

PARTITION PLAT 2004-32

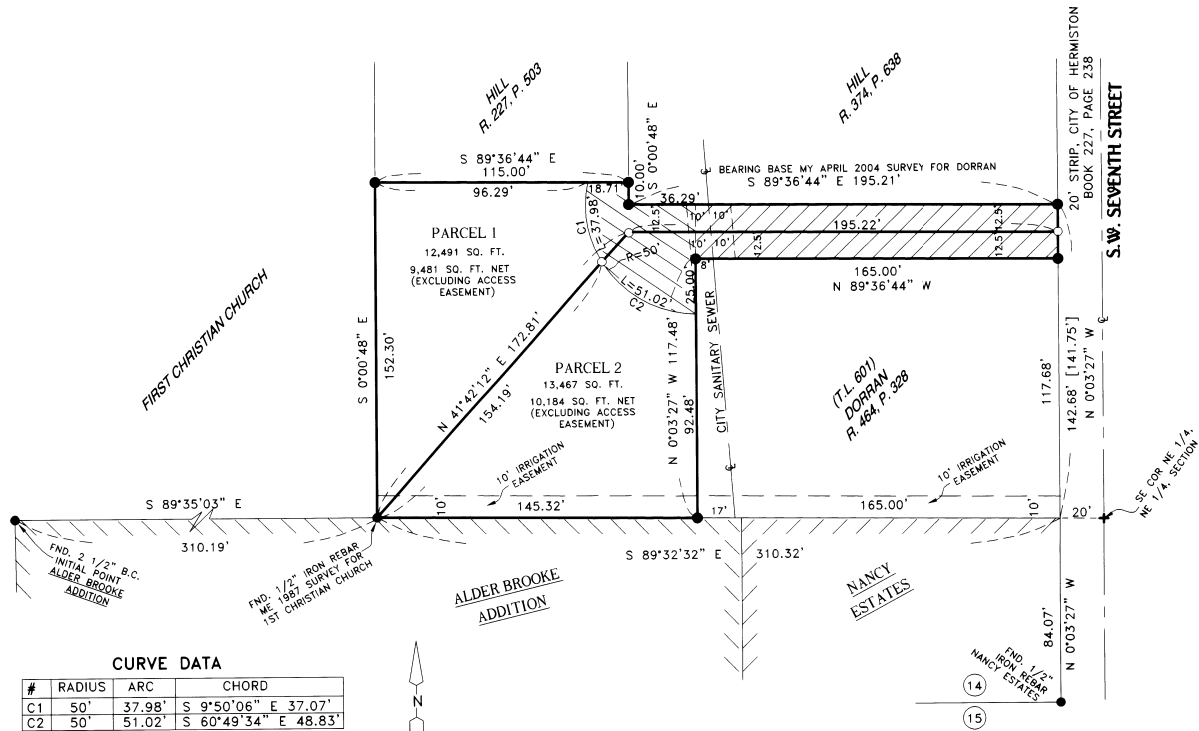
IN NE 1/4, NW 1/4, SEC. 15, T 4 N, R 28 E, W.M.,
IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SURVEYOR'S NARRATIVE & CERTIFICATE:

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PLAT. I SURVEYED THIS TRACT IN AN APRIL 2004 SURVEY FOR DORRAN. THIS TRACT IS DESCRIBED IN A DEED TO RUSSELL DORRAN RECORDED ON REEL 464, PAGE 329, UMATILLA COUNTY DEED RECORDS AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO RUSSELL DORRAN, ET UX, RECORDED ON REEL 374, PAGE 639, UMATILLA COUNTY DEED RECORDS, SAID POINT LIES ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 330.32 FEET WEST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AND RUNNING THENCE N 0° 00' 48" W ALONG THE WEST LINE OF SAID DORRAN TRACT 152.30 FEET TO A 5/8" IRON REBAR MARKING THE NORTHWEST CORNER OF SAID DORRAN TRACT, SAID POINT IS ALSO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO JAMES HILL, ET UX, RECORDED ON REEL 227, PAGE 503, UMATILLA COUNTY DEED RECORDS; THENCE S 89° 36' 44" E ALONG THE SOUTH LINE OF SAID HILL TRACT 115.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 0° 00' 48" E 10.00 FEET TO A 5/8" IRON REBAR MARKING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO JAMES HILL, ET UX, ON REEL 374, PAGE 638, UMATILLA COUNTY DEED RECORDS; THENCE S 89° 36' 44" E ALONG THE SOUTH LINE OF SAID HILL TRACT 195.21 FEET TO A 5/8" IRON REBAR MARKING THE SOUTHEAST CORNER OF SAID HILL TRACT; THENCE S 0° 03' 27" E ALONG THE WEST LINE OF THAT TRACT OF LAND DEEDED TO THE CITY OF HERMISTON, IN BOOK 227, PAGE 238, UMATILLA COUNTY DEED RECORDS 25.00 FEET TO A 5/8" IRON REBAR; THENCE N 89° 36' 44" W PARALLEL WITH THE SOUTH LINE OF SAID HILL TRACT OF REEL 374, PAGE 638, A DISTANCE OF 165.00 FEET; THENCE S 0° 03' 27" E PARALLEL WITH THE WEST LINE OF SAID CITY TRACT 117.48 FEET TO THE SOUTHEAST CORNER OF SAID DORRAN TRACT; THENCE N 89° 32' 32" W ALONG THE SOUTH LINE OF SAID DORRAN TRACT 145.32 FEET TO THE POINT OF BEGINNING.



REGISTERED PROFESSIONAL LAND SURVEYOR
G. Dennis Edwards
OREGON
JULY 16, 1971
G. DENNIS EDWARDS
9 5 1
RENEWS 12/31/2005

OWNER'S DECLARATION:

I, THE OWNER OF THE ABOVE DESCRIBED LAND, HEREBY DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED.
I ACKNOWLEDGE THE ACCESS AND UTILITY EASEMENT OVER THAT PORTION OF THE ABOVE DESCRIBED TRACT WHICH IS A 25 FOOT STRIP LYING NORTH OF AND ADJACENT TO TAX LOT 601 AND IS FOR THE BENEFIT OF SAID TAX LOT 601 AND OF PARCELS ONE AND TWO.
I HEREBY DEDICATE A 50 FOOT RADIUS EASEMENT AT THE WEST END OF THE ABOVE MENTIONED EASEMENT FOR ADDITIONAL ACCESS AND UTILITIES FOR THE USE OF PARCELS 1 AND 2.
I ALSO HEREBY DEDICATE THE 20 FOOT SEWER EASEMENT, AS SHOWN, THE CENTER LINE OF WHICH IS COINCIDENT WITH THE CENTER LINE OF AN EXISTING SEWER LINE.
I ALSO DEDICATE A 10 FOOT IRRIGATION EASEMENT ALONG THE SOUTH LINE OF THIS PROPERTY AS SHOWN, AND ALONG THE SOUTH LINE OF THE TRACT OF LAND SHOWN AS TAX LOT 601 WHICH IS ALSO OWNED BY ME FOR THE USE OF PARCELS 1 AND 2 AND TAX LOT 601.

Russell N. Dorran
RUSSELL N. DORRAN

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 8, 2004 at 9:00 o'clock Am., in the record of PLATS of said County.
YEAR NUMBER
2004 32

OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$50.00 No. 2004-4730504

STATE OF OREGON, COUNTY OF UMATILLA }
SUBSCRIBED AND SWORN BEFORE ME ON THIS 8th DAY OF December, 2004
Donna J. Moeller
DONNA J. MOELLER
COMMISSION NO. 364727
MY COMMISSION EXPIRES 01-15-07



JOB# S0403054B
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838
DRAWN BY NJF

APPROVALS

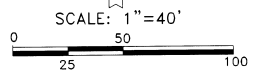
UMATILLA COUNTY SURVEYOR
APPROVED THIS 8th DAY OF December, 2004
David H. Kline
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON PLANNING COMMISSION
APPROVED THIS 02th DAY OF December, 2004
Margaret Duffa
CHAIRMAN

UMATILLA COUNTY TAX COLLECTOR
APPROVED THIS 8th DAY OF December, 2004
Shonda J. Smith
UMATILLA COUNTY TAX COLLECTOR

LEGEND:

- FOUND 5/8" IRON REBAR SET BY ME IN MAY 2004 SURVEY FOR DORRAN UNLESS NOTED OTHERWISE
- SET 5/8"x30" IRON REBAR WITH PLASTIC CAP #951
- ▨ ACCESS & UTILITY EASEMENT FOR T.L. 601 & PARCELS 1 & 2, REEL 464, PAGE 329
- ▨ ACCESS & UTILITY EASEMENT FOR PARCELS 1 & 2



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