

# PARTITION PLAT NO. 1996-5

In the E 1/2 of Section 20, T5N, R27E, W.M., Morrow County, Oregon  
LP-N-177

## SURVEYOR'S CERTIFICATE:

I, G. Dennis Edwards, do depose and say that I am a duly registered surveyor of the State of Oregon and that I have correctly surveyed and marked with legal monuments the land represented on this Partition Plat.

The purpose of this survey is to partition the below described tract into three parcels, as shown, for the pending sale of Parcel #1 and the possible future sale of Parcels #2 and #3. I surveyed this tract in a 1989 survey for Mary Fredrickson. Most of it lies in Block 28E of Tamblin's 1935 Plat of Section 20 and some of it lies in the NE 1/4 of the SE 1/4 of said Section 20. The bearings are based on my 1989 survey for Mary Fredrickson which very nearly match said Tamblin's Plat.

This tract is a portion of that land described in a land sale contract to Frank and Patti Burres, recorded on M-33995, Morrow County Deed Records.

**DESCRIPTION:** That portion of the East Half of Section 20, T5N, R27E, W.M., Morrow County, Oregon, being described as follows: Beginning at the NE corner of Lot 8, Block 28E, of Tamblin's 1935 Plat of said Section 20 and running; thence S 0°00'38" W along the East line of Lots 8 and 10 a distance of 558.80 feet to the SE corner of said Lot 10; thence S 72°18' W along the South line of said Block 28E 98.97 feet to a point on the South line of the NE 1/4 of the SE 1/4 of said Section 20; thence N 89°56'44" E along said South line 674.63 feet to the SE corner of said NE 1/4; thence N 0°00'50" E along the East line of said Section 20 and along the center line of Nineteenth Street 1415.54 feet to a 1/2" rebar; thence S 74°31'01" W along the North line of said Burres' tract 602.32 feet to a 5/8" rebar; thence continuing along said North line S 74°29'27" W 739.87 feet to a 1/2" rebar marking the NW corner of said Burres' tract; thence S 0°00'08" E along the East line of Eighteenth Street 468.88 feet to the NW corner of said Lot 8; thence N 89°58'58" E along the North line of said Lot 8 a distance of 712.79 feet to the Point of Beginning. Excepting therefrom that portion lying in Nineteenth Street Right of Way.

This parcel contains 27.12 acres including Nineteenth Street R/W.  
This parcel contains 26.35 acres excluding Nineteenth Street R/W.

G. Dennis Edwards  
G. Dennis Edwards, PLS 951

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

G. Dennis Edwards

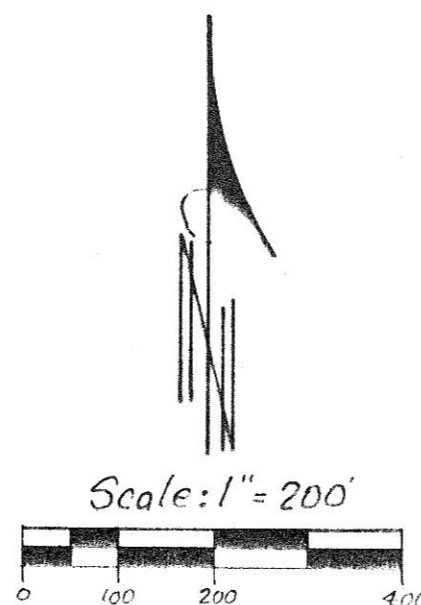
PLS 951  
G. DENNIS EDWARDS  
PLATE NO. 12-21-77

This is an exact copy.  
G. Dennis Edwards

Survey for **FRANK & PATTI BURRES**  
In the E 1/2 Section 20, T5N, R27E, W.M.,  
Morrow County, Oregon  
5/15/96 Job #59604063  
Edwards Surveying P.O. Box 763  
541-567-3336 Hermiston, Oregon 97838  
DRAWN BY: S.K.B.

## LEGEND:

- Found monuments, as noted.
- Set 5/8" x 30" rebar with plastic cap #951.
- (000) of Record. Tamblin's 1935 Plat of Subdivision of Part of Section 20.
- Original Lot line of Tamblin's 1935 Plat



## APPROVALS:

Approved this 20 day of May, 1996.

David H. Kline  
County Surveyor (Umatilla)

Approved this 21<sup>st</sup> day of May, 1996.

James J. Wallatt  
Morrow County Planning Dept.

Taxes are paid in full.  
Approved this 21<sup>st</sup> day of May, 1996.

Marilyn Childers  
Tax Collector

Approved this 21<sup>st</sup> day of May, 1996.

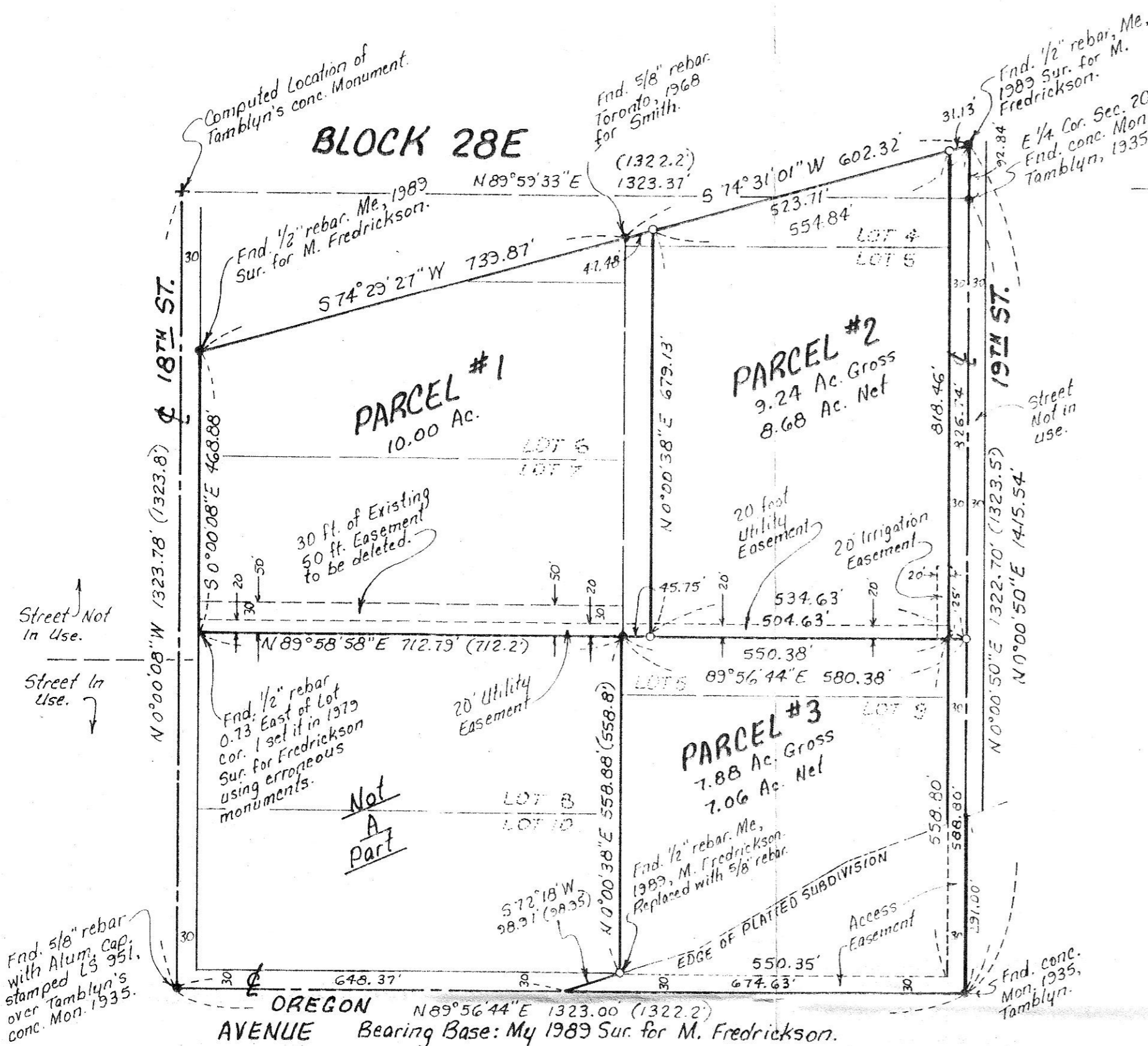
Wayne Paul  
Assessor

State of Oregon }  
County of Morrow } SS

I certify that the within instrument was received and filed for record on the 21 day of May, 1996, at 2:00p M. as file No. 48103.

Susan Stodewitz  
Clerk

By: \_\_\_\_\_  
Deputy



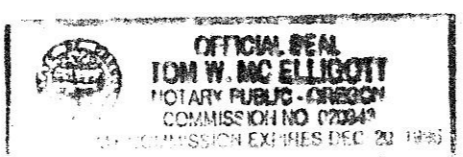
## DECLARATION:

We, the owners of the land shown on this Plat, hereby declare that we have caused this Partition Plat to be prepared. There is a 50 foot easement for ingress and egress and utilities over the South 50 feet of Lot 7, Block 28E, which only affects this property and is only mentioned in the Memorandum of Land Sale Contract from Fredrickson to Burres (M-33995). We hereby delete said 50 foot easement. We then dedicate the South 20 feet of Parcels #1 and #2 for underground power, natural gas and telephone. We also dedicate the East 20 feet of the South 125 feet of Parcel #2 for irrigation purposes. We also dedicate the 30 foot easement, as shown, for ingress and egress and utilities. Said easement is an extension of the North half of Oregon Avenue and the West half of Nineteenth Street, as shown on Tamblin's 1935 Plat of Section 20.

Frank D. Burres  
Frank D. Burres  
Contract Purchaser  
Patti L. Burres  
Patti L. Burres  
Contract Purchaser

State of Oregon }  
County of Morrow } SS  
Subscribed and sworn before me on this 17<sup>th</sup> day of May, 1996.

J. W. McElligott  
Notary Public for Oregon  
My commission expires 12-20-96



Mary B. Fredrickson  
Mary B. Fredrickson

State of Washington }  
County of Benton } SS  
Subscribed and sworn before me on this 17<sup>th</sup> day of May, 1996.

Diane D. Parson  
Notary Public for Oregon  
My commission expires 7-16-96



5/24/96  
SKB  
C-1087-E (860)