

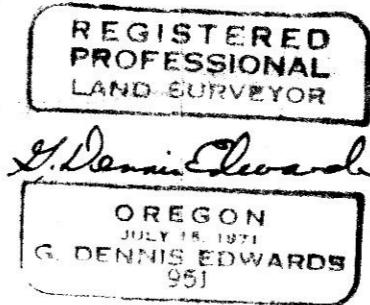
MORROW COUNTY PARTITION PLAT NO. 1994-2

In the SW 1/4 of Section 19, T5N, R27E, W. M., Morrow County, Oregon

SURVEYOR'S NARRATIVE:

The purpose of this survey is to partition that parcel described in Deeds M-40992 and parcel "C" of M-42093, for pending sales of Parcel #1, containing a mobile home and of Parcel #2, containing a long shed. I surveyed the South line of this parcel in a 1977 survey for Miller and the West line in 1992 in the survey for Partition Plat #1992-5. In that 1992 survey I had computed the location of the centerline of the abandoned railroad tracks and the Northeast corner of Lot 5, Block 7E, of Section 19. Also, I had assumed a monument (5/8" bolt) found at Station 57+00 of Highway #730 was an angle point in said right of way, but on this survey I acquired a right of way map from Morrow County Abstract (O.S.H.D. Roll #88-18-20) which shows the Highway centerline being 115 feet from the centerline of the railroad tracks. That discovery changes the location of the right of way line along the North line of this property by 1.26 feet from what I used in Partition Plat #1992-5 and makes a double corner at the Northwest corner of this property. The North one lies on the South Right of Way line of South Main Street, which is also the North line of said Lot 5, and the one lying 1.01 feet South lies on what I interpret as the South Right of Way line of Highway #730. (See Detail (A)).

G. Dennis Edwards
G. Dennis Edwards, PLS 951



This is an exact copy.
G. Dennis Edwards

LEGAL DESCRIPTION:

That portion of Lot 5, Block 7E, of Section 19, T5N, R27E, W. M., Morrow County, Oregon, being described as follows:

Beginning at the Southeast corner of Parcel #1 of Partition Plat #1992-5 and running; thence S 89° 39' 27" E 159.93 feet to a point on the East line of said Lot 5 which lies 54 feet North of the Southeast corner of said Lot 5; thence N 0° 14' 00" W along said East line 113.37 feet to a point which lies 160.00 feet South of the Northeast corner of said Lot 5; thence S 76° 11' 16" W parallel with the North line of said Lot 5 a distance of 70.00 feet; thence N 0° 14' 00" W parallel with the East line of said Lot 5 a distance of 154.86 feet to a point on the South Right of Way line of U.S. Highway #730 as it was relocated in 1960; thence S 76° 11' 16" W along said right of way line 53.40 feet; thence continuing along said right of way line S 81° 53' 55" W 40.35 feet to a point on the East line of Parcel #1 of Partition Plat #1992-5; thence S 0° 14' 00" E along said East line 232.12 feet to the Point of Beginning.

The above described parcel is recorded on M-40992 and parcel "C" of M-42093.

EASEMENT DEDICATION:

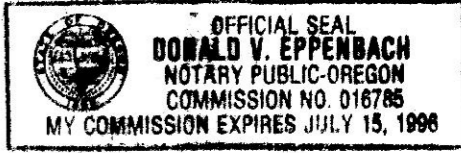
I, John B. Coleman, owner of the land described hereon, hereby acknowledge that I have caused this Partition Plat to be prepared and hereby designate the power line easement, as shown, running along the North and East side of Parcel #1 and across Parcel #2. I also designate an easement 10 feet in width, for irrigation purposes, the centerline of which is the line common to Parcels #1 and #2.

John B. Coleman
John B. Coleman

State of Oregon }
County of Morrow } 55

Subscribed and sworn before me on this 18th day of February, 1994.

David H. Edwards
Notary Public for Oregon



My commission expires July 15, 1996.

APPROVALS:

Approved this 28 day of February, 1994.

David H. Edwards
County Surveyor (Umatilla)

Approved this 18th day of February, 1994.

David H. Edwards
City of Irigon, Recorder

Approved this 2 day of March, 1994.

Barbara Bloodworth
Tax Collector

Assessor
State of Oregon }
County of Morrow } 55

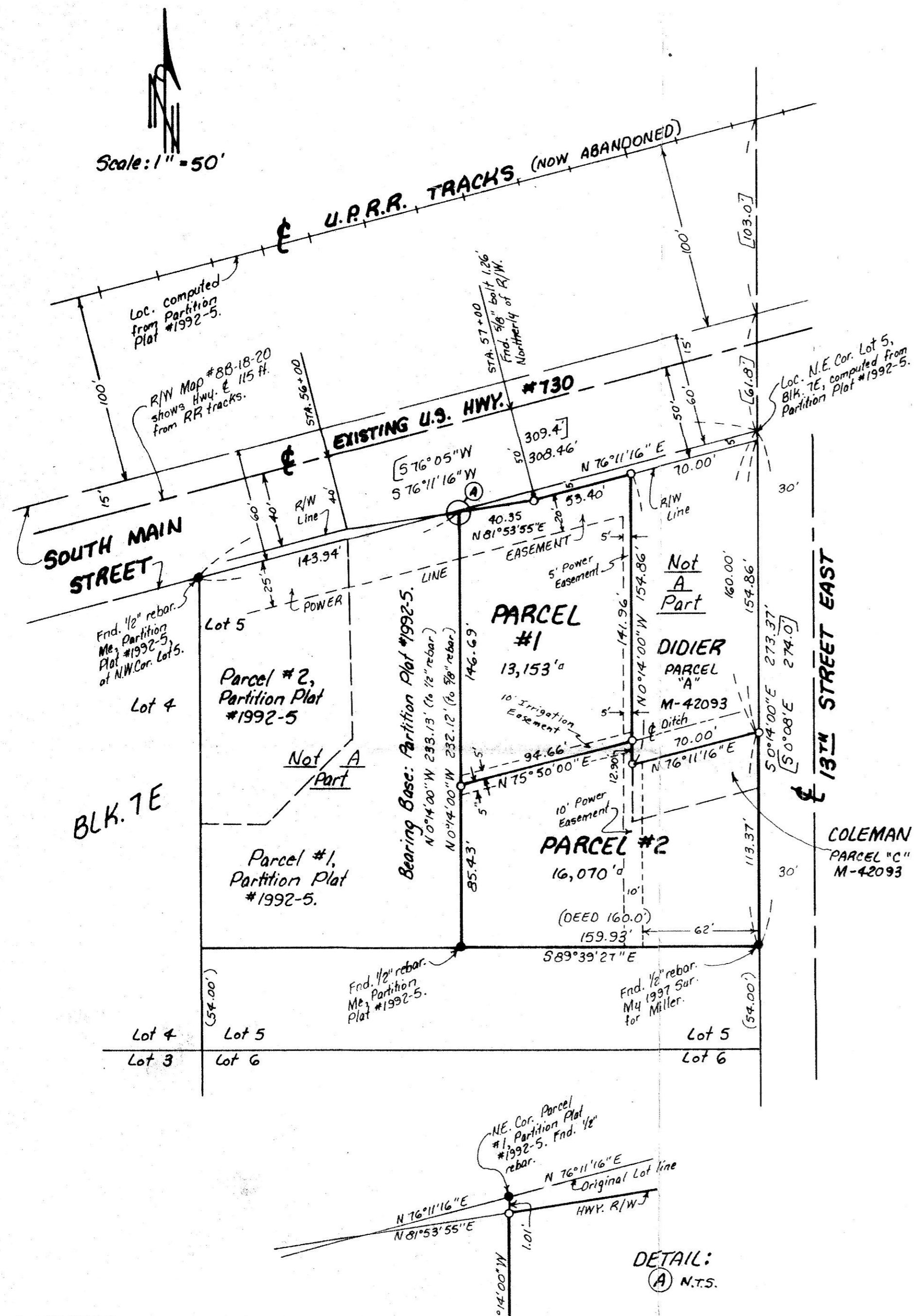
I certify that the within instrument was received and filed for record on the 1 day of March, 1994, at 3:01 P. M. as file No. 150179.

Barbara Bloodworth
Clerk

Debrae Beckwith
Deputy

RECEIVED BY
Morrow County Surveyor
Date 3/94
Rec'd By SHB
No. P-993-E (765)

Partition Plat for JOHN COLEMAN & JIM HAHN
in Blk. 7E, in SW 1/4 Section 19, T5N, R27E, W. M.,
Morrow County, Oregon
2/16/94 Job #59312091
Edwards Surveying P.O. Box 763
567-3336 Hermiston, Oregon 97838



LEGEND:

- Found monuments, as noted.
- Set 5/8" x 30" rebar with plastic cap #951.
- [000] of Record. Tamblin's 1935 Plat of the Subdivision of Part of Section 19.
- (000) of Record. Deeds.

NOTE: There is 0.6 acre of water rights through the West Extension Irrigation District.
Parcel #1 has 0.27 ac. water rights.
Parcel #2 has 0.33 ac. water rights.

DETAIL:
(A) N.T.S.