

2012-26 1 of 3

PARTITION PLAT NO. 2012-26

SITUATED IN WEST 1/2 OF THE SOUTHWEST 1/4 SECTION 13, T.6N., R.35E., W.M., UMATILLA COUNTY, OREGON.

UMATILLA COUNTY ASSESSOR PARCEL NO. 06N3513C-2100



BASIS OF BEARING

N 00°01'55"E AS SHOWN, REFER TO UMATILLA COUNTY SURVEY NO. 97-82-B (DISTANCES SHOWN ARE AS MEASURED AT THE SITE)

LEGEND

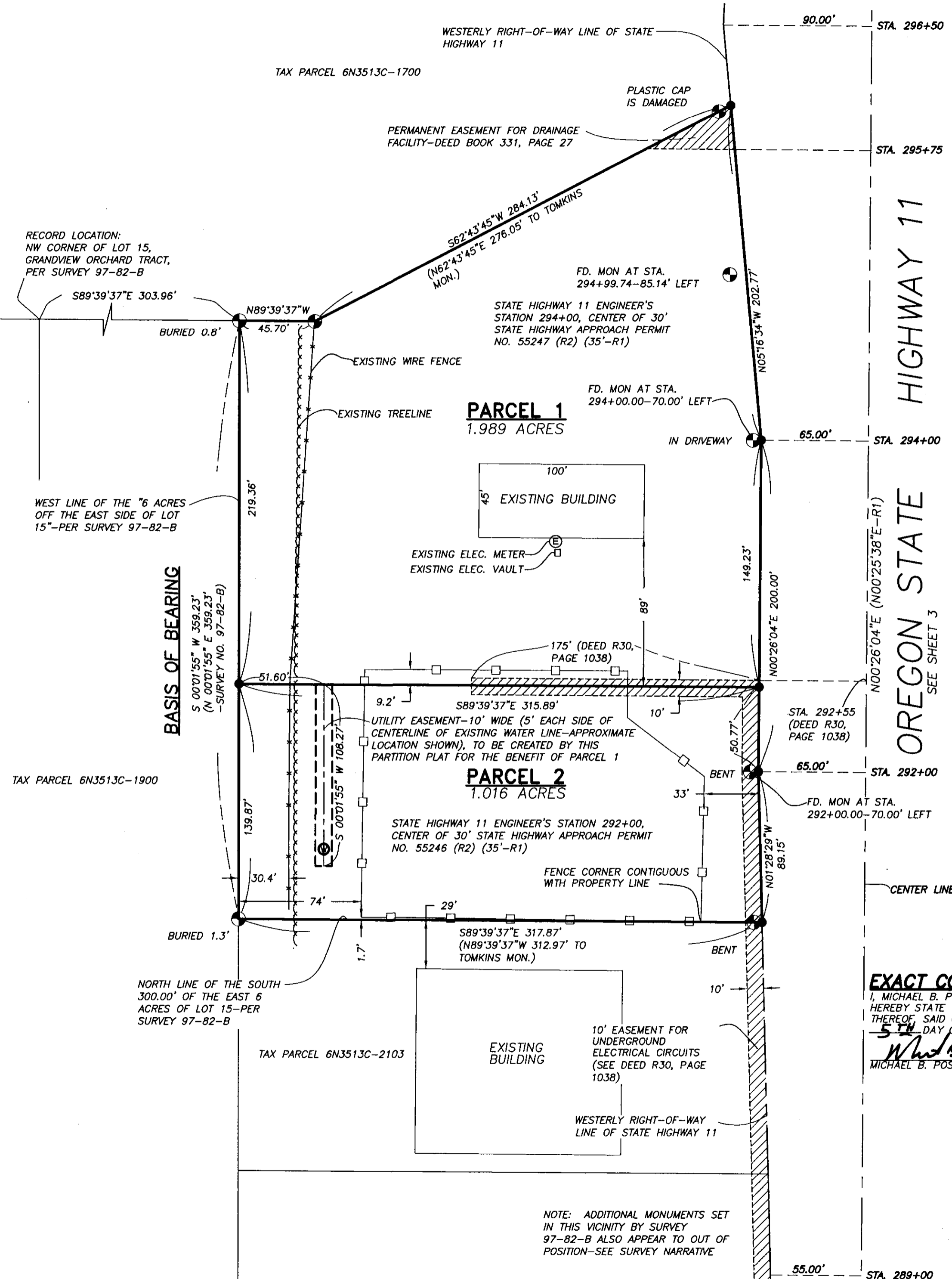
- FOUND 5/8" IRON ROD (CONCRETE REINFORCING ROD), WITH YELLOW PLASTIC CAP, MARKED "TOMKINS SURVEYING", CONDITION AS NOTED. SEE UMATILLA COUNTY SURVEY 97-82-B. (UNLESS NOTED OTHERWISE)
- SET 5/8"x30" IRON ROD (CONCRETE REINFORCING ROD), WITH 1 1/2" DIA. ALUMINUM CAP, MARKED "APA OR2849 WA41295".
- PARTITION BOUNDARY LINE
- EXISTING CHAIN LINK FENCE
- ⊙ EXISTING DOMESTIC WATER WELL

REFERENCE MATERIAL

SEE SHEET 3
SURVEY NARRATIVE
SEE SHEET 3

ENCUMBRANCES

- (PER SUBDIVISION GUARANTEE REPORT NO. 90666, PREPARED BY PIONEER TITLE COMPANY, PENDLETON, OREGON, DATED OCTOBER 31, 2012.)
1. RESERVATIONS AS TO THE RIGHT TO LAY AT ANY TIME PIPELINES AND FLUMES FOR DISTRIBUTION OF WATER FOR GRANDVIEW IRRIGATION COMPANY, RESERVED IN DEED, GRANTOR: J.A. BRADLEY, ETAL. RECORDED: NOVEMBER 24, 1922 IN BOOK 117, PAGE 432, DEED RECORDS. (SURVEYOR'S NOTE: NOT PLOTTABLE)
 2. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE: PACIFIC POWER & LIGHT COMPANY. RECORDED: APRIL 22, 1953 IN BOOK 211, PAGE 27, DEED RECORDS. (SURVEYOR'S NOTE: NOT PLOTTABLE)
 3. EASEMENTS, RESTRICTIONS AND RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED, GRANTEE: STATE OF OREGON, DEPT. OF TRANSPORTATION, HIGHWAY DIVISION. RECORDED: AUGUST 23, 1973 IN BOOK 331, PAGE 27, DEED RECORDS, RECORDED: JULY 18, 1977 IN MICROFILM R-20, PAGE 1924, OFFICE OF UMATILLA COUNTY RECORDS.
 4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE: PACIFIC POWER & LIGHT COMPANY. RECORDED: MARCH 10, 1978 IN MICROFILM R-30, PAGE 1038, OFFICE OF UMATILLA COUNTY RECORDS.
 5. LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM TOGETHER WITH AN OPTION TO PURCHASE, LESSOR: ELAINE GREEN AND LAURA SEWARD GREEN. LESSEE: BENJAMIN J. CASE AND JULIE B. CASE. RECORDED: APRIL 13, 2010 IN INSTRUMENT NO. 2010-5640516, OFFICE OF UMATILLA COUNTY RECORDS.



EXACT COPY STATEMENT

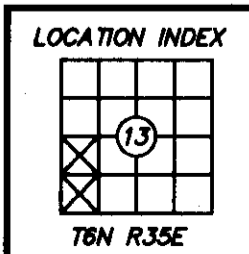
I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 5TH DAY OF DEC., 2012

Michael B. Posada
MICHAEL B. POSADA, PLS 2849

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS

EXPIRES: 12-31-2012
DATED: 12-05-12
ANDERSON PERRY & ASSOC., INC.
1901 N. FIR ST.
LA GRANDE, OR 97850
(541)963-8309



COUNTY SURVEYOR

RECEIVED BY
Umatilla County Surveyor
Date: 11/5/2013
Rec'd By: J. H. ...
No.: 13-010-B

COUNTY RECORDS OFFICER

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 21, 2012
at 3:00 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2012 26

OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL...Records Officer
Fees \$ 73.00 No. 2012-5990745

PROPERTY PARTITION
IN W1/2 OF SW1/4 SECTION 13
T.6N., R.35E., W.M., UMATILLA COUNTY, OREGON

FOR: BENJAMIN CASE

SCALE: 1"=50'
DATE: DEC., 2012
JOB NO. W7521-102

anderson perry
classifications, inc.
ENGINEERING SURVEYING NATURAL RESOURCES
LA GRANDE, OR. WALLA WALLA, WA.

SHEET 1/3

PARTITION PLAT NO. 2012-26

SITUATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13 T.6N., R.35E., WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND IS SITUATED IN THE WEST ONE-HALF OF THE SOUTHWEST 1/4 SECTION 13, T.6N., R.35E., W.M., UMATILLA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SIX ACRES OFF OF THE EAST SIDE OF LOT 15, OF GRANDVIEW ORCHARD TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 4 OF PLATS, AT PAGE 12, RECORDS OF UMATILLA COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 15 OF SAID GRANDVIEW ORCHARD TRACT AS SHOWN ON UMATILLA COUNTY SURVEY NO. 97-82-B, THENCE S 89°39'37" E 303.96 FEET ALONG THE NORTHERLY LINE OF SAID LOT 15 TO THE NORTHWEST CORNER OF THE EAST SIX ACRES OF SAID LOT 15 AS SHOWN ON SAID SURVEY 97-82-B AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE ALONG THE WESTERLY LINE OF SAID EAST SIX ACRES OF LOT 15 AS SHOWN ON SAID SURVEY 97-82-B S 00°01'55" W 359.23 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300.00 FEET OF SAID EAST SIX ACRES OF LOT 15 AS SHOWN ON SAID SURVEY 97-82-B;

THENCE ALONG SAID NORTH LINE OF SAID SOUTH 300.00 FEET OF SAID EAST SIX ACRES OF LOT 15 AS SHOWN ON SAID SURVEY 97-82-B S 89°39'37" E 317.87 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY NO. 11 AS DESCRIBED IN DEED BOOK 331, AT PAGE 27, RECORDS OF UMATILLA COUNTY, OREGON;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID OREGON-WASHINGTON HIGHWAY NO. 11 AS DESCRIBED IN SAID DEED BOOK 331, PAGE 27 THE FOLLOWING THREE COURSES:

N 01°28'29" W 89.15 FEET;
N 00°26'04" E 200.00 FEET;
AND N 05°16'34" W 202.77 FEET TO ITS INTERSECTION WITH SAID NORTHERLY LINE OF LOT 15 OF SAID GRANDVIEW ORCHARD TRACT;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE OF LOT 15 AS SHOWN ON SAID SURVEY 97-82-B S 62°43'45" W 284.13 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID LOT 15 N 89°39'37" W 45.70 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.005 ACRES OF LAND, MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS OR RESTRICTIONS EXISTING, OF RECORD OR IN VIEW AND THE FOLLOWING ENCUMBRANCES:

- RESERVATIONS AS TO THE RIGHT TO LAY AT ANY TIME PIPELINES AND FLUMES FOR DISTRIBUTION OF WATER FOR GRANDVIEW IRRIGATION COMPANY, RESERVED IN DEED.
GRANTOR: J.A. BRADLEY, ETAL
RECORDED: NOVEMBER 24, 1922 IN BOOK 117, PAGE 432, DEED RECORDS. (SURVEYOR'S NOTE: NOT PLOTTABLE)
- RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: PACIFIC POWER & LIGHT COMPANY
RECORDED: APRIL 22, 1953 IN BOOK 211, PAGE 27, DEED RECORDS. (SURVEYOR'S NOTE: NOT PLOTTABLE)
- EASEMENTS, RESTRICTIONS AND RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED,
GRANTEE: STATE OF OREGON, DEPT. OF TRANSPORTATION, HIGHWAY DIVISION
RECORDED: AUGUST 23, 1973 IN BOOK 331, PAGE 27, DEED RECORDS,
RECORDED: JULY 18, 1977 IN MICROFILM R-20, PAGE 1924, OFFICE OF UMATILLA COUNTY RECORDS.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: PACIFIC POWER & LIGHT COMPANY
RECORDED: MARCH 10, 1978 IN MICROFILM R-30, PAGE 1038, OFFICE OF UMATILLA COUNTY RECORDS.
- LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM TOGETHER WITH AN OPTION TO PURCHASE,
LESSOR: ELAINE GREEN AND LAURA SEWARD GREEN
LESSEE: BENJAMIN J. CASE AND JULIE B. CASE
RECORDED: APRIL 13, 2010 IN INSTRUMENT NO. 2010-5640516, OFFICE OF UMATILLA COUNTY RECORDS.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ELAINE GREEN, ACTING AS AN INDIVIDUAL, AND ALSO ACTING AS THE DULY AUTHORIZED AGENT OF LAURA SEWARD GREEN, THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAS CAUSED SAID LANDS TO BE PARTITIONED AND THE UTILITY EASEMENT CREATED AS SHOWN ON THE ANNEXED PLAT, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Elaine Green
ELAINE GREEN, INDIVIDUALLY, AND AS AGENT FOR LAURA SEWARD GREEN BY VIRTUE OF SPECIAL POWER OF ATTORNEY

ACKNOWLEDGEMENT

STATE OF WA

COUNTY OF Walla Walla

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF Dec, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ELAINE GREEN AND, ON OATH, STATED THAT SHE EXECUTED THIS INSTRUMENT INDIVIDUALLY AND AS THE AGENT FOR LAURA SEWARD GREEN AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

Kathy L. Nessel
NOTARY PUBLIC OF THE STATE OF

1-21-16
MY COMMISSION EXPIRES

132716
NOTARY NUMBER

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS

EXPIRES: 12-31-2012

DATE: 12-05-12

Michael B. Posada
MICHAEL B. POSADA, PLS 2849

UMATILLA COUNTY PLANNING DIRECTOR

APPROVED THIS 20th DAY OF December, 2012

G. M. Mabbitt
UMATILLA COUNTY PLANNING DIRECTOR #LD-6N-388-12 LAND PARTITION APPROVAL NO.

UMATILLA COUNTY SURVEYOR

APPROVED THIS 20 DAY OF December, 2012

David H. Kline
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2012 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

APPROVED THIS 17 DAY OF December, 2012

Bonnie Smith
UMATILLA COUNTY TAX COLLECTOR

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 5th DAY OF Dec, 2012

Michael B. Posada
MICHAEL B. POSADA, PLS 2849

ANDERSON PERRY & ASSOC., INC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
(541)963-8309

COUNTY RECORDS OFFICER

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

ON December 21, 2012
at 3:00 o'clock Pm., in the record of PLATS of said County.
YEAR NUMBER Slide
2012 26

OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL...Records Officer

Fees \$ 73.00 No. 2012-5990745

COUNTY SURVEYOR

RECEIVED BY

Umatilla County Surveyor
Date: 11/5/2012
Rec'd By: S. P. ...
No.: 13-010-B

PROPERTY PARTITION

IN W1/2 OF SW1/4 SECTION 13
T.6N., R.35E., W.M., UMATILLA COUNTY, OREGON

FOR: BENJAMIN CASE

P.O. BOX 19
WALLA WALLA, WA 99362

SCALE: NONE
DATE: DEC., 2012
JOB NO. W7521-102

Anderson Perry Associates, Inc.
ENGINEERING SURVEYING NATURAL RESOURCES
LA GRANDE, OR. WALLA WALLA, WA.

SHEET
2/3

PARTITION PLAT NO. 2012-26

SITUATED IN WEST 1/2 OF THE SOUTHWEST 1/4 SECTION 13, T.6N., R.35E., W.M., UMATILLA COUNTY, OREGON.

UMATILLA COUNTY ASSESSOR PARCEL NO. 06N3513C-2100

REFERENCE MATERIAL

UMATILLA COUNTY SURVEYS:
 UMATILLA COUNTY SURVEY NO. 91-15-B
 UMATILLA COUNTY SURVEY NO. 96-56-B
 UMATILLA COUNTY SURVEY NO. 97-54-B
 UMATILLA COUNTY SURVEY NO. 97-82-B
 UMATILLA COUNTY SURVEY NO. 00-111-B
 UMATILLA COUNTY SURVEY NO. 03-04-B
 UMATILLA COUNTY SURVEY NO. 07-178-B
 UMATILLA COUNTY SURVEY NO. 12-061-B

DEED BOOK 117, PAGE 432
 OREGON DEPT. OF TRANSPORTATION MAP 09B-08-19 AND -20 (PARTS 1 AND 2 OF 2) LOCATED LINE MILTON-FREEWATER-STATELINE SECTION, OREGON-WASHINGTON HIGHWAY, AUGUST, 1971 (REVISED DEC., 2005)"

WASHINGTON DEPT. OF TRANSPORTATION MAP "SR125 OREGON STATE LINE TO YELLOWHAWK CREEK, SHEET 2/4, MARCH (REVISED JANUARY, 2001)"

(R2) OREGON DEPT. OF TRANSPORTATION "PERMIT TO OPERATE, MAINTAIN, AND USE A STATE HIGHWAY APPROACH", PERMIT NUMBERS 55246 AND 55247, DATED SEPTEMBER 9, 2012.

SUBDIVISION GUARANTEE REPORT NO. 90666, PREPARED BY PIONEER TITLE COMPANY, PENDLETON, OREGON, DATED OCTOBER 31, 2012.

(R1) DEED BOOK 160, PAGE 582
 DEED BOOK 211, PAGE 27
 DEED BOOK 211, PAGE 576
 DEED BOOK 224, PAGE 475
 DEED BOOK 303, PAGE 175
 DEED BOOK 331, PAGE 27
 (REEL 20, PAGE 1921)
 (REEL 20, PAGE 1924)
 (REEL 30, PAGE 1039)
 DOCUMENT NO. 135470 (REEL 162, PAGE 313)
 (REEL 196, PAGE 582)
 DOCUMENT NO. 94-193761 (REEL 252, PAGE 1392)
 DOCUMENT NO. 1998-3370359
 DOCUMENT NO. 1999-3560733
 DOCUMENT NO. 1999-3580020
 DOCUMENT NO. 2002-4130605
 DOCUMENT NO. 2010-5640516

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BENJAMIN CASE, REPRESENTING ELAINE GREEN AND LAURA SEWARD GREEN, THE OWNER OF LANDS DESCRIBED IN UMATILLA COUNTY DEED DOCUMENT NO. 94-193761, FOR THE PURPOSE OF PARTITIONING THEIR LAND INTO THE TWO PARCELS SHOWN. THESE LANDS LIE IN LOT 15 OF GRANDVIEW ORCHARD TRACT, PLATTED IN 1909, AND ARE A REMAINING PORTION OF "6 ACRES OFF THE EAST SIDE OF LOT 15...". THIS SIX ACRE TRACT WAS FIRST DESCRIBED IN UMATILLA COUNTY DEED BOOK 117, PAGE 432, SIGNED IN 1914, RECORDED IN 1922. IN 1943 (DEED BOOK 160, PAGE 582), RIGHT-OF-WAY FOR THE OREGON-WASHINGTON HIGHWAY 11 WAS ACQUIRED AND INCLUDED THAT PORTION OF THE "6 ACRES" LYING WITHIN A 50 FOOT WIDE STRIP OF LAND LOCATED WESTERLY OF THE HIGHWAY CENTERLINE. ADDITIONAL RIGHT-OF-WAY WAS ACQUIRED FROM THIS "6 ACRES" IN 1973 (DEED BOOK 331, PAGE 27).

IN 1996-97, PAUL TOMKINS, PLS NO. 2360 (SURVEY NO. 97-82-B) ESTABLISHED THE CENTERLINE OF HIGHWAY 11, RESOLVED THE EXTERIOR AND INTERIOR BOUNDARIES OF THE PORTION OF GRANDVIEW ORCHARD TRACT LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, T6N, R35E, AND MONUMENTED THE "6 ACRES OFF THE EAST SIDE OF LOT 15" AND THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 11. HE ALSO MONUMENTED THE SOUTH 300 FEET OF THE "6 ACRES" WHICH HAS BEEN DESCRIBED IN DEED REEL 196, PAGE 582 AND DOC. NO. 1999-3580020. WE HAVE REVIEWED THE PLAT OF GRANDVIEW ORCHARD TRACT AND SURVEY NO. 97-82-B AND AGREE WITH THE SURVEY 97-82-B POSITIONS OF THE LINES OF GRANDVIEW ORCHARD TRACT AND THE LOCATION OF THE WEST LINE OF THE "6 ACRES OFF THE EAST SIDE OF LOT 15". (NOTE: FOR THE RECORD, IT APPEARS THAT SURVEYOR PHILLIP J. LARSON, PLS NO. 474 (SURVEY 96-56-B) WAS NEARLY SIMULTANEOUSLY CONDUCTING A SURVEY IN LOT 1 OF GRANDVIEW ORCHARD TRACT IN WHICH HE ALSO RESOLVED VARIOUS BOUNDARIES OF THE GRANDVIEW ORCHARD TRACT PLAT. IT APPEARS THAT MR. LARSON AND MR. TOMKINS WERE UNAWARE OF THE OTHER'S ACTIVITIES AND SOME DIMENSIONAL DIFFERENCES DO EXIST BETWEEN THEIR SURVEYS. BY UTILIZING THE SURVEY 97-82-B LOCATIONS FOR OUR PARTITION SURVEY, WE ARE NOT IMPLYING THAT SURVEY 96-56-B IS INCORRECT. OUR ACCEPTANCE OF SURVEY 97-82-B IS BASED ON ITS RESOLUTION AND MONUMENTATION OF THE EXISTING PLAT BOUNDARIES, AND IT'S LOCATION AND MONUMENTATION OF DEED BOUNDARIES THAT ARE DIRECTLY RELATED TO THE PARCEL WHICH IS BEING PARTITIONED).

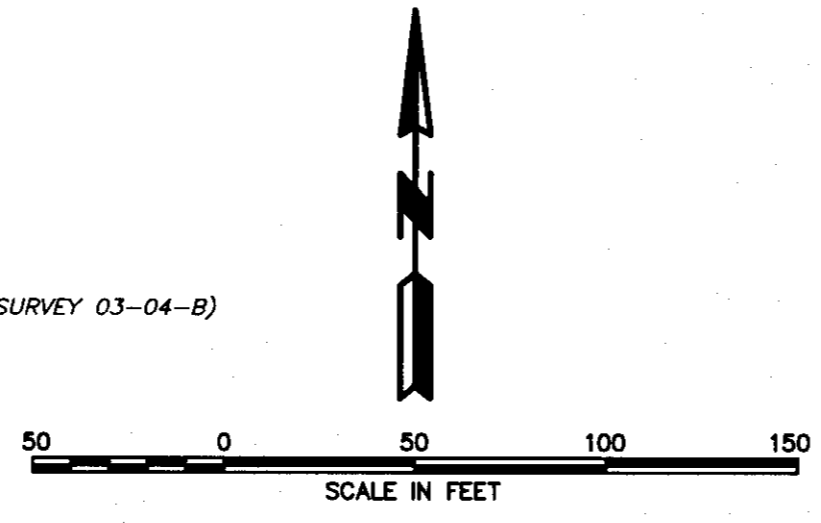
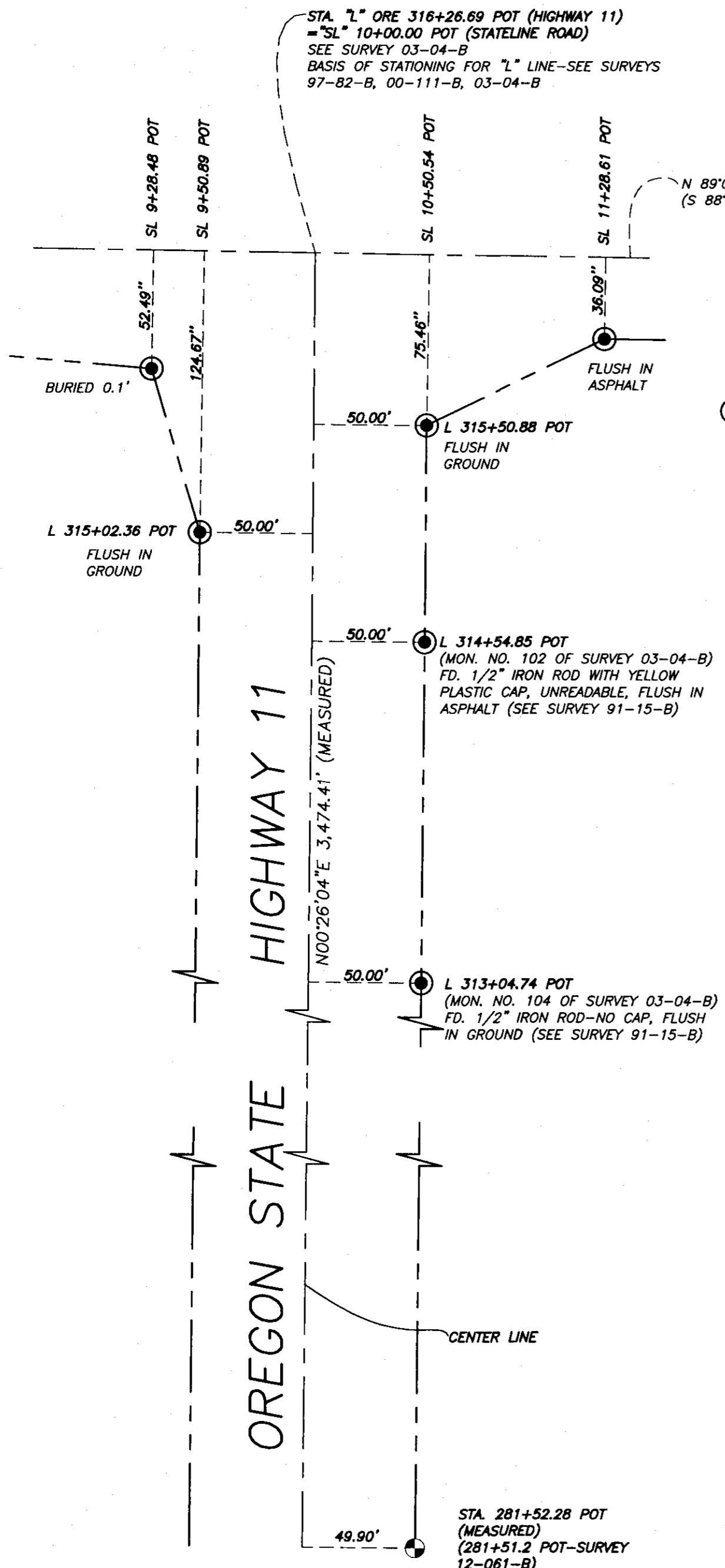
FURTHER REVIEW OF SURVEY 97-82-B INDICATES A DISCREPANCY WITH THE RECORD IN THE HIGHWAY 11 STATIONING AND OFFSETS USED TO ESTABLISH THE WESTERLY RIGHT-OF-WAY LINE IN THE VICINITY OF THIS SURVEY. SEVERAL DEED AND SURVEY DOCUMENTS SHOWN IN THE REFERENCE MATERIAL LISTING DEFINE OR RECITE THE DIMENSIONS OF THE HIGHWAY RIGHT-OF-WAY, AND WITH THE EXCEPTION OF SURVEY 97-82-B, ALL OF THESE RELEVANT DOCUMENTS ARE IN AGREEMENT WITH RESPECT TO THE RIGHT-OF-WAY DIMENSIONS. MR. TOMKINS AND HIS ASSOCIATE, MR. GREG FLOWERS, PLS NO. 2820, WERE CONTACTED ABOUT THE APPARENT DISCREPANCIES IN THE SURVEY 97-82-B RIGHT-OF-WAY LOCATION. TO DATE, MR. TOMKINS AND MR. FLOWERS HAVE BEEN UNABLE TO PROVIDE A DOCUMENTED BASIS FOR THE DIMENSIONS USED IN SURVEY 97-82-B. THE RIGHT-OF-WAY DIMENSIONS USED IN SURVEY 97-82-B GENERALLY PROVIDE FOR A WIDER WIDTH OF RIGHT-OF-WAY (APPROX. FIVE FEET WIDER) THAN THE DEEDED DIMENSIONS, AND ALSO INCLUDE AT LEAST TWO INSTANCES OF STATIONING DISCREPANCY.

IN LIEU OF ANY FURTHER ACTION BY MR. TOMKINS AND MR. FLOWERS, WE HAVE PROCEEDED TO DEFINE AND MONUMENT THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 11 AS NECESSARY TO COMPLETE THIS PARTITION. THE CENTER LINE OF HIGHWAY 11 IN THE VICINITY OF THE OREGON-WASHINGTON STATE LINE IS RESTORED FROM THE MONUMENTS ESTABLISHED BY SURVEYS 00-111-B AND 03-04-B, WHICH ALSO CONFORMS TO THE LOCATION PROVIDED BY SURVEY 97-82-B. WE FIND THE FIELD POSITIONS OF THE MONUMENTS SHOWN FROM SURVEY 03-04-B TO MATCH THE RECORD AND DETERMINE THE POSITION OF STA. "L" 316+26.69 POT AS SHOWN. THE POSITION OF STA. "L" 316+26.69 POT IS HELD AS THE BASIS OF STATIONING FOR HIGHWAY 11. THE SOUTHERLY END OF THE CENTER LINE IS ESTABLISHED AT THE MARKED OFFSET (49.90') FROM THE REFERENCE MONUMENT FOUND AT RECORD STATION 281+51.2 POT (SEE SURVEY 12-061-B). THIS CENTER LINE LOCATION APPEARS TO AGREE WITH SURVEY 97-82-B. WE NOTE THAT THE OREGON STATE HIGHWAY DEPARTMENT REFERENCE MONUMENTS AT HIGHWAY 11 STA. 178+20.63 AND STA. 315+89.40 ON BOTH SIDES OF THE HIGHWAY (SEE SURVEYS 97-82-B, 00-111-B, 03-04-B, 07-178-B, AND OTHERS, HAVE BEEN REMOVED.

THE NORTH LINE OF LOT 15 OF GRANDVIEW ORCHARD TRACT AND THE NORTH LINE OF THE SOUTH 300.00 FEET OF LOT 15 ARE PROJECTED EASTERLY THROUGH THE MONUMENTS SET BY SURVEY 97-82-B TO INTERSECT WITH THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 11. THE LINE DEFINING THE BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2 OF THIS PARTITION WAS LOCATED AS DIRECTED BY OUR CLIENT. THE APPARENT ENCUMBRANCES ON THIS LAND, AS DISCLOSED BY THE REFERENCED SUBDIVISION GUARANTEE REPORT NO. 90666 ARE DEPICTED ON THE PLAT WHERE THE RECORD INFORMATION ALLOW THEM TO BE PLOTTED.

THE DIMENSIONS SHOWN ON THIS PARTITION PLAT ARE IDENTICAL WITH THE DIMENSIONS GIVEN ON THE REFERENCED SURVEYS, WITH THE EXCEPTION OF DIMENSIONS FOR THE LINES ADJOINING OR ALONG THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 11.

IT IS THE INTENT OF THIS PARTITION TO CREATE A UTILITY EASEMENT ALONG THE PORTION OF THE EXISTING WATER LINE LOCATED ON PARCEL 2, FOR THE BENEFIT OF PARCEL 1 TO PROVIDE FOR THE CONTINUING USE OF WATER BY PARCEL 1 FROM THE CURRENT WELL LOCATION. THE EXACT LOCATION OF THIS EXISTING WATER LINE IS UNKNOWN.



LEGEND

● FOUND 5/8" IRON ROD (CONCRETE REINFORCING ROD), WITH 2" DIA. ALUMINUM CAP, MARKED "OTAK INC."; CONDITION AS NOTED. SEE UMATILLA COUNTY SURVEY 03-04-B. (UNLESS NOTED OTHERWISE)

STA. 281+52.28 POT (MEASURED) (281+51.2 POT-SURVEY 12-061-B)
 FD. 3" BRASS CAP IN CONCRETE (IN A 5" STOVEPIPE EXTENDING 1.1' ABOVE GROUND), MARKED: "STATE HIGHWAY DEPARTMENT 1949 49.90R RPPOT 281+51.2 BM NO P435". (SEE SURVEY 12-061-B)

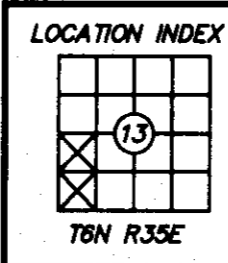
EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 5TH DAY OF DEC., 2012.
 MICHAEL B. POSADA, PLS 2849

REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL B. POSADA
 OREGON
 JAN. 20, 1998
 MICHAEL B. POSADA
 02849 LS

EXPIRES: 12-31-2012
 DATED: 12-05-12
 ANDERSON PERRY & ASSOC., INC.
 1901 N. FIR ST.
 LA GRANDE, OR 97850
 (541)963-8309



COUNTY RECORDS OFFICER

STATE OF OREGON, COUNTY OF UMATILLA } ss
 I certify that this instrument was received and recorded
 ON December 21, 2012
 at 3:00 o'clock Pm., in the record of PLATS of said County.
 YEAR NUMBER Slide
 2012 26

OFFICE OF COUNTY RECORDS
 By: ...JEAN HEMPHILL...Records Officer
 Fees \$ 73.00 No. 2012-5990745

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/5/2013
 Rec'd By: [Signature]
 No.: 13-010-B

PROPERTY PARTITION
 IN W1/2 OF SW1/4 SECTION 13
 T.6N., R.35E., W.M., UMATILLA COUNTY, OREGON

FOR: BENJAMIN CASE
 P.O. BOX 18
 WALLA WALLA, WA 99382

SCALE: 1"=50'
 DATE: DEC., 2012
 JOB NO. W7521-102

anderson perry & associates, inc.
 ENGINEERING SURVEYING NATURAL RESOURCES
 LA GRANDE, OR. WALLA WALLA, WA

SHEET 3/3