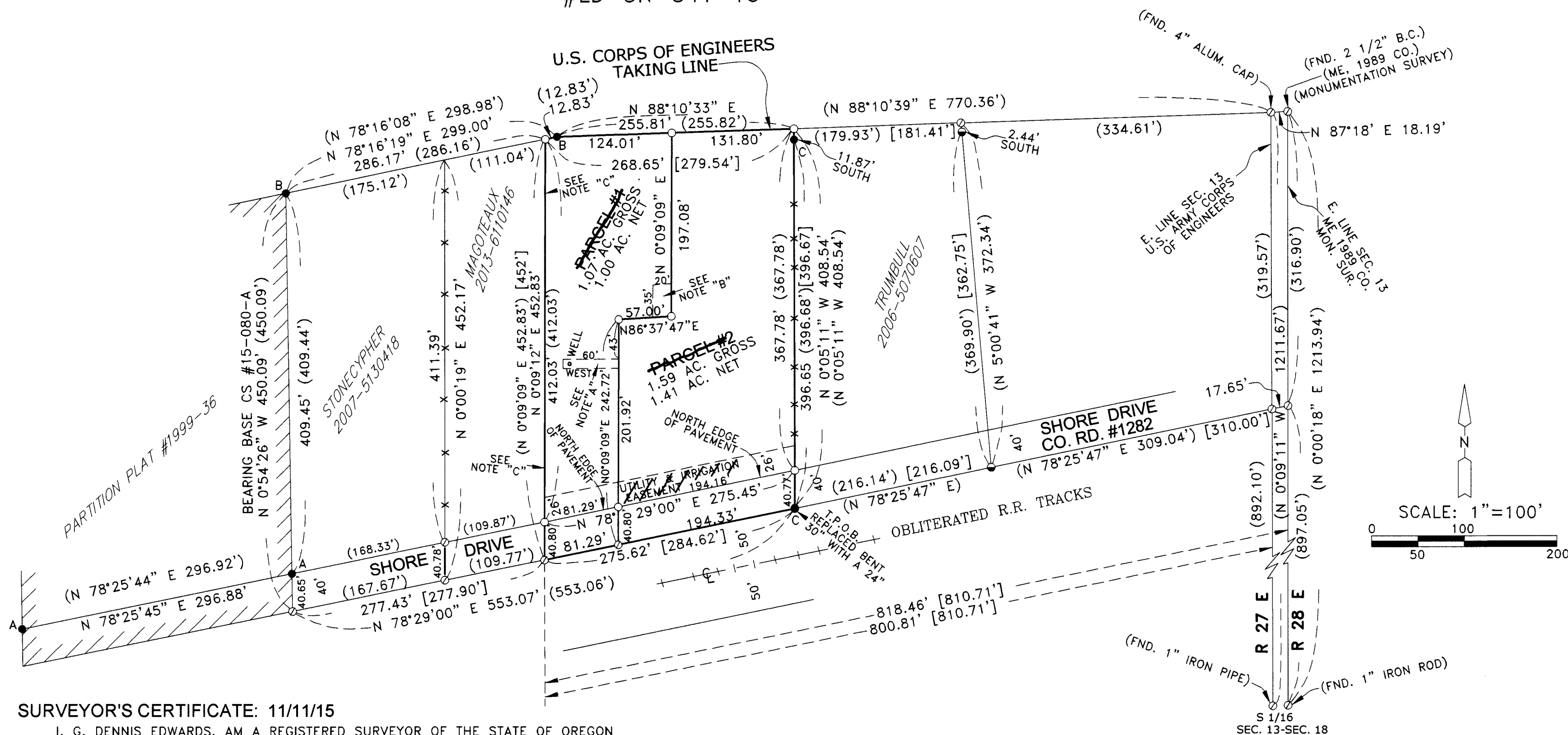


PARTITION PLAT 2015- RECORD OF SURVEY

IN SE 1/4, SEC. 13, T 5 N, R 27 E,
W.M., UMATILLA COUNTY, OREGON
#LD-5N-841-15



APPROVALS:

UMATILLA COUNTY SURVEYOR
APPROVED THIS _____ DAY OF _____, 2015

UMATILLA COUNTY SURVEYOR

WEST EXTENSION IRRIGATION DISTRICT
APPROVED THIS _____ DAY OF _____, 2015

MANAGER

UMATILLA COUNTY PLANNING DEPARTMENT
APPROVED THIS _____ DAY OF _____, 2015

UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR
TAXES ARE PAID IN FULL
APPROVED THIS _____ DAY OF _____, 2015

UMATILLA COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATE: 11/11/15

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH PROPER MONUMENTS THE LAND DESCRIBED BELOW.

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND DEEDED TO JAMES AND JANI MAGOTEAUX ON INSTRUMENT 2014-6190216 UMATILLA COUNTY DEED RECORDS FOR A FUTURE SALE OF PARCEL 2 ON WHICH A HOUSE IS LOCATED.

THE DEED DESCRIPTIONS IN THIS AREA ARE HARD TO FOLLOW AND ARE NOT REALLY WELL DEFINED. SOME OF THEM ARE DESCRIBED FROM THE EAST LINE OF SECTION 13 AND SOME ARE DESCRIBED FROM THE WEST LINE OF THE SE 1/4. FOR THE EAST LINE OF THIS TRACT I USED MONUMENTS SET IN 1975 BY STAEBLER CS# K-34-B AND FOR THE WEST LINE I USED THE LOCATION OF A CONCRETE LINED IRRIGATION DITCH WHICH MATCHES THE EAST-WEST DIMENSIONS OF STONECYPHER AND MAGOTEAUX'S TRACTS (SEE MY 2006 CS# 15-080-A). THE REVISED DESCRIPTION IS AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF NORTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD WITH THE EAST LINE OF SECTION 13, T 5 N, R 27 E, WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON; THENCE S 78° 25' 47" W ALONG SAID RIGHT OF WAY LINE 525.18 FEET, MORE OR LESS, TO A 5/8" IRON REBAR WHICH WAS SET BY DON STAEBLER IN COUNTY SURVEY # K-34-B. SAID POINT IS THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION AND RUNNING; THENCE N 0° 05' 11" W 396.65 FEET TO A 5/8" REBAR SET IN SAID SURVEY K-34-B; THENCE CONTINUING N 0° 05' 11" W 11.87 FEET TO A POINT ON THE SOUTH LINE OF THE U.S. CORPS OF ENGINEERS TAKING LINE; THENCE S 88° 10' 39" W ALONG SAID TAKING LINE 255.81 FEET; THENCE CONTINUING ALONG SAID TAKING LINE S 78° 16' 19" W 12.83 FEET TO THE CENTER LINE OF A CONCRETE LINED IRRIGATION DITCH. SAID POINT LIES N 78° 16' 19" E 286.17 FEET FROM THE NORTHEAST CORNER OF PARTITION PLAT 1999-36; THENCE S 0° 09' 12" W ALONG SAID IRRIGATION DITCH CENTER LINE AND SAID CENTER LINE EXTENDED 452.83' TO A POINT ON THE NORTH RIGHT OF WAY OF SAID RAILROAD. SAID POINT LIES N 78° 29' 00" E 277.43 FEET FROM THE SOUTHEAST CORNER OF SAID PARTITION PLAT 1999-36; THENCE N 78° 29' 00" E ALONG SAID RIGHT OF WAY LINE 275.62 FEET TO THE TRUE POINT OF BEGINNING.

THIS SURVEY WAS CONDUCTED WITH A TOPCON HIPER+ G.P.S. AND THE BEARINGS ARE BASED ON COUNTY SURVEY 15-080-A.

12/27/15

THE MAGOTEAUXS HAVE DECIDED NOT TO FILE THIS PARTITION PLAT AT THIS TIME IN CASE A FUTURE BUYER WANTS TO CONFIGURE IT DIFFERENTLY OR NOT PARTITION IT AT ALL. THEREFOR I AM FILING IT AS A RECORD OF SURVEY.

NO PARCELS DWL

OWNER'S DECLARATION & DEDICATION:

WE, THE OWNERS OF THE HEREON DESCRIBED LAND, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED.

WE ACKNOWLEDGE SHORE DRIVE ROAD EASEMENT AS SHOWN.

WE HEREBY DEDICATE A 26 FOOT WIDE EASEMENT FOR UTILITIES AND AN IRRIGATION PIPELINE FOR THE USE OF PRIVATE AND PUBLIC UTILITIES AND WEST EXTENSION IRRIGATION DISTRICT, AS SHOWN, ALONG THE SOUTH LINE OF THIS TRACT.

WE ALSO HEREBY DEDICATE A 10' BY 60' EASEMENT, AS SHOWN ON PARCEL 1, FOR A SHARED WELL AND WATER LINE AGREEMENT FOR THE BENEFIT OF BOTH PARCELS. (NOTE "A")

WE ALSO HEREBY DEDICATE A 20' BY 35' EASEMENT, AS SHOWN ON PARCEL 1, FOR SEWER LINES AND DRAIN FIELD FOR THE USE OF PARCEL 2. (NOTE "B")

JAMES M. MAGOTEAUX (OWNER)

JANI D. MAGOTEAUX (OWNER)

STATE OF OREGON }
COUNTY OF UMATILLA }

BEFORE ME THIS _____ DAY OF _____, 2015
APPEARED JAMES M. MAGOTEAUX, AND JANI D. MAGOTEAUX, OWNERS,
AND ACKNOWLEDGED THE FOREGOING DECLARATION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. Dennis Edwards
OREGON
JULY 16, 1971
G. DENNIS EDWARDS
9 5 1
EXPIRES 12/31/2015

NOTARY PUBLIC FOR OREGON
PRINTED NAME _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____

NOTE "A": IS THE LOCATION OF A 10' BY 60' EASEMENT FOR A SHARED WELL AND WATER LINE AGREEMENT FOR THE USE OF BOTH PARCELS.

NOTE "B": IS THE LOCATION OF A 20' BY 35' EASEMENT FOR SEWER LINES AND DRAIN FIELD FOR THE USE OF PARCEL 2.

NOTE "C": THE WEST LINE OF THIS PROPERTY IS THE CENTERLINE OF A PARTIALLY OBLITERATED CONCRETE IRRIGATION DITCH WHICH WAS IN PLACE AND SHOWN ON COUNTY SURVEY #15-080-A.

LEGEND:

- MONUMENTS FOUND
- ▲ FOUND 5/8" IRON REBAR, WAGNER PARTITION PLAT #1999-36
- FOUND 2" IRON PIPE WITH BRASS SCREW & WASHER, U.S. CORPS. ENG.
- FOUND 5/8" IRON REBAR, STAEBLER 1975, CS #K-34-B
- SET 5/8"x24" OR 30" IRON REBAR WITH PLASTIC CAP #951
- COMPUTED LOCATION OF 1/2" IRON REBAR, STAEBLER 1975, CS #K-34-B
- COMPUTED LOCATION MY 2006 SURVEY FOR MARY FUESTENBERG CS #15-080-A

(000) OF RECORD, MY 2006 SURVEY FOR MARY FUESTENBERG CS #15-080-A
[000] OF RECORD DEED

RECEIVED BY
Umatilla County Surveyor
Date: 12/30/2015
Rec'd By: G. Hensley
No.: 15-136-B

JOB# S1508067
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838
DRAWN BY JMC