

PARTITION PLAT

Morrow County LP-N-222
Located in the NW 1/4 of the NW 1/4 of Section 26, T 5 N, R 26 E., W.M. Morrow County, Oregon.

Owners: William S. Hill
81222 West Seventh Road
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.

We hereby reserve the 20' wide easement along the East side of Parcel 1 and 2 for purpose of servicing and maintaining an irrigation pipeline which is now in use.

We also reserve a 30' wide future roadway easement along the West 30' of Parcel 1.

We also recognize the shown non-exclusive easement and it is our intention that both Parcel 1 and Parcel 2 share equally in its use for ingress and egress.

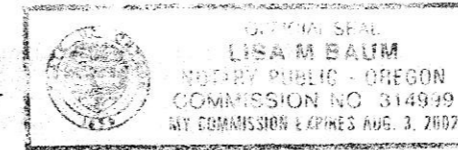
William S. Hill
William S. Hill

State of Oregon } SS
County of Morrow }

On this 9th day of October, 1998

William S. Hill, appeared before me and acknowledged this instrument as being his free and voluntary act.

Notary Public for Oregon
My commission expires 8/3/2002



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 02/10/93 on M-54253, Morrow County Deed Records, then to divide this tract into two parcels as reflected on the face of this Partition Plat.

Earl D. Ming L.S. 1861 during the execution of a survey dated 7/15/83 for Robert Gillett surveyed and monumented numerous parcels within the W 1/2 of the N.W. 1/4 of Section 26, T 5 N., R 26 E., W.M. Morrow County Oregon. The tract of land now owned by William Hill is located within those tracts shown as Parcel "C" and the remainder of Tax Lot 300 on Ming's 1983 survey.

The Parcel now owned by Mr. Hill is recorded on M-54253 Morrow County Deed Records and is also known as Tax Lot 314, Assessors Map 5N 26 26.

I retraced Ming's 1983 survey by using Ming's recorded survey along with found monuments to determine the exterior of Hill's Parcel. I then Partitioned this into two Parcels as instructed by William Hill. I was somewhat surprised that existing East fence of Hill's Tract was located at my surveyed position. I found no survey monuments or record of survey for this line. I had to use the recorded areas on the deeds to determine what the words West-Half of really meant. The existing fence confirmed that the intent of the deed was to convey one-half of the distances along the North and South lines and not one-half of the area.

The following is a Metes and Bounds description as required by the Morrow County Surveyor in order to comply with His interpretation of ORS 92.070 (1), (1).

Commencing at the Northwest Corner of Section 26, Township 5 North, Range 26 East, Willamette Meridian, Morrow County, Oregon: Thence South 54° 55' 33" East 24.57 feet to a 1/2" rebar set by Edwards in a survey for Gillett in 1980; Thence continuing South 54° 55' 33" East 597.53 feet; Thence North 89° 41' 29" East 181.42 feet to a 5/8" rebar set by Ming for Gillett in 1983 which is the True Point of Beginning and the Initial Point of this description; Thence South 0° 21' 22" East 646.90 feet to a 5/8" rebar set by Ming for Gillett in 1983; Thence North 89° 42' 46" East 179.54 feet to a 5/8" rebar set by Ming for Gillett in 1984, said rebar being also the Northeast corner of that Tract Recorded in M-33071, Morrow County Deed Records; Thence South 0° 21' 22" East 45.00 feet to a 5/8" rebar set by me as described on the face of this Plat, said rebar being also the Northwest corner of that Tract recorded in M-32970, Morrow County Deed Records; Thence North 89° 42' 46" East 164.58 feet to a 5/8" rebar set by me as described on the face of this Plat; Thence continuing North 89° 42' 46" East 0.20 feet to a point which lies within a fence corner post; Thence North 0° 21' 22" East 692.04 feet to a 5/8" rebar set by me as described on the face of this Plat; Thence South 89° 41' 25" West 344.31 feet to the True Point of Beginning.

All being in the Northwest Quarter of the Northwest Quarter of Section 26, Township 5 North, Range 26 East, Willamette Meridian, Morrow County, Oregon.

Containing 5.29 acres.

REGISTERED PROFESSIONAL LAND SURVEYOR

Judson L. Coppock
OREGON
JANUARY 20, 1998
JUDSON L. COPPOCK
2850

RENEWAL DATE: DEC. 31/97

Approvals:

Approved this 17 day of OCT 1998

J. Dennis Edwards
County Surveyor

Approved this 2nd day of October 1998

Tom A. Wallatt
Morrow County Planning Dept.

Approved this 20 day of October 1998

Michael Childers
Tax Collector

Approved this 11 day of October 1998

Gregory Paul Smith
Assessor

Approved this 9th day of Oct 1998

Bernice Bridgewater
West Extension Irrigation Dist.

RECEIVED BY
Morrow County Surveyor
Date 12/2000
Rec'd By DE
No. C-1286-E (1059)

THIS IS AN EXACT COPY OF THE ORIGINAL

Judson L. Coppock
JUDSON L. COPPOCK, LS 2850

State of Oregon } SS
County of Morrow }

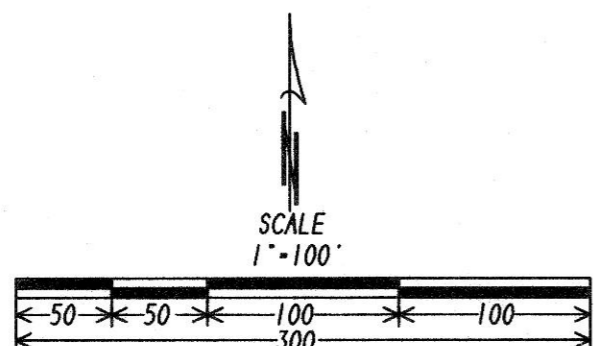
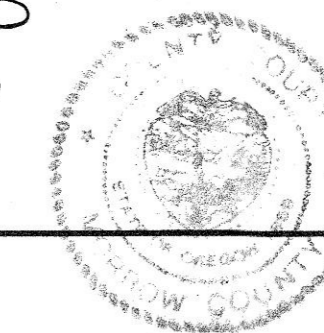
I certify that the within instrument was received and filed for record on the 30 day of October, 1998, 2000 at 1:32pm as file No. M-2000-2465

Barbara Blackwood
Clerk
Robert Childers
Deputy

PARTITION PLAT FOR:

William S. Hill

COPPOCK SURVEYING 9/08/98
P.O. BOX 340 541-567-6974
HERMISTON, OR. 97838 FAX 567-3081



- SET 5/8" X 30" REBAR WITH A PLASTIC CAP STAMPED LS 2850.
- FOUND MONUMENTS AS NOTED.
- (000) OF RECORD, MING FOR GILLETT 7/15/83 UNLESS NOTED OTHERWISE.
- EXISTING NON-EXCLUSIVE EASEMENT AS RECORDED ON DEED TO HILL M-54253 MORROW COUNTY DEED RECORDS.

NOTE: THIS MONUMENT IS UNDER THE PAVEMENT. I DID NOT EXPOSE IT AT THIS TIME. THE REFERENCE MONUMENT LYING N 41° 46' 24" W 33.80' IS EXPOSED AND IN GOOD CONDITION.

FOUND 1/2" REBAR EDWARDS 1980 FOR GILLETT. USED BY MING FOR GILLETT 7/15/83.

FND. 1/2" REBAR 0.05' N AND 1.99' W OF CORNER (0.05' N AND 1.98' W OF CORNER) USED BY EDWARDS IN 1980 FOR GILLETT

FND. 1/2" REBAR 0.25' N AND 1.71' W OF CORNER (0.25' N AND 1.88' W OF CORNER)

FND 5/8" REBAR MING FOR GILLETT 7/15/83 0.11' S AND 0.05' E OF CORNER. DISTURBED WHEN NEARBY F. POST WAS SET?

FND 5/8" REBAR MING FOR GILLETT 7/15/83

FND 5/8" REBAR MING FOR GILLETT 7/15/83

BEARING BASE MING FOR GILLETT 7/15/83
EIGHTH STREET WEST (COUNTY ROAD)

NOT A PART

NOT A PART

NOT A PART

NOT A PART

PARCEL 2
4.08 ACRES

PARCEL 1
1.21 ACRES

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (SEE M-54253)

NW CORNER M-32970

SET 0.20' WEST OF TRUE CORNER. DUE TO FENCE POST OCCUPYING TRUE CORNER LOCATION.

Description from Deed M-54253 Morrow County Deed Records and used as the basis of this survey.
The West Half of the following described property:
Beginning at the Northeast corner of the Northwest Quarter of Section 26, Township 5 North, Range 26 East, Willamette Meridian, Morrow County, Oregon: Thence S 00° 20' 34" E 360.00' to the true point of beginning; Thence S 89° 41' 46" West 688.55 feet to a point; Thence S 0° 20' 37" East 647.00 feet to a point; Thence N 89° 41' 46" E 189.52 feet to a point; said point being the Northeast corner of that property sold by contract from Kikue Buchanan Trust to Billy DeWayne Griffin, Jr., and Janet B. Griffin, husband and wife by that Contract as recorded in Morrow County Deed Records at M-32904 and re-recorded at M-33071; Thence South along the East line of the above Griffin tract to the Northwest corner of that tract of land sold by Contract from Kikue Buchanan Trust to William S. Hill V and Marcia A. Hill by that Contract as recorded in Morrow County Deed Records at M-32970; Thence East along the North line of said Hill tract to the Northeast corner thereof, said point being on the East line of the Northwest Quarter of the Northwest Quarter; Thence North along the East line of the Northwest Quarter of the Northwest Quarter to the true point of beginning.

Together with a non-exclusive easement for ingress and egress over the property described as follows: Beginning at the Northeast corner of Section 26, Township 5 North, Range 26 East, Willamette Meridian, Morrow County Oregon: Thence S 0° 20' 40" E 1006.73 feet to the true point of beginning; Thence N 89° 41' 46" E 688.53 feet to a point; Thence North 10.00 feet to a point; Thence N 89° 41' 46" E 344.28 feet to a point, said point being 344.27 feet East of the East line of the Northwest Quarter of the Northwest Quarter; Thence South 55.00 feet to a point; Thence S 89° 41' 46" W 164.75 feet to a point; Thence North 15.00 feet to a point; Thence S 89° 41' 46" W 868.05 feet to a point, said point being on the West line of Section 26; Thence North 30.00 feet to the true point of beginning.