

PARTITION PLAT FOR DOMINION DEVELOPMENT, INC.  
ON LANDS OWNED BY DR. KENNETH D. PETERSON,  
P.O. BOX 1170, HERMISTON, OREGON 97138  
FEBRUARY, 1997

PARTITION PLAT NO. 1997-07

LEGEND

- - SET 3/8" X 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- - MONUMENT FOUND AS NOTED.
- - FOUND 5/8" IRON PIN FROM SURVEY NO. 94-039-B.
- ⊙ - FOUND MONUMENTS FROM VANTAGE NORTH PHASE I SUBDIVISION, 5/8" OR 1/2" IRON PINS.
- S.N. - INDICATES RECORD SURVEY NUMBER.
- (XOX) - INDICATES RECORD MEASUREMENT, RECORD INDICATED.

OWNER'S DECLARATION

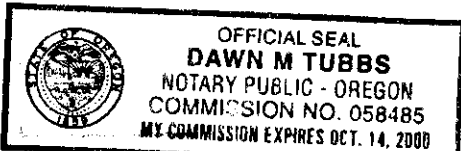
I, KENNETH D. PETERSON, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF STANFIELD ORDINANCE.

*Kenneth D. Peterson*  
KENNETH D. PETERSON, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF April, 1997.

*Dawn M. Tubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES 10-14-2000.



SURVEYORS CERTIFICATE AND NARRATIVE:

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF STANFIELD ORDINANCE.

THE BOUNDARIES OF ALL PARCELS WERE MONUMENTED AS SHOWN. THIS SURVEY WAS MADE AT THE REQUEST OF DOMINION DEVELOPMENT, INC..

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LEITZ SET 381 SECOND TOTAL STATION AND LEICA SYSTEM 349 STATIC & "REAL TIME" MEASUREMENTS.

THE SOUTH AND WEST BOUNDARIES OF THE PARTITION WERE LOCATED ON THE SOUTH LINE OF SECTION 30 AND NORTH-SOUTH CENTERLINE OF SECTION 30 RESPECTIVELY. THAT PORTION OF THE PARTITION BOUNDARY ABUTTING VANTAGE NORTH, PHASE I SUBDIVISION WAS CONTROLLED BY SUBDIVISION MONUMENTS FOUND. THE EAST BOUNDARY OF THE WAS CONTROLLED BY THE LOCATION OF THE WEST LINE OF THE UMATILLA-STANFIELD HIGHWAY, CALCULATED AS NOTED. THE NORTH BOUNDARY IS CONTROLLED BY THE PIERCY BOUNDARY AS DESCRIBED IN R 244, P 1551 & R 214, P 340, DEED RECORDS.

MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIE AND CLOSED TRAVERSES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

*William R. Wells*  
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/98

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1997-07

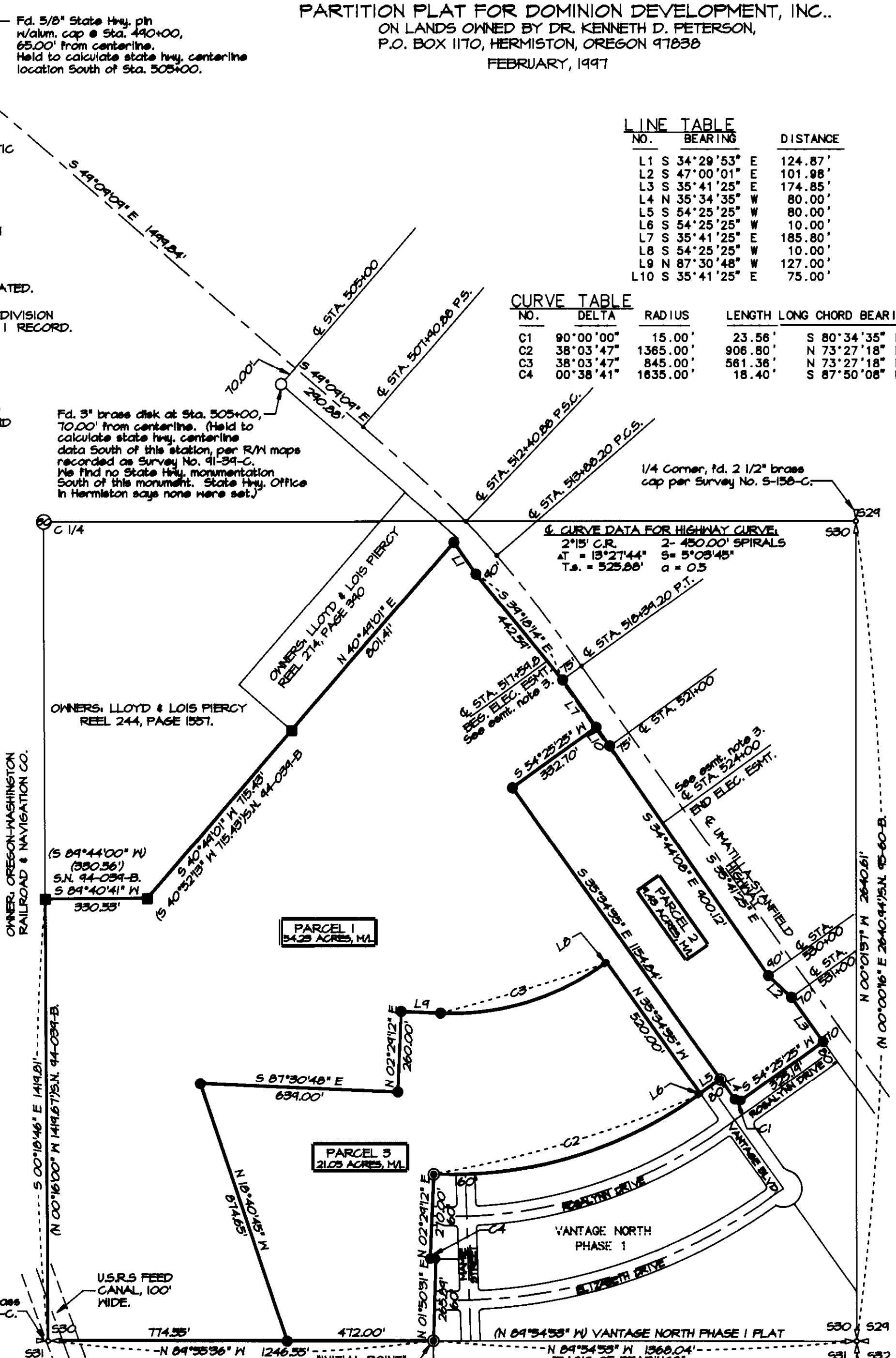
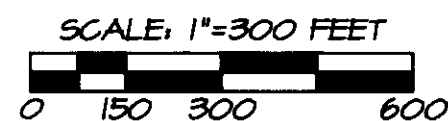
*William R. Wells*  
WILLIAM R. WELLS, PLS

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 34°29'53" E	124.87'
L2	S 47°00'01" E	101.98'
L3	S 35°41'25" E	174.85'
L4	N 35°34'35" W	80.00'
L5	S 54°25'25" W	80.00'
L6	S 54°25'25" W	10.00'
L7	S 35°41'25" E	185.80'
L8	S 54°25'25" W	10.00'
L9	N 87°30'48" E	127.00'
L10	S 35°41'25" E	75.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD	BEARING & DISTANCE
C1	90°00'00"	15.00'	23.56'	S 80°34'35" E	21.21'
C2	38°03'47"	1365.00'	906.80'	N 73°27'18" E	890.22'
C3	38°03'47"	845.00'	561.36'	N 73°27'18" E	551.08'
C4	00°38'41"	1835.00'	18.40'	S 87°50'08" E	18.40'



REAL PROPERTY DESCRIPTION:

A parcel of land located in the Southeast Quarter of Section 30, Township 4 North, Range 29 East, U.M., Umatilla County, Oregon described as follows:

Commencing at the Southeast Corner of said Section 30; thence North 89°54'53" West along the South line of Section 30 and the South line of Vantage North Phase I a distance of 1366.04 feet to a 5/8 inch iron pin monumenting the Southwest Corner of Vantage North, Phase I, the "INITIAL POINT" for this description:

Thence North 01°30'31" East along the West line of said Vantage North Phase I a distance of 265.84 feet; thence along the boundary of Vantage North, Phase I, on the arc of a 1635.00 foot radius curve to the right a distance of 18.40 feet; (long chord bears North 87°50'08" West a distance of 18.40 feet); thence North 02°29'12" East continuing along the West line of Vantage North Phase I a distance of 210.00 feet; thence along the North line of Vantage North, Phase I, along a 1565.00 foot radius curve to the left a distance of 906.80 feet; (long chord bears North 73°27'18" East a distance of 890.22 feet); thence North 54°25'25" East, continuing along the North line of Vantage North Phase I a distance of 40.00 feet to the East right-of-way line of Vantage Boulevard; thence South 55°34'55" East along the East right-of-way line of Vantage Boulevard a distance of 80.00 feet; thence continuing along the right-of-way line of Vantage Boulevard, along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet; (long chord bears South 80°34'35" East a distance of 21.21 feet); to a point on the Northernly right-of-way line of Rosalyn Drive; thence North 54°25'25" East along the Northernly right-of-way line of Rosalyn Drive a distance of 325.19 feet to a point on the West right-of-way line of the Umatilla-Stanfield Highway; thence North 55°41'25" West along the West right-of-way line of said Umatilla-Stanfield Highway a distance of 174.85 feet; thence North 47°00'01" West continuing along said West right-of-way line a distance of 101.98 feet; thence North 34°44'08" West continuing along said West right-of-way line a distance of 900.12 feet; thence North 35°41'25" West continuing along said West right-of-way line a distance of 260.80 feet; thence North 59°18'14" West continuing along said West right-of-way line a distance of 442.54 feet; thence North 54°25'25" West continuing along said West right-of-way line a distance of 124.87 feet to a point on the Southerly line of that tract of land conveyed to Lloyd and Lois Piercy in a Warranty Deed recorded in Reel 214, Page 340, Umatilla County Deed Records; thence South 40°44'01" West along the Southerly line of said Piercy tract a distance of 801.41 feet to a point on the Easterly line of said Piercy tract a distance of 715.43 feet; thence South 89°40'41" West along the South line of said Piercy tract a distance of 330.55 feet to the Southwest corner of said Piercy tract and a point on the North-South centerline of said Section 30; thence South 00°18'46" East along the North-South centerline said Section 30 a distance of 1419.81 feet to the South 1/4 corner of said Section 30; thence South 89°55'36" East on the South line of said Section 30 a distance of 1246.55 feet to the "INITIAL POINT".

Subject to any and all water rights-of-way, roads, streets and highways.

APPROVALS

CITY OF STANFIELD PLANNING COMMISSION  
EXAMINED AND APPROVED THIS  
2 DAY OF April, 1997.

LAND PARTITION APPROVAL NO. 5-17  
*Frank Cleary*  
STANFIELD CITY PLANNING DEPARTMENT

STANFIELD CITY COUNCIL  
EXAMINED AND APPROVED THIS

1st DAY OF April, 1997.  
*Thomas J. McLean*  
MAYOR

STANFIELD CITY SURVEYOR  
EXAMINED AND APPROVED THIS

1st DAY OF April, 1997.  
*Alan C. Riaba*  
STANFIELD CITY SURVEYOR

STANFIELD IRRIGATION DISTRICT  
EXAMINED AND APPROVED THIS

2nd DAY OF April, 1997.  
*Daley Ashbeck*  
STANFIELD IRRIGATION DISTRICT

TAXES ARE CURRENT, THIS  
8th DAY OF April, 1997.

*Sharon Chubb*  
COUNTY TAX COLLECTOR

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

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

ON April 8, 1997  
at 2:48 o'clock P.m., in the record of PLATS of said County.  
YEAR 1997 NUMBER 07 Slide

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT Records Officer

Fees \$ 25.00 No. 1997-229935

REFERENCE SURVEYS

1. VANTAGE NORTH, PHASE I PLAT.
2. SURVEY NO. 91-39-C.
3. SURVEY NO. 94-039-C.
4. SURVEY NO. 5-150-C.
5. SURVEY NO. 1-121-C.
6. SURVEY NO. 95-60-B.

NOTE:  
PARTITION PARCELS ARE WITHIN THE BOUNDARIES OF THE STANFIELD IRRIGATION DISTRICT.

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

PROJECT:  
LAND PARTITION FOR:  
DOMINION DEVELOPMENT, INC.

DATE: 2/24/97 DR. BY: DMT  
CK. BY: WRW NO: 96-421

LOCATED IN THE E 1/2 OF SECTION 30, T4N, R29E, U.M., CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

Umatilla County Surveyor

Date: 4-97  
Drawn by: BK  
No. 97-67-B