

PARTITION PLAT 1998- 12

Morrow County LP-N-217
 Located in the SE 1/4 of the SW 1/4 of Section 23, T 5 N. R 26 E., W.M. Morrow
 County, Oregon.

Owners: Gerardo and Maria Martinez
 P.O. Box 103
 Irrigon, OR. 97844

Owner's Dedication:

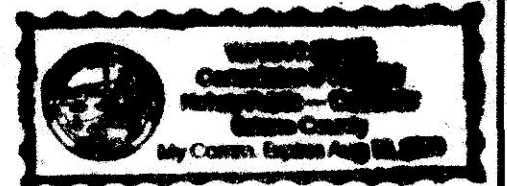
Know All Men By These Presents, that the undersigned owners of the lands shown on this Plat, do hereby establish and acknowledge that they have caused this Plat to be created and do recognize this as the Official Map and Plat of Partition 1998- (designated by County Official), and filed in Morrow County, Oregon.

Gerardo S. Martinez
 Gerardo Martinez

Maria Martinez
 Maria Martinez

State of California } SS
 County of Solano }

On this 2nd day of September, 1998
 Gerardo S. Martinez and Maria Z. Martinez,
 Husband and Wife appeared before me and
 acknowledged this instrument as being their
 free and voluntary act.
 Notary Public for State of California
 My commission expires 8-11-2000



Judson L. Coppock
 Notary Public

Surveyor's Certificate:

I Judson L. Coppock a registered Land Surveyor for the State of Oregon do hereby certify that I have correctly surveyed and marked with proper monuments the lands Partitioned by this Plat. I also certify that this Partition Plat complies with all of the provisions of ORS 92.070. (1).

Surveyor's Narrative:

The purpose of this Survey and Partition is to locate and monument the boundary of that Tract of Land described and recorded 11/02/90 on M-35715, Morrow County Deed Records, then to divide this tract into two equal size parcels as reflected on the face of this Partition Plat.

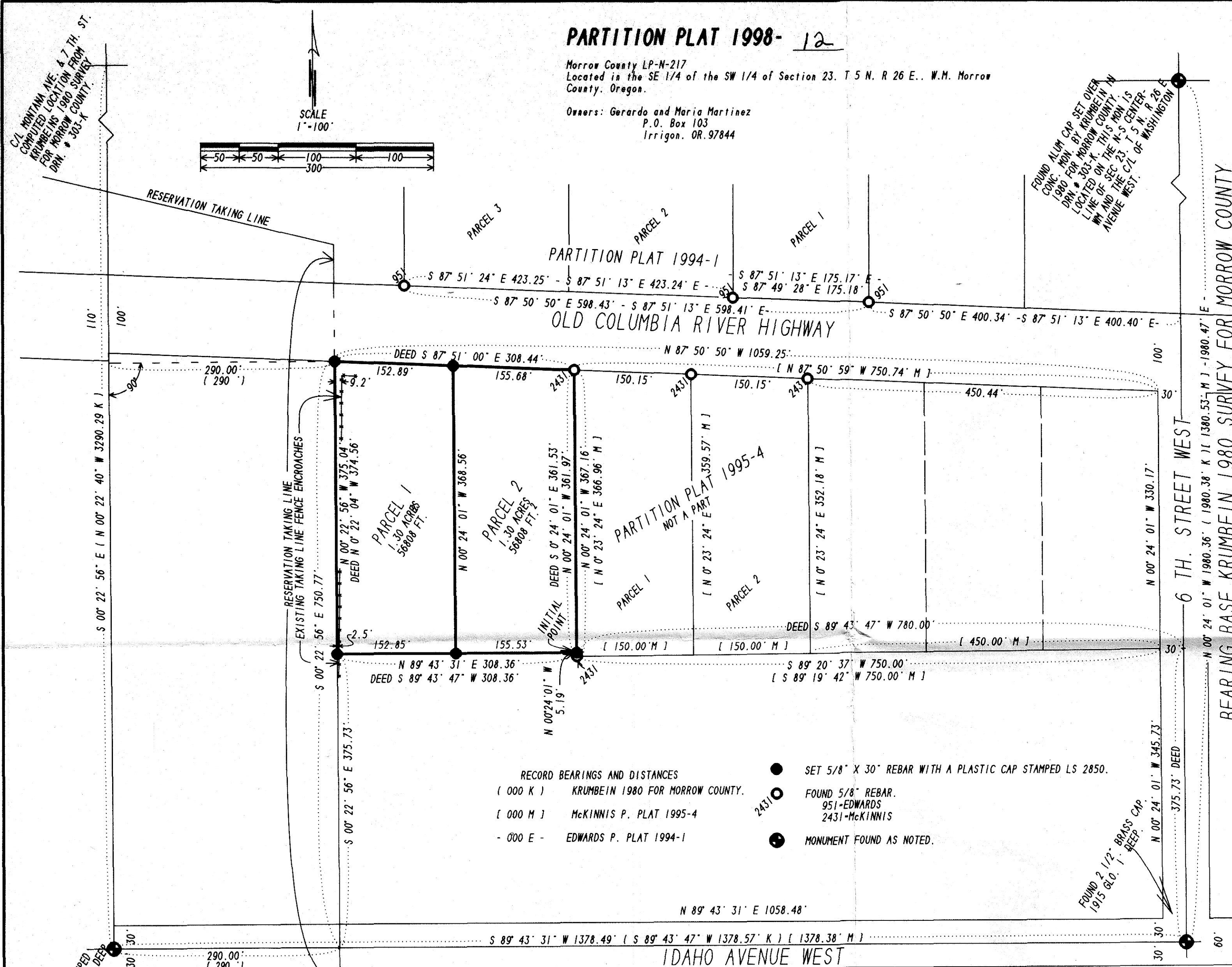
The East Line of this Tract was located by Ron McKinnis in the execution of his Partition Plat No 1995-4.

The West line is described as being along the Reservation Taking Line. This line is described as being 290 feet East of the West Line of the SE 1/4 of the SW 1/4 of Section 23, T 5 N. R 26 E., W.M. I used field ties to monuments shown on Krumbain's 1980 survey for Morrow County (DRN # 303-K) along with his record angles to determine the Bearing of the West Line of the SE 1/4 of the SW 1/4 of said Section 23, and located the Reservation Taking Line 290 feet East of this line.

The North Line was determined by projecting McKinnis's North line Westerly to an intersection with the Reservation Taking Line after field ties to Partition Plat 1994-1 (Edwards) and to McKinnis's Partition Plat # 1995-4 indicates they are in agreement with each other and also that both were in agreement with Krumbain's 1980 survey. This line is known as the South Right-of-Way line of both The Old Columbia River Highway and South Main Avenue West.

The South line by the deed description is 375.73 feet North of and parallel to the South Line of said Section 23, therefore I intersected this line with the West line of Partition Plat 1995-4 and also with the Reservation Taking Line to locate the SW and SE corners of this Tract.

I was surprised that the Deed calls for the West Line of Partition Plat 1995-4 and the East line of this Tract were such a good match. It would appear that whoever wrote the deeds relied heavily on Krumbain's 1980 Survey. There is a difference in the Bearings for the South Lines of this Tract and the South line of Partition Plat 1995-4, both deeds commence at the S 1/4 corner of said Section 23. Partition Plat 1995-4 runs N 0° 23' 24" W 375.73' while this Tract's deed states N 0° 24' 01" W 375.73' along the centerline of Sixth Street West (N-S center of Sec. Line), so close that it would appear to be different calls to the same point. The next call is where the two descriptions diverge, this tract has a call of South 89° 43' 47" W parallel to the South Line of said Section 23 where Partition Plat 1995-4, only calls S 89° 19' 42" W with no reference to any other Lines. This results in a different position of the SW corner of Partition Plat 1995-4 and the SE corner of this Tract. Although they are on the same line the SE corner of this Tract falls 5.19' North of the SW corner of Partition Plat 1995-4. I am not sure that this is what was intended, but the call parallel to a section line is the call which must bear the most weight. Therefore that is what I used.



- RECORD BEARINGS AND DISTANCES**
- (000 K) KRUMBAIN 1980 FOR MORROW COUNTY.
 - (000 M) McKINNIS P. PLAT 1995-4
 - 000 E - EDWARDS P. PLAT 1994-1
 - SET 5/8" X 30" REBAR WITH A PLASTIC CAP STAMPED LS 2850.
 - FOUND 5/8" REBAR. 951-EDWARDS. 2431-McKINNIS
 - MONUMENT FOUND AS NOTED.

Description:

Exhibit "A" of Deed as Recorded 11/02/90 on M-35715, Morrow County Deed Records and used as the basis of this Plat.
 Commencing at the South Quarter Corner of Section 23, Township 5 North, Range 26 East of the Willamette Meridian: Thence North 0° 24' 01" West, 375.73 feet along the centerline of Sixth Street West, a Morrow County Road to a point; Thence leaving said centerline South 89° 43' 47" West, parallel to the South line of said Section 23, 780.00 feet to the true point of beginning for this description: Thence continuing South 89° 43' 47" West, 308.36 feet to a point on the East line of the Reservation taking line; Thence North 0° 22' 04" West, 374.56 feet along said taking line to a point which is on the South right-of-way line of South Main Ave., a Morrow County Road; Thence South 87° 51' 00" East, 308.44 feet along said South right-of-way line to a point; Thence South 0° 24' 01" East, 361.53 feet to the true point of beginning;
 EXCEPTING therefrom all roads and water rights-of-way.
 All being in the County of Morrow, State of Oregon.

Approvals:

Approved this 14 day of August, 1998
Judson L. Coppock
 County Surveyor

Approved this 25 day of November, 1998
Tamara J. Mablatt
 Morrow County Planning Dept.

Approved this 7 day of December, 1998
Marilyn Childers
 Tax Collector

Approved this 25 day of November, 1998
Ray Jacob
 Assessor

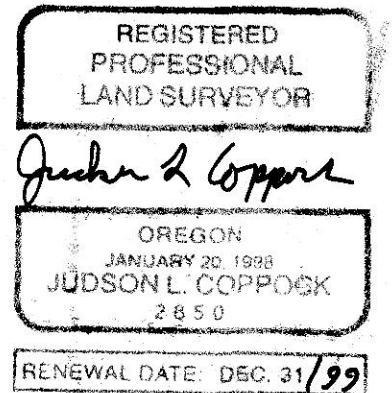
State of Oregon } SS
 County of Morrow }

I certify that the within instrument was received and filed for record on the 7 day of December, 1998, at Irrigon as file No. M-56085.

Dubane Bloodworth
 Clerk

By _____
 Deputy

RECEIVED BY
 Morrow County Surveyor
 Date 12/19/98
 Rec'd By DF
C-1199-E 973



PARTITION PLAT FOR:
 GERARDO S. AND MARIA Z. MARTINEZ

COPOCK SURVEYING 8/6/98
 P.O. BOX 340 541-567-6974
 HERMISTON, OR. 97838 FAX 567-3081

THIS IS A TRUE COPY OF THE ORIGINAL.
Judson L. Coppock
 JUDSON L. COPOCK LS 2850