

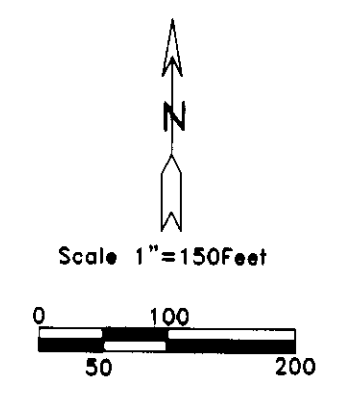
2002-01

PARTITION PLAT 2002-01

IN NE 1/4, SECTION 17, T 5 N, R 28 E, W.M.,
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

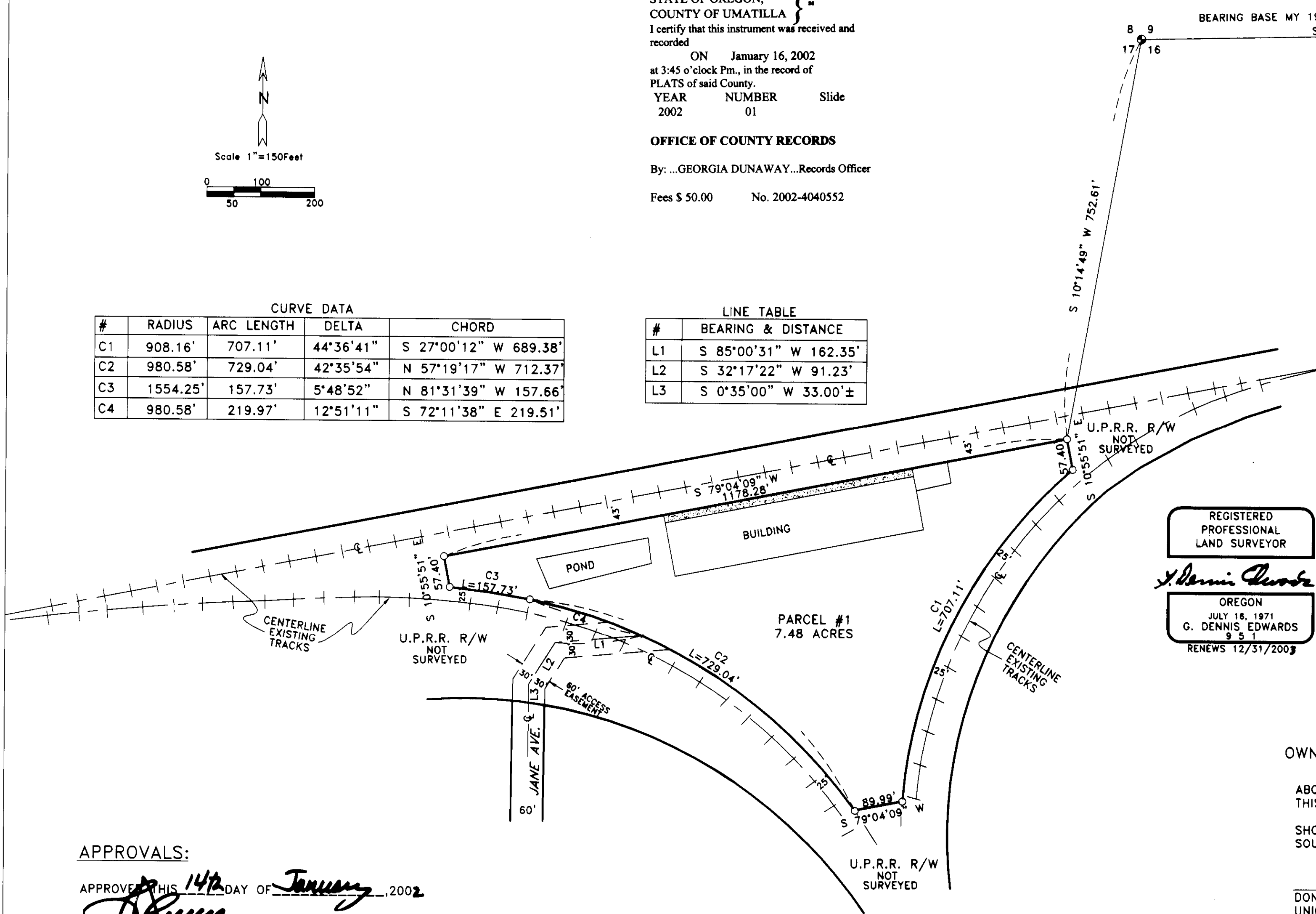
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 16, 2002
at 3:45 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2002 01

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 50.00 No. 2002-4040552



#	RADIUS	ARC LENGTH	DELTA	CHORD
C1	908.16'	707.11'	44°36'41"	S 27°00'12" W 689.38'
C2	980.58'	729.04'	42°35'54"	N 57°19'17" W 712.37'
C3	1554.25'	157.73'	5°48'52"	N 81°31'39" W 157.66'
C4	980.58'	219.97'	12°51'11"	S 72°11'38" E 219.51'

#	BEARING & DISTANCE
L1	S 85°00'31" W 162.35'
L2	S 32°17'22" W 91.23'
L3	S 0°35'00" W 33.00'±



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SEPARATE FOR A PENDING SALE A PORTION OF THE UNION PACIFIC RAILROAD RIGHT OF WAY WHICH IS SHOWN ON A MAP OF A SALE AGREEMENT WITH BASIN VENTURES, LLC. AT M.P. 9.5-UMATILLA BRANCH, DATED 10-13-2000, MFH FILE: 773-63.

I BASED THE BEARINGS OF THIS SURVEY ON MY COUNTY MONUMENTATION SURVEY 1989-AREA ONE. ALL OF THE LINES OF PARCEL 1 ARE ESTABLISHED AT THE DISTANCES AS SHOWN FROM THE CENTERLINE OF EXISTING RAILROAD TRACKS.

DESCRIPTION OF PARCEL 1: THAT PORTION OF THE NE 1/4 OF SECTION 17, T 5 N, R 28 E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING WITHIN THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD BEING DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON REBAR WHICH LIES SOUTH 43.00 FEET FROM THE CENTER LINE OF A MAIN LINE RAILROAD TRACT WHEN MEASURED AT RIGHT ANGLES. SAID POINT LIES S 10° 14' 49" W 752.61 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17 AND RUNNING; THENCE S 79° 04' 09" W PARALLEL WITH SAID MAIN LINE 1178.28 FEET; THENCE S 10° 55' 51" E 57.40 FEET TO A POINT WHICH LIES 25.00 FEET NORTHEASTERLY OF THE CENTER LINE OF A SPUR RAILROAD TRACK WHEN MEASURED AT RIGHT ANGLES; THENCE SOUTHEASTERLY PARALLEL WITH SAID RAILROAD SPUR ALONG A 1554.25 FOOT RADIUS CURVE TO THE RIGHT 157.73 FEET (THE CHORD OF WHICH BEARS S 81° 31' 39" E 157.66 FEET); THENCE CONTINUING PARALLEL WITH SAID RAILROAD SPUR ALONG A 980.58 FOOT RADIUS CURVE TO THE RIGHT 729.04 FEET (THE CHORD OF WHICH BEARS S 57° 19' 17" E 712.37 FEET); THENCE N 79° 04' 09" E 89.99 FEET TO A POINT WHICH LIES 25.00 FEET NORTHWESTERLY OF THE CENTER LINE OF ANOTHER RAILROAD SPUR LINE WHEN MEASURED AT RIGHT ANGLES; THENCE NORTHEASTERLY PARALLEL WITH SAID RAILROAD SPUR LINE ALONG A 908.16 FOOT RADIUS CURVE TO THE RIGHT 707.11 FEET (THE CHORD OF WHICH BEARS N 27° 00' 12" E 689.38 FEET); THENCE N 10° 55' 51" W 57.40 FEET TO THE POINT OF BEGINNING. CONTAINING 7.48 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR
G. Dennis Edwards
OREGON
JULY 16, 1971
G. DENNIS EDWARDS
9 5 1
RENEWS 12/31/2003

OWNER'S DECLARATION:

THE UNION PACIFIC RAILROAD COMPANY, THE OWNERS OF THE ABOVE DESCRIBED LAND, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.
WE HEREBY DEDICATE THE 60 FOOT ACCESS EASEMENT AS SHOWN FROM THE END OF JANE AVENUE TO A POINT ON THE SOUTHERLY LINE OF PARCEL ONE FOR THE USE OF SAID PARCEL ONE.

Don H. Lightwine
DON H. LIGHTWINE, DIRECTOR REAL ESTATE,
UNION PACIFIC RAILROAD COMPANY

APPROVALS:

APPROVED THIS 14th DAY OF January, 2002
[Signature]
CITY OF UMATILLA ADMINISTRATOR

TAXES ARE PAID IN FULL.
APPROVED THIS 16 DAY OF January, 2002
Rhonda Schults by Bettina Enright Deputy
UMATILLA COUNTY TAX COLLECTOR

APPROVED THIS 16 DAY OF January, 2002
David H. Kuhn
UMATILLA COUNTY SURVEYOR

THIS IS AN EXACT COPY: *G. Dennis Edwards*
G. DENNIS EDWARDS

LEGEND:

- FOUND 1943 2 1/2" G.I.O. BRASS CAP
- SET 5/8"X30" IRON REBAR WITH PLASTIC CAP #951
- +---+---+ CENTERLINE EXISTING RAIL ROAD TRACKS

STATE OF NE }
COUNTY OF Douglas }
SUBSCRIBED, AND SWORN BEFORE ME ON THIS
14th DAY OF January, 2002.
Stanley C. Mispfeldt
NOTARY PUBLIC FOR Nebraska
MY COMMISSION EXPIRES 4-12-2003



RECEIVED BY
Umatilla County Surveyor
Date 2-02
Rec'd By [Signature]
No. 02-20-B

JOB# S0108249
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838
DRAWN BY NJF