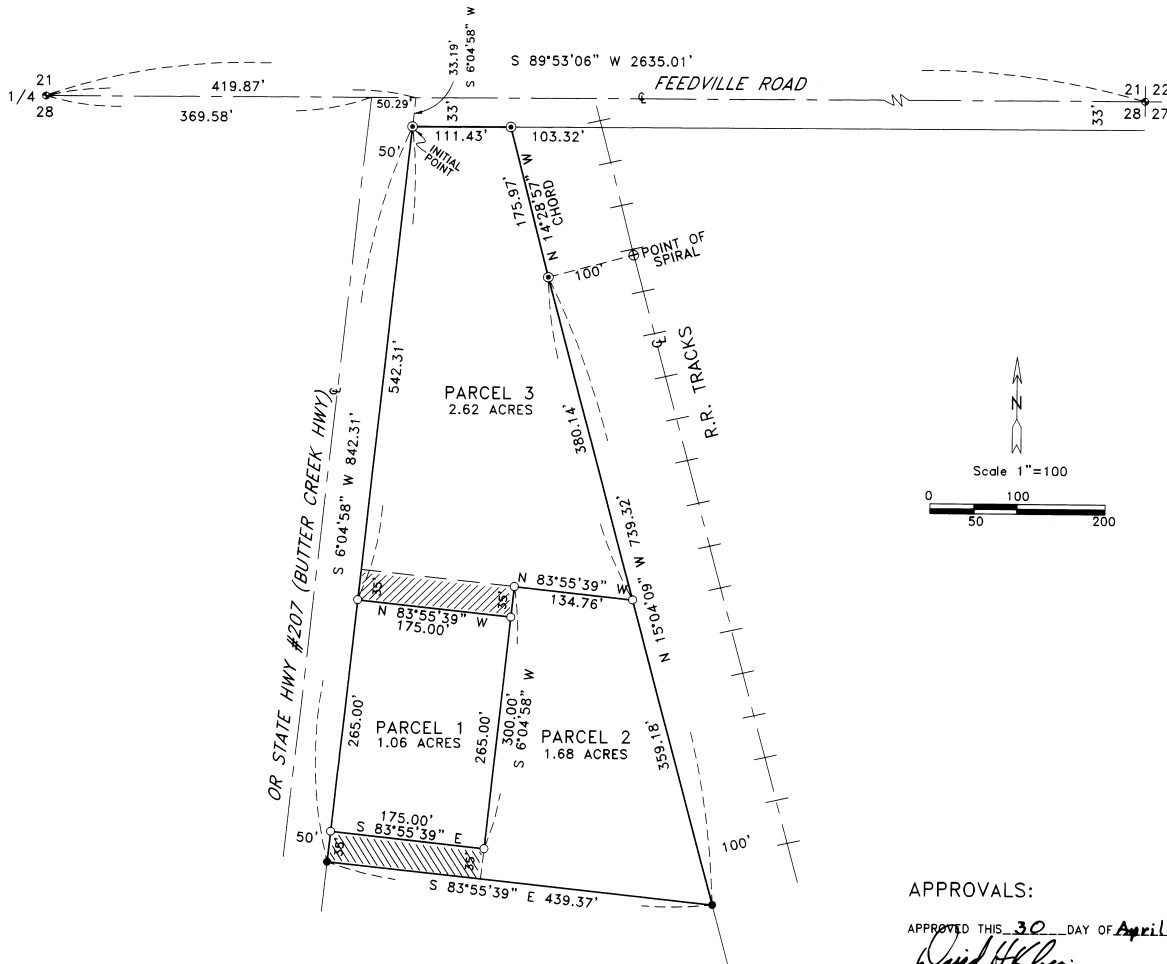


2002-19

PARTITION PLAT 2002-19
NE 1/4, SEC. 28, T 4 N, R 28 E, W.M.,
UMATILLA COUNTY, OREGON
#LD-4N-779-01



REGISTERED
PROFESSIONAL
LAND SURVEYOR
G. Dennis Edwards
OREGON
JULY 18, 1971
G. DENNIS EDWARDS
9 5 1
RENEWS 12/31/2003

NARRATIVE:

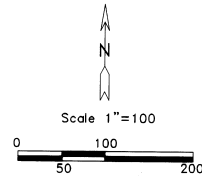
I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH PROPER MONUMENTS THE LAND DESCRIBED BELOW.
THE PURPOSE OF THIS SURVEY IS TO CREATE PARCELS FOR TWO COMMERCIAL OPERATIONS ON PARCELS ONE, TWO AND AN ADDITIONAL PARCEL FOR FUTURE POSSIBLE DEVELOPMENT.
I SURVEYED THIS TRACT OF LAND IN A 1997 SURVEY FOR BETZ AND BASED THE BEARINGS ON THAT SURVEY.
DESCRIPTION: THIS TRACT OF LAND IS DESCRIBED IN A QUITCLAIM DEED TO BETZ AND McDEVITT REAL ESTATE, LLC, RECORDED ON REEL 351, PAGE 410, UMATILLA COUNTY DEED RECORDS, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, T 4 N, R 28 E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE N 89° 53' 06" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 419.87 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY #207; THENCE S 6' 04' 58" W ALONG SAID RIGHT OF WAY LINE 33.19 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIPTION (INITIAL POINT); AND RUNNING THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 6' 04' 58" W 842.31 FEET TO A 5/8" IRON REBAR; THENCE S 83° 55' 39" E 439.37 FEET TO A 5/8" IRON REBAR WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N 15' 04' 09" W ALONG SAID RIGHT OF WAY LINE 759.32 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A SPIRALED CURVE TO THE RIGHT 175.97 FEET (THE CHORD OF WHICH BEARS N 14° 28' 57" W 175.97 FEET) TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF FEEDVILLE ROAD; THENCE S 89° 53' 06" W ALONG SAID RIGHT OF WAY LINE 111.43 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

OWNER'S DECLARATION:

BETZ AND McDEVITT REAL ESTATE, LLC, THE OWNERS OF THE LAND DESCRIBED ABOVE, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.
WE HEREBY DEDICATE THE TWO 35 FOOT BY 175 FOOT NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, ROADWAY PURPOSES, AND UTILITIES FOR THE USE OF PARCELS AS SHOWN IN THE LEGEND.

BETZ AND McDEVITT REAL ESTATE, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: *Richard E. Betz*
RICHARD E. BETZ, MEMBER
BY: *Theresa L. Betz*
THERESA L. BETZ, MEMBER
BY: *Valerie Juul*
VALERIE JUUL, MEMBER
BY: *Walter V. McDevitt, Jr.*
WALTER V. McDEVITT, JR., MEMBER
BY: *Greg W. Juul*
GREG W. JUUL, MEMBER
BY: *Troy A. Betz*
TROY A. BETZ, MEMBER
BY: *Lisa Betz*
LISA BETZ, MEMBER



STATE OF OREGON }
COUNTY OF UMATILLA }

SUBSCRIBED, AND SWORN BEFORE ME ON THIS
25th DAY OF APRIL, 2002

PERSONALLY APPEARED BEFORE ME THE BELOW LISTED NAMES,
MEMBERS OF BETZ AND McDEVITT REAL ESTATE, LLC, AN OREGON
LIMITED LIABILITY COMPANY.

- 1. RICHARD E. BETZ, MEMBER
- 2. WALTER V. McDEVITT, JR. MEMBER
- 3. THERESA L. BETZ, MEMBER
- 4. GREG W. JUUL, MEMBER
- 5. VALERIE JUUL, MEMBER
- 6. TROY A. BETZ, MEMBER
- 7. LISA BETZ, MEMBER

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7-23-04



APPROVALS:

APPROVED THIS 30th DAY OF April, 2002.

G. Dennis Edwards
UMATILLA COUNTY SURVEYOR

APPROVED THIS 7th DAY OF May, 2002.

David R. ...
COUNTY PLANNING DIRECTOR

TAXES ARE PAID IN FULL
APPROVED THIS 30th DAY OF April, 2002.

David ...
UMATILLA COUNTY TAX COLLECTOR

STATE OF OREGON, }
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON May 7, 2002
at 9:05 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2002 19

OFFICE OF COUNTY RECORDS

By: ...GEORGIA DUNAWAY...Records Officer

Fees \$ 50.00 No. 2002-4120215

JOB #S0108273
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838
DRAWN BY NJF

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

LEGEND:

- FOUND 2 3/8" B.C. SET BY ME FOR UMATILLA COUNTY SURVEY (92-45-C)
- FOUND 5/8" IRON REBAR, MYERS 1987 SURVEY FOR BETZ
- FOUND 5/8" IRON REBAR, ME 1997 SURVEY FOR BETZ
- SET 5/8" IRON REBAR WITH PLASTIC CAP #951

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, ROADWAY PURPOSES AND UTILITIES FOR THE USE OF ALL 3 PARCELS

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, ROADWAY PURPOSES AND UTILITIES FOR THE USE OF PARCELS 1 & 2