

PARTITION PLAT FOR C.C.P.D., INC.

PARTITION PLAT NO. 2001-28

LOCATED IN THE E1/2 OF THE SE1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON UMATILLA COUNTY, OREGON MAY, 2001

OWNER'S DECLARATION & EASEMENT DESIGNATION:

C.C.P.D., INC., DOES HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES.

C.C.P.D., INC., HEREBY DESIGNATES THE NEW INGRESS-EGRESS AND UTILITY EASEMENT ACROSS PARCEL 2 AS A PERMANENT, NON-EXCLUSIVE EASEMENT APPURTENANT TO LANDS OF TED, C. CARNER AND CHARLOTTE P. CARNER, AS CONVEYED IN REEL 283, PAGE 1439, DEED RECORDS.

C.C.P.D., INC., BY:

TED C. CARNER, PRESIDENT

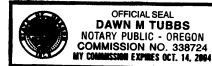
SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY

OF June, 2001.

NOTARY PUBLIC FOR THE STATE OF OREGON

Dawn M. Tubbs

MY COMMISSION EXPIRES 10-14-2004



SURVEYOR'S CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCEL 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES.

THE SURVEY WAS MADE AT THE REQUEST OF TED C. CARNER. MONUMENTS WERE ESTABLISHED OR RECOVERED FOR THE BOUNDARIES OF PARCELS 1 & 2 AS SHOWN.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LEICA SYSTEM 399 GEODETIC GLOBAL POSITIONING SYSTEM. CONTROL MONUMENTS WERE LOCATED BY REAL TIME METHODS. NEW CORNERS WERE ESTABLISHED BY GPS REAL TIME METHODS, AND VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

NOTE: THIS LAND IS ALSO DESCRIBED IN WARRANTY DEED TO C.C.P.C., INC., RECORDED AT REEL 357, PAGE 0923, DEED RECORDS.

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERLINES OF N.W. GILLIAM AVENUE AND N.W. 21ST DRIVE IN THE COLLEGE VIEW ADDITION TO THE CITY OF PENDLETON; THENCE SOUTH 71°54'00" EAST ALONG THE CENTERLINE OF N.W. GILLIAM AVENUE A DISTANCE OF 40.00 FEET; THENCE NORTH 18°06'09" EAST A DISTANCE OF 30.00 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID N.W. GILLIAM AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, COLLEGE VIEW ADDITION, AND THE "INITIAL POINT" FOR THIS DESCRIPTION;

THENCE NORTH 71°54'00" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID N.W. GILLIAM AVENUE A DISTANCE OF 190.54 FEET, THENCE CONTINUING ON THE RIGHT-OF-WAY LINE OF N.W. GILLIAM AVENUE, ON THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 15.76 FEET (LONG CHORD BEARS NORTH 26°45'45" WEST A DISTANCE OF 14.18 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 37; THENCE NORTH 18°22'30" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 151.13 FEET TO THE S.W. CORNER OF THAT TRACT OF LAND CONVEYED TO TED AND CHARLOTTE CARNER, BY WARRANTY DEED RECORDED IN REEL 283, PAGE 1439, DEED RECORDS; THENCE SOUTH 71°37'30" EAST ALONG THE SOUTHERLY LINE OF SAID CARNER TRACT, A DISTANCE OF 199.82 FEET TO THE N.W. CORNER OF LOT 1, BLOCK 2, COLLEGE VIEW ADDITION; THENCE SOUTH 18°06'09" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 160.22 FEET TO THE "INITIAL POINT".

Will R. Wells, WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106

RENEWS 6/30/02

I CERTIFY THIS IS AN EXACT COPY OF

PARTITION PLAT NO. 2001-28

Will R. Wells

WILLIAM R. WELLS, PLS

LEGEND

- SET 5/8" X 30" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP STAMPED " OR PLS 1106, WA PLS 17372"
FOUND 5/8" IRON REBAR, FROM PLAT OF COLLEGE VIEW ADDITION.
FOUND 5/8" IRON REBAR WITH 1 1/2" ALUM. CAP STAMPED "PLS 933", FROM PARTITION PLAT 1992-03.
FOUND 1/2" REBAR, COLLEGE VIEW ADDITION PLAT.
CALCULATED POINT ONLY, NOT SET OR FOUND.
RECORD DIMENSION FROM SURVEY NO. 97-189-B.
CURVE NUMBER, SEE CURVE TABLE.
LINE NUMBER, SEE LINE TABLE.
EASEMENT IDENTIFIER, SEE EASEMENT NOTES.

NOTE: UNLESS OTHERWISE NOTED, DIMENSIONS REPORTED ON THIS PARTITION PLAT ARE IDENTICAL TO THOSE OF RECORD AS REPORTED ON THE PLAT OF COLLEGE VIEW ADDITION AND SURVEY NO. 97-189-B.

EASEMENT NOTES:

- INDICATES EXISTING 10 FOOT PERMANENT EASEMENT FOR SEWER PURPOSES. REEL 306, PAGE 0353, DEED RECORDS. ALSO SEE REEL 306, PAGE 0357, DEED RECORDS.
NEW INGRESS-EGRESS & UTILITY EASEMENT APPURTENANT TO LANDS OF TED & CHARLOTTE CARNER AS CONVEYED IN REEL 283, PAGE 1439, DEED RECORDS.

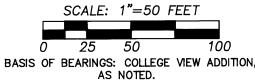
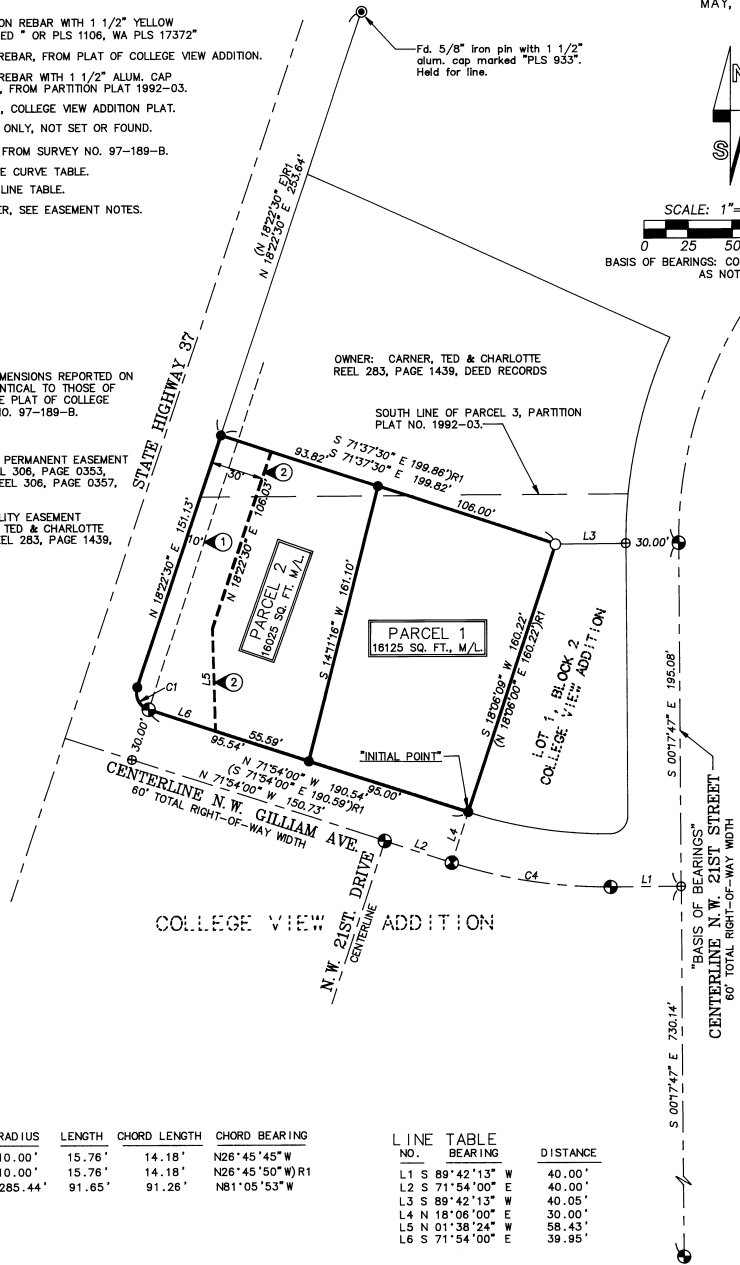


Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD LENGTH, CHORD BEARING. Rows include C1, C2, and C4.

Table with 3 columns: NO., BEARING, DISTANCE. Rows include L1 through L6.

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

DATE: 10/00 DR. BY: DMT CK. BY: WRW NO: 00-721

PROJECT: PARTITION PLAT FOR: C.C.P.D., INC.

LOCATED IN THE E1/2 OF THE SE1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

APPROVALS section containing signatures and dates for City of Pendleton Planning Director, City of Pendleton Surveyor, and Umatilla County Surveyor.

CARNER1