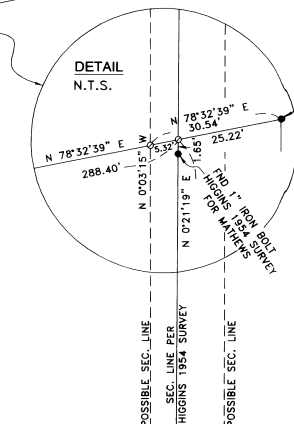
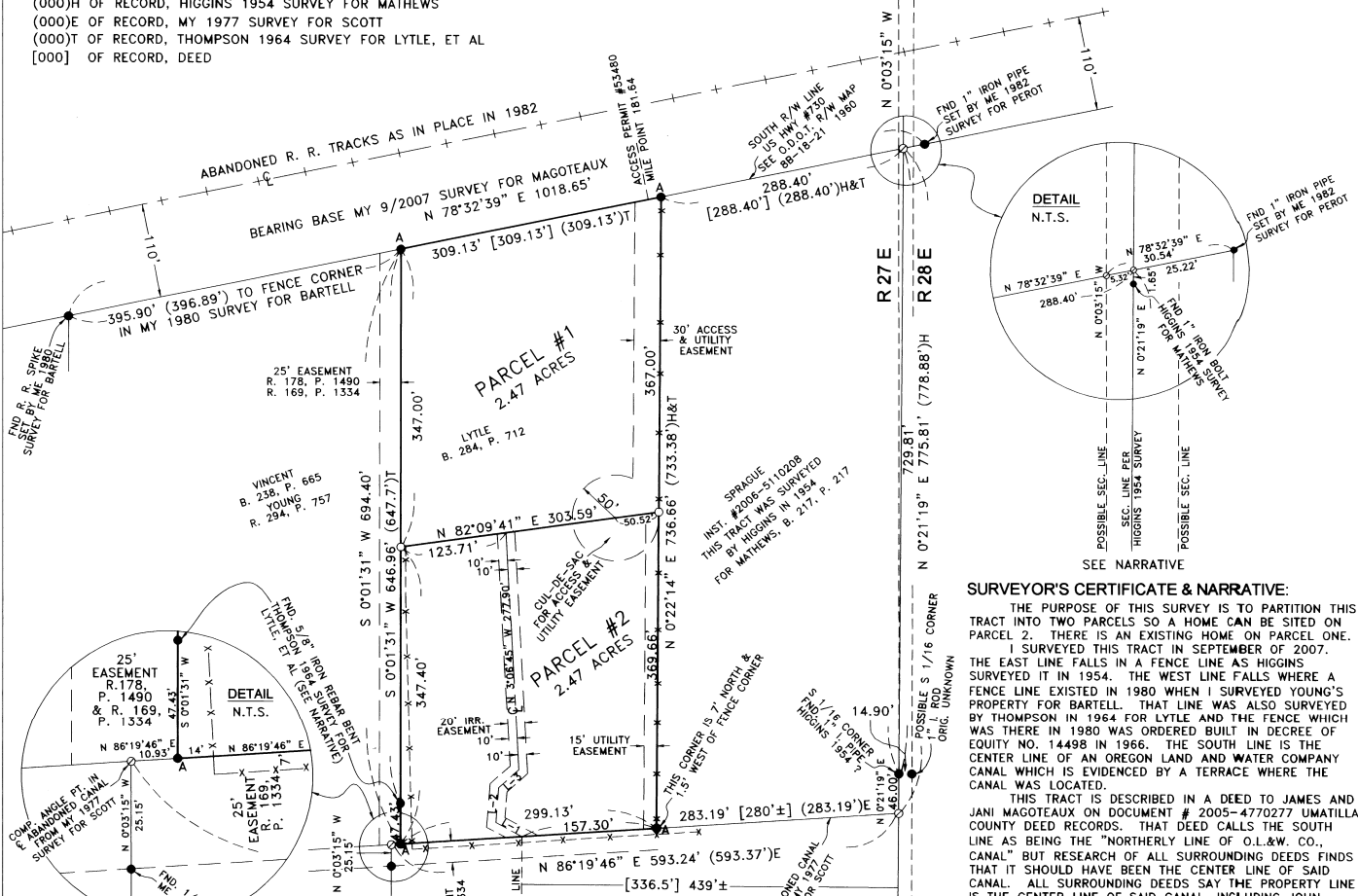
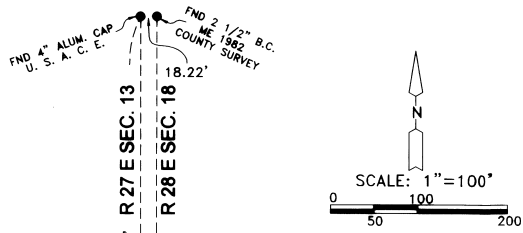


PARTITION PLAT 2008-08

IN E 1/2, SE 1/4, SEC. 13, T 5 N, R 27 E,
W.M., UMATILLA COUNTY, OREGON
LD-5N-727-07

LEGEND:

- FOUND MONUMENTS AS NOTED OR
 - ▲ FOUND 5/8" IRON REBAR, ME 9/2007 SURVEY FOR MAGOTEAUX
 - SET 5/8"x30" IRON REBAR WITH PLASTIC CAP #951
 - COMPUTED LOCATION
- (000)H OF RECORD, HIGGINS 1954 SURVEY FOR MATHEWS
(000)E OF RECORD, MY 1977 SURVEY FOR SCOTT
(000)T OF RECORD, THOMPSON 1964 SURVEY FOR LYTLE, ET AL
[000] OF RECORD, DEED



SURVEYOR'S CERTIFICATE & NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THIS TRACT INTO TWO PARCELS SO A HOME CAN BE SITED ON PARCEL 2. THERE IS AN EXISTING HOME ON PARCEL ONE. I SURVEYED THIS TRACT IN SEPTEMBER OF 2007. THE EAST LINE FALLS IN A FENCE LINE AS HIGGINS SURVEYED IT IN 1954. THE WEST LINE FALLS WHERE A FENCE LINE EXISTED IN 1960 WHEN I SURVEYED YOUNG'S PROPERTY FOR BARTELL. THAT LINE WAS ALSO SURVEYED BY THOMPSON IN 1964 FOR LYTLE AND THE FENCE WHICH WAS THERE IN 1980 WAS ORDERED BUILT IN DECREE OF EQUITY NO. 14498 IN 1966. THE SOUTH LINE IS THE CENTER LINE OF AN OREGON LAND AND WATER COMPANY CANAL WHICH IS EVIDENCED BY A TERRACE WHERE THE CANAL WAS LOCATED.

THIS TRACT IS DESCRIBED IN A DEED TO JAMES AND JANI MAGOTEAUX ON DOCUMENT # 2005-4770277 UMATILLA COUNTY DEED RECORDS. THAT DEED CALLS THE SOUTH LINE AS BEING THE "NORTHERLY LINE OF O.L.&W. CO. CANAL" BUT RESEARCH OF ALL SURROUNDING DEEDS FINDS THAT IT SHOULD HAVE BEEN THE CENTER LINE OF SAID CANAL. ALL SURROUNDING DEEDS SAY THE PROPERTY LINE IS THE CENTER LINE OF SAID CANAL, INCLUDING JOHN CONRAD'S NORTH LINE (BOOK 167, PAGE 126). THE OWNER OF THIS TRACT WAS LEO LYTLE, BOOK 284, PAGE 712. HIS SOUTH LINE IS CALLED AS THE NORTH LINE OF CONRAD'S LINE WITH NO MENTION OF THE CANAL. THEREFORE I AM HOLDING THE CENTER OF THE ABANDONED CANAL AS THE PROPERTY LINE BETWEEN MAGOTEAUX AND THE PROPERTY TO THE SOUTH. THE LINE OF POSSESSION IS A FENCE LINE 7 FEET SOUTH OF MY SURVEY LINE.

DESCRIPTION: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, T 5 N, R 27 E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO BERNARD MATHEWS, ET UX, RECORDED IN BOOK 217, PAGE 217, UMATILLA COUNTY DEED RECORDS. SAID POINT LIES ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY. #730 S 78° 32' 39" W 288.40 FEET FROM WHERE SAID RIGHT OF WAY LINE INTERSECTS THE EAST LINE OF SAID SECTION 13 AS IT WAS SURVEYED IN 1954 BY HIGGINS AND RUNNING; THENCE CONTINUING S 78° 32' 39" W ALONG SAID RIGHT OF WAY LINE 309.13 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AWARDED TO LEO LYTLE, ET UX, BY DECREE FILED IN EQUITY NO. 14498, STATE CIRCUIT COURT UMATILLA COUNTY, OREGON; THENCE S 0° 01' 31" W ALONG THE WEST LINE OF SAID LYTLE TRACT 694.40 FEET TO A POINT ON THE CENTER LINE OF AN ABANDONED OREGON LAND AND WATER COMPANY CANAL; THENCE N 86° 19' 46" E ALONG SAID CANAL CENTER LINE 299.13 FEET TO THE SOUTHWEST CORNER OF SAID MATHEWS TRACT; THENCE N 0° 22' 14" E 736.66 FEET TO THE POINT OF BEGINNING. CONTAINING 4.94 ACRES.

APPROVALS:

UMATILLA COUNTY SURVEYOR

APPROVED THIS 26 DAY OF March, 2008.

UMATILLA COUNTY SURVEYOR

WEST EXTENSION IRRIGATION DISTRICT

APPROVED THIS 21 DAY OF March, 2008.

MANAGER

UMATILLA PLANNING DEPARTMENT

APPROVED THIS 27 DAY OF March, 2008.

UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE PAID IN FULL

APPROVED THIS 24 DAY OF March, 2008.

UMATILLA COUNTY TAX COLLECTOR

LINE TABLE

L-1	N 61°33'40" W	34.38'
L-2	N 4°19'39" E	40.42'
L-3	N 48°07'04" E	31.49'

OWNER'S DECLARATION:

WE, THE OWNERS OF THE ABOVE DESCRIBED LAND, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.

WE HEREBY DEDICATE AN ACCESS AND UTILITY EASEMENT OVER THE EAST 30 FEET OF PARCEL ONE AND OVER THE 50' RADIUS CUL-DE-SAC, AS SHOWN, FOR THE USE OF BOTH PARCELS.

WE ALSO HEREBY DEDICATE A 15 FOOT UTILITY EASEMENT ALONG THE EAST LINE OF PARCEL 2 AS SHOWN FOR AN EXISTING POWER LINE AND OTHER UTILITIES.

WE ALSO HEREBY DEDICATE A 20 FOOT WIDE IRRIGATION EASEMENT THROUGH PARCEL 2 AS SHOWN FOR THE USE OF BOTH PARCELS.

James M. Magoteaux
JAMES M. MAGOTEAUX, OWNER

Jani D. Magoteaux
JANI D. MAGOTEAUX, OWNER

STATE OF OREGON }
COUNTY OF UMATILLA }

BEFORE ME THIS 21st DAY OF March, 2008
APPEARED JAMES M. MAGOTEAUX AND JANI D. MAGOTEAUX
AND ACKNOWLEDGED THE FOREGOING DECLARATION

Gloria Rossi
NOTARY PUBLIC FOR
Oregon / Gloria J. Rossi
PRINTED NAME
COMMISSION NO. 44328
MY COMMISSION EXPIRES 3/22/2011

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. Dennis Edwards

OREGON
JULY 16, 1971
G. DENNIS EDWARDS
951
RENEWS 12/31/2009

JOB #S0706100A
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838
DRAWN BY JMC

2008-08

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2008-08-08
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