

2004-05

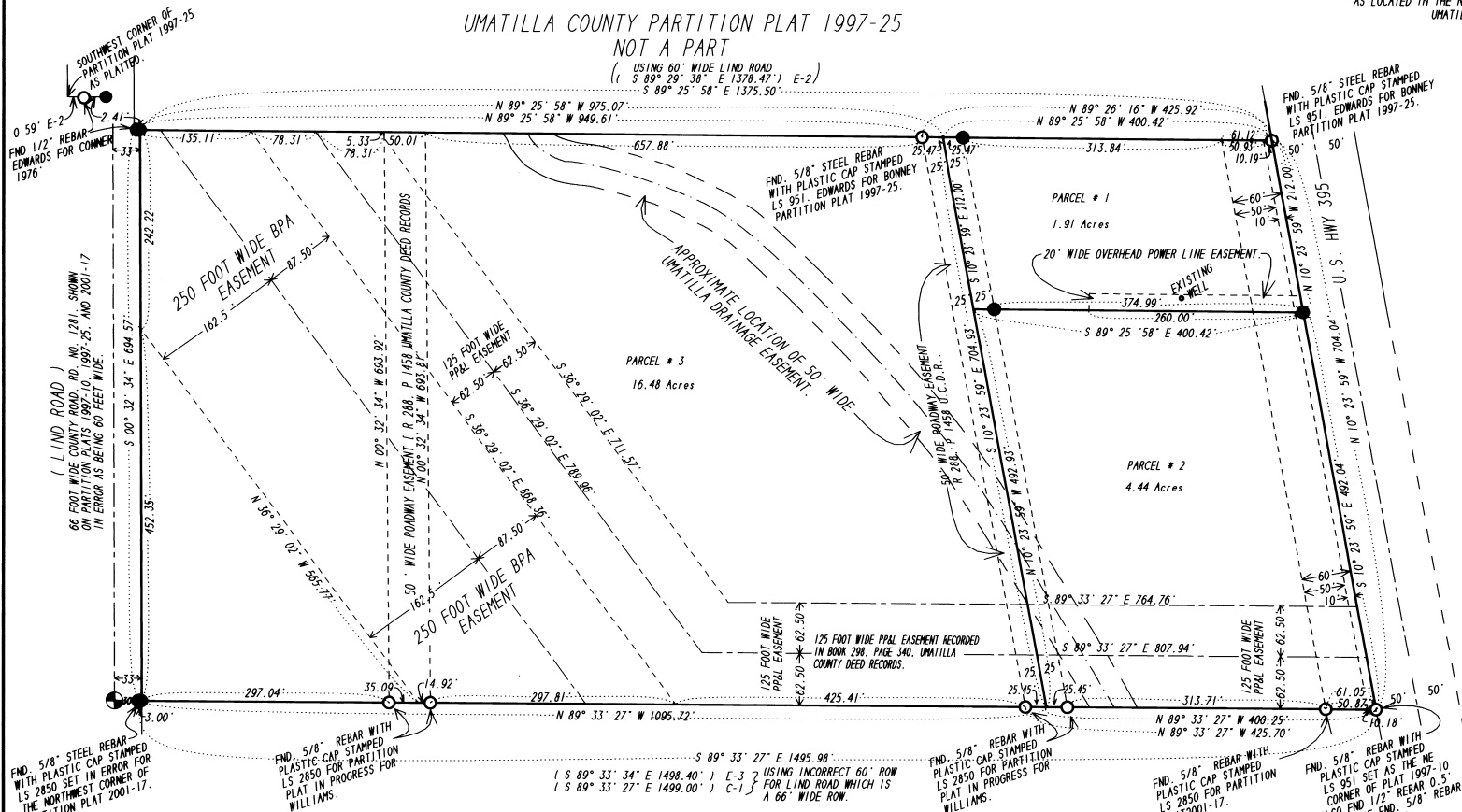
UMATILLA COUNTY  
PARTITION PLAT 2004-05  
LD-5N-675-03  
AS LOCATED IN THE NW 1/4 OF SECTION 22, T 5 N, R 28 E, W.M.  
UMATILLA COUNTY, OREGON

- MONUMENTS FOUND AS NOTED.
  - SET 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850.
  - ⊙ BRASS CAPS FOUND AS NOTED.
- ( 000 ) E-1 EDWARDS FOR CONNER 1976.
  - ( 000 ) E-2 EDWARDS FOR BONNEY 1997, P PLAT 1997-25.
  - ( 000 ) E-3 EDWARDS FOR BONNEY 1997, P PLAT 1997-10.
  - ( 000 ) C-1 COPPOCK FOR BONNEY 2001, P PLAT 2001-17.

UMATILLA COUNTY PARTITION PLAT 1997-25

NOT A PART

( USING 60' WIDE LIND ROAD  
( S 89° 29' 38" E 1376.42' ) E-2 )  
S 89° 25' 58" E 1375.50'



**SURVEYOR'S CERTIFICATE:**  
 I, JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LINES PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS 92.060 ( 6 ) AND 92.070 ( 1 ).

REGISTERED PROFESSIONAL LAND SURVEYOR

*Judson L. Coppock*  
 OREGON  
 JANUARY 20 1998  
 JUDSON L. COPPOCK  
 2850

RENEWAL DATE: DEC. 31 2005

APPROVALS:

APPROVED THIS 11 DAY OF March 2004.

*David H. Kline*  
COUNTY SURVEYOR

APPROVED THIS 15 DAY OF March 2004.

*Jane M. Mallon*  
UMATILLA COUNTY PLANNING DIRECTOR

TAXES ARE PAID IN FULL  
THIS 29 DAY OF March 2004.

*Randy Sekell*  
TAX COLLECTOR

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

ON March 15, 2004  
 at 2:00 o'clock P.m., in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 2004 05

OFFICE OF COUNTY RECORDS

By: ...Jean Hemphill...Records Officer

Fees \$ 50.00 No. 2004-4580449

THIS IS A TRUE COPY OF THE ORIGINAL

*Judson L. Coppock*  
JUDSON L. COPPOCK, ES

PARTITION PLAT FOR:  
STUART BONNEY

COPPOCK SURVEYING 4 FEB. 2004  
 P. O. BOX 495 541-676-8750  
 HEPPNER, OR. 97836 Job No. 1103289

OWNERS DECLARATION:

1. THE OWNER OF THE PROPERTY SHOWN ON THIS PARTITION PLAT, DO STATE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED.
1. HEREBY DEDICATE TO THE PUBLIC THE 60 FOOT WIDE ROADWAY AND UTILITY EASEMENT SHOWN ALONG THE EASTERLY 60 FEET OF PARCELS 1 AND 2.
1. HEREBY DEDICATE THE 10 FOOT WIDE UTILITY EASEMENT SHOWN ALONG THE EASTERLY 10 FEET OF PARCELS 1 AND 2.
1. HEREBY DEDICATE THE 20 FOOT WIDE OVERHEAD POWER LINE EASEMENT SHOWN ALONG THE EASTERLY 260 FEET OF THE SOUTH 20 FEET OF PARCEL 1, FOR THE BENEFIT OF PARCEL # 2.
1. HEREBY ACKNOWLEDGE THE EXISTING EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT.

*Stuart Bonney*  
 Stuart Bonney

State of OREGON } SS  
 County of UMATILLA }

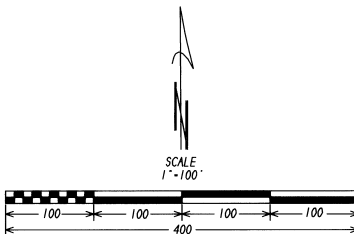
On this 5th day of March, 2004

Stuart Bonney, appeared before me and acknowledged that his having caused this instrument to be prepared is his free and voluntary act.

*Sharon K. Beatty*  
 Notary Public for OREGON #365333  
 My commission expires June 16, 2007

UMATILLA COUNTY PARTITION PLAT 2001-17

NOT A PART



NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO CREATE AND MONUMENT THE 3 PARCELS SHOWN FOR FUTURE SALES.

I BASED THIS SURVEY ON THE FOUND MONUMENTS FOR PARTITION PLATS 2001-17 AND 1997-25. THE BPA EASEMENT SHOWN ON THIS PLAT WAS LOCATED FROM TIES TO ALUM CAPS SET BY THE BPA IN THEIR RIGHT-OF-WAY.

THE PACIFIC POWER AND LIGHT EASEMENT SHOWN ON THIS PLAT WAS LOCATED FROM THE EASEMENT RECORDED IN BOOK 298, PAGE 340 A COPY OF WHICH WAS PROVIDED BY PACIFICORP.

THE BEARINGS ARE BASED ON THE NORTH LINE OF UMATILLA COUNTY PARTITION PLAT 2001-17. THIS TRACT IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN AND DESCRIBED AS FOLLOWS. BEGINNING AT THE MONUMENT SET AT THE NORTHEAST CORNER OF UMATILLA COUNTY PARTITION PLAT NUMBER 1997-10 BY LS 951:

THENCE N 10° 23' 59" W ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HI-WAY NUMBER 395 A DISTANCE OF 704.04 FEET TO THE MONUMENT SET AT THE SOUTHEAST CORNER OF UMATILLA COUNTY PARTITION PLAT NUMBER 1997-25:

THENCE N 89° 25' 58" W ALONG THE SOUTH LINE OF UMATILLA COUNTY PARTITION PLAT NUMBER 1997-25 A DISTANCE OF 1375.50 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE 66 FOOT WIDE UMATILLA COUNTY ROAD NUMBER 1281 "LIND ROAD":

THENCE S 00° 32' 34" E ALONG SAID EASTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 1281 A DISTANCE OF 694.57 FEET TO AN INTERSECTION WITH THE NORTH LINE OF UMATILLA COUNTY PARTITION PLAT NUMBER 1997-10:

THENCE S 89° 33' 27" E ALONG THE SAID NORTH LINE OF PARTITION PLAT NUMBER 1997-10 A DISTANCE OF 1495.98' TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 22.83 ACRES.

SUBJECT TO ANY AND ALL RECORDED RIGHTS OF WAY OR EASEMENTS AS SHOWN ON THIS PLAT OR ANY RECORDED RIGHTS OF WAY OR EASEMENTS WHICH A THOROUGH TITLE SEARCH MIGHT REVEAL.