGRESS AND EGRESS ACROSS THE SOUTH 15 FEET OF PARCEL 1 FOR THE BENEFIT OF BOTH PARCELS 1 AND 2.

WE ALSO DEDICATE THE ELECTRIC EASEMENT AS SHOWN FOR THE USE AND MAINTENANCE OF EXISTING POWER LINES.

WE ACKNOWLEDGE THE 15 FOOT ACCESS EASEMENT WHICH RUNS ALONG THE WEST AND SOUTH LINE OF PARCEL 1 FOR THE BENEFIT OF PARCEL 1, AND FOR RUSSELL'S TRACT TO THE WEST OF PARCEL 1.

WE ALSO DEDICATE A NON-EXCLUSIVE IRRIGATION EASEMENT ALONG THE NORTH LINE OF PARCEL 2, AS SHOWN, FOR THE BENEFIT OF PARCEL 1, WHICH WILL ALLOW PARCEL 1 TO INSTALL AND MAINTAIN A BURIED PIPELINE WITHIN SAID EASEMENT TO CONNECT TO AN EXISTING IRRIGATION FACILITY IN THE NORTHEAST CORNER OF SAID PARCEL 2.

LEGEND:

- IRON PIPES FOUND, SIZE AS NOTED ORIGIN UNKNOWN, BUT CALLED FOR IN MANY OLD DEEDS
- ▲ FOUND IRON PIPES, NO DEED CALL & DO NOT FIT, DID NOT USE
- 5/8"x30" IRON REBAR SET WITH PLASTIC CAP #951

{000} OF RECORD MY 1977 SURVEY FOR GRIGGS
 {000} OF RECORD DEEDS
 {000} OF RECORD KIMBRELL 1910 COUNTY SURVEY #304

APPROVALS:

THIS PLAT IS HEREBY APPROVED, THIS 08 DAY OF November, 1999.

David H. Kle
 UMATILLA COUNTY SURVEYOR

THIS PLAT IS HEREBY APPROVED, THIS 29 DAY OF November, 1999.

D. O.
 UMATILLA COUNTY PLANNING DIRECTOR

TAXES ARE PAID IN FULL, THIS 8th DAY OF November, 1999.

Shonda Schultz
 UMATILLA COUNTY TAX COLLECTOR

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

ON November 30, 1999
 at 8:35 o'clock Am., in the record of
 PLATS of said County.

YEAR NUMBER Slide
 1999 55

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 25.00 No. 1999-3610765

STATE OF OREGON }
 COUNTY OF UMATILLA }
 SUBSCRIBED, AND SWORN BEFORE ME ON THIS 29 DAY OF November, 1999

David W. Holey
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES 12/22/01

Charles D. Tyler *Kathleen A. Tyler*
 CHARLES D. TYLER KATHLEEN A. TYLER

OFFICIAL SEAL
 DAVID W. HOLEY
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 308086
 MY COMMISSION EXPIRES DEC 22, 2001

This is an exact copy of *David Dennis Edwards*