

PROPERTY DESCRIPTION OF PARTITIONED LANDS

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" ALUMINUM CAP ON A 2-1/2" ALUMINUM PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, T. 4S., R. 28 E.W.M.; THENCE N00°06'23"E. 535.00 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF THIS PARCEL AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N89°53'37"W. 514.97 FEET TO A 5/8-INCH REBAR AND THE SOUTHWEST CORNER OF THIS PARCEL; THENCE N09°28'20"W. 452.81 FEET TO A 5/8-INCH REBAR AND THE NORTHWEST CORNER OF THIS PARCEL; THENCE S89°53'37"E. 590.32 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO JACK AND RUTH VANWINKLE, BOOK 50, PAGE 476 OF THE MORROW COUNTY DEED RECORDS AND THE NORTHEAST CORNER OF THIS PARCEL; THENCE S00°06'23"W. 446.50 FEET ALONG THE EASTERLY LINE OF SAID VANWINKLE PROPERTY AND THE EAST LINE OF THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 21, T. 4 S., R. 28 E.W.M. TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN INGRESS/EGRESS EASEMENT RECORDED IN BOOK 39, PAGE 409 OF THE MORROW COUNTY DEED RECORDS ACROSS THE ABOVE DESCRIBED PARCEL, THE CENTERLINE WAS ESTABLISHED BY A PREVIOUS BOUNDARY ADJUSTMENT SURVEY, MORROW COUNTY SURVEY NO. C-1127-E-900. THE PORTION THROUGH THE PARCEL SHOWN ON THIS MAP IS DESCRIBED AS FOLLOWS:

A 20-FOOT WIDE ROAD EASEMENT, THE BEGINNING CENTERLINE POINT OF WHICH BEARS N18°54'55", 1038.19 FEET FROM THE MONUMENTED SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, T. 4 SOUTH, RANGE 28 E.W.M. AND BEARS N89°53'37"W. 338.37 FEET FROM THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL AND LIES ON THE NORTHERLY BOUNDARY OF THAT TRACT NOW OWNED BY JACK VANWINKLE AND THE SOUTHERLY BOUNDARY OF THAT TRACT NOW OWNED BY CLIFFORD GREEN; THENCE S19°28'00"W. 22.53 FEET; THENCE S24°54'21"W. 57.95 FEET; THENCE S27°55'22"W. 49.03 FEET; THENCE S25°34'13"W. 30.71 FEET; THENCE S20°55'02"W. 29.34 FEET; THENCE S16°19'44"W. 30.45 FEET; THENCE S23°15'36"W. 30.22 FEET; THENCE S33°04'37"W. 43.94 FEET; THENCE S23°00'49"W. 27.15 FEET; THENCE S02°36'36"W. 36.35 FEET; THENCE S13°22'21"W. 35.29 FEET; THENCE S25°49'19"W. 81.98 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF THIS EASEMENT. SAID POINT BEARS N09°28'20"W. 10.86 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL.

ALSO SUBJECT TO THOSE BLANKET CONSTRUCTION AND MAINTENANCE EASEMENTS RESERVED BY COLUMBIA BASIN ELECTRIC COOPERATIVE WHICH ARE RECORDED ON MICROFICHE PAGES #M20375 AND M20355, MORROW COUNTY DEED RECORDS.

SAID PARCEL IS LOCATED IN MORROW COUNTY AND CONTAINS 5.66 ACRES, MORE OR LESS.

OWNER'S DECLARATION

BY THE SIGNATURE BELOW, I, JACK VANWINKLE, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY DEVELOPMENT ORDINANCES.

Jack Vanwinkle
OWNER, JACK VANWINKLE

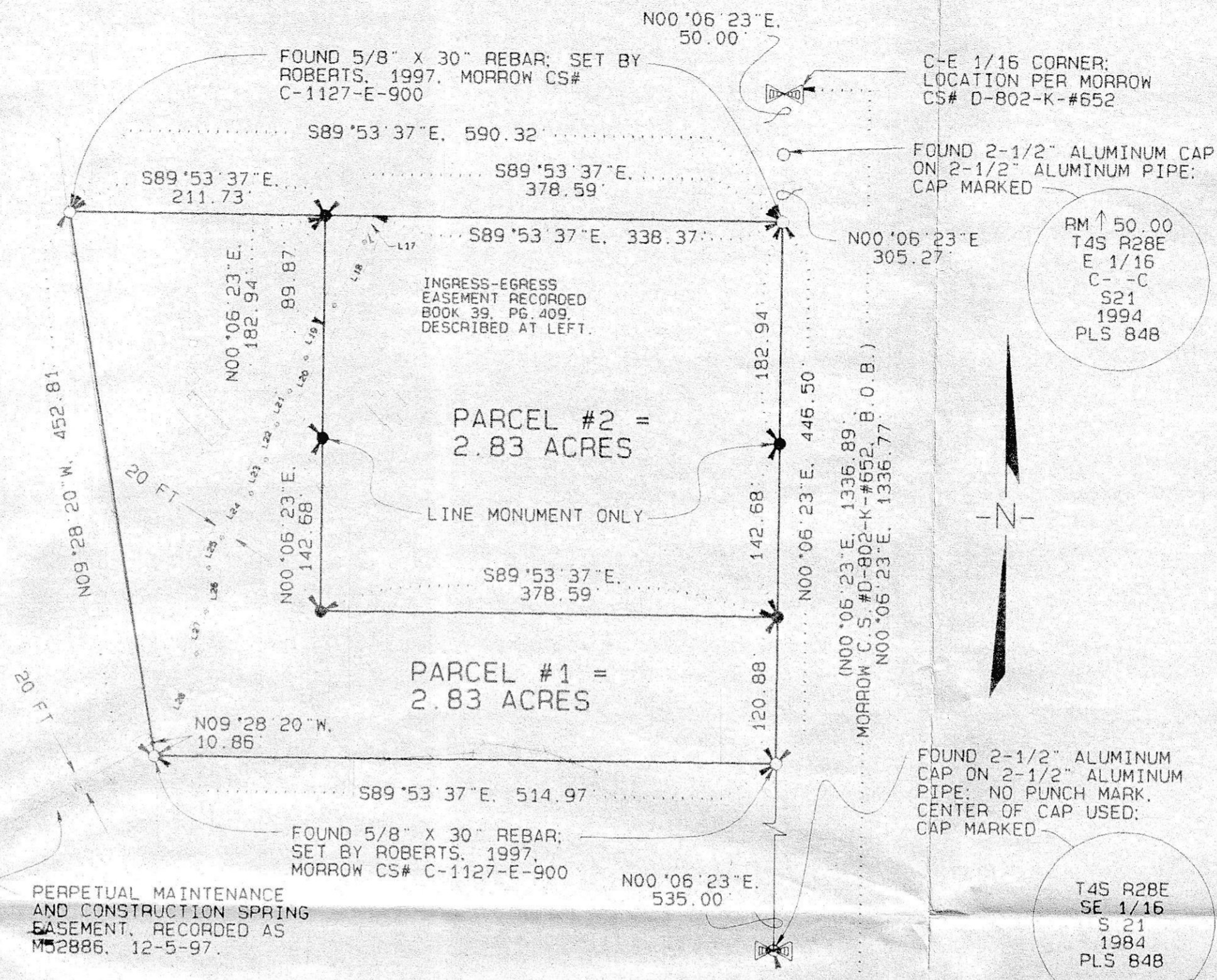
SUBSCRIBED AND SWORN BY ME ON THIS 21 DAY OF January, 1998.

Emily G. Schlagel
NOTARY PUBLIC FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES Aug. 26, 2001



RECEIVED BY
Morrow County Surveyor
Date 2/24/98
Rec'd By SKB
No. C-1162-E 936



NARRATIVE OF SURVEY AND CERTIFICATION

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF PARCELS 1 AND 2 AS SHOWN ON THIS PARTITION PLAT. A BOUNDARY ADJUSTMENT SURVEY WAS PERFORMED IN 1997 (MORROW COUNTY SURVEY #C-1127-E-900) BETWEEN ALL OF THE PROPERTY OWNERS HOLDING PROPERTY ADJACENT TO THE ORIGINAL PARCEL, PARTIALLY BECAUSE OF A RE-MONUMENTATION SURVEY BY FERGUSON (OREGON P.L.S. 848) FOR THE UMATILLA NATIONAL FOREST (HERREN CADASTRAL SURVEY, 1984) PROPERTY LINES WERE SHOWN TO BE FAR DIFFERENT THAN THOSE PREVIOUSLY BELIEVED, AND THUS THE BOUNDARY ADJUSTMENT DONE EARLIER.

THE ROAD EASEMENT FROM WILLOW CREEK ROAD INTO MY CLIENT'S PROPERTY IS AS DESCRIBED IN THE BOUNDARY ADJUSTMENT SURVEY AND THE PORTION THROUGH THIS PARTITION PLAT IS DESCRIBED AND IS SHOWN IN A LINE TABLE ON THIS PLAT.

THE BEARING BASE USED ON THIS SURVEY WAS THE SAME AS ON THE BOUNDARY ADJUSTMENT SURVEY, WHICH WAS N00°06'23"E FROM THE SOUTHEAST 1/16 CORNER OF SECTION 21 TO THE C-C EAST 1/16 CORNER OF SECTION 21.

BY PREVIOUS AGREEMENT BETWEEN PARTIES, PARCEL #2 WILL BE DEEDED BACK TO THE FORMER 1/2-INTEREST HOLDER, GLADYS VANWINKLE, UPON APPROVAL OF THIS PLAT.

I, GARY ROBERTS, DO HEREBY CERTIFY THAT I HAVE COMPLIED WITH ALL APPLICABLE LAWS OF THE STATE OF OREGON REQUIRED OF A REGISTERED LAND SURVEYOR GOVERNING THE PREPARATION OF PARTITION PLATS AND THE LAND SURVEYING REQUIRED TO PRODUCE SUCH, AND HAVE MET ALL OF THE REQUIREMENTS OF THE MORROW COUNTY ORDINANCES BY THE SIGNATURE ON MY SEAL.

EASEMENT & DATA

LINE	BEARING	DISTANCE
L17	S19°28'00"W	22.53
L18	S24°54'21"W	57.95
L19	S27°55'22"W	49.03
L20	S25°34'13"W	30.71
L21	S20°55'02"W	29.34
L22	S16°19'44"W	30.45
L23	S23°15'36"W	30.22
L24	S33°04'37"W	43.94
L25	S23°00'49"W	27.15
L26	S02°36'36"W	36.35
L27	S13°22'21"W	35.29
L28	S25°49'19"W	81.98

THIS IS A TRUE AND EXACT COPY.
Gary R. Roberts
GARY R. ROBERTS, PLS 2627

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary R. Roberts

OREGON
JULY 20, 1993
GARY R. ROBERTS
2627
RENEWS: 12/31/98

PARTITION PLAT 1998-2
MORROW COUNTY, OREGON

APPROVALS

EXAMINED AND APPROVED THIS 2nd DAY OF February 1998.
LAND PARTITION APPROVAL NO. LP-S-166

Tamara J. Mallett
MORROW COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 15 DAY OF Jan 1998.
William D. Swartz
MORROW COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS 3 DAY OF February 1998.

Nes Smith
MORROW COUNTY ASSESSOR

Marilyn Gilman
MORROW COUNTY TAX COLLECTOR

STATE OF OREGON } S.S.
COUNTY OF MORROW }

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 4th DAY OF February 1998.
AT 9:10 O'CLOCK A.M. AS

FILE NO. M-53315
Barbara Bloodworth
MORROW COUNTY CLERK

Shirley M. Earl
BY DEPUTY

LEGEND

- (000) RECORD BEARINGS AND DISTANCES, MORROW CS#D-802-K-#652 BY FERGUSON (FILED 1986)
- 1/16 CORNER LOCATION (MORROW CS# D-802-K-#652)
- FOUND MONUMENT AS SHOWN
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627"
- SPRING EASEMENT CENTER LINE
- EASEMENT BOUNDARY
- EXISTING FENCES

MAP OF SURVEY

LAND PARTITION
FOR JACK VANWINKLE

LOCATED IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 28 E.W.M., MORROW COUNTY, OREGON

GARY R. ROBERTS SURVEYING
32374 E. LOOP RD.
HERMISTON, OREGON 97838
TELEPHONE (541) 567-7770

DATE OF SURVEY: DECEMBER, 1997

SCALE 1" = 100 FEET

DRAWN BY: NELL ROBERTS CHECKED BY: G.R.