

PARTITION PLAT NO. 2001 7

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,
CITY OF BOARDMAN, MORROW COUNTY, OREGON.

SURVEYORS CERTIFICATE

I, David L. Haddock, a professional surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands shown hereon in accordance with ORS Chapter 92 as revised.

LEGAL DESCRIPTION

LOT 26 of TRADEWINDS SUBDIVISION, PHASE I, an addition to the City of Boardman, located in the NE quarter of Section 16, T4N, R25E, W.M., Morrow County, Oregon, more particularly described as follows:

Beginning at the N1/4 corner of said Section 16 said corner being the Initial Point of said Phase I and marked as identified on the plat thereof; thence along the boundary of said lot 26 by the following courses and distances; N87°20'32"E a distance of 969.86 feet to the NE corner thereof, thence S00°02'13"E a distance of 1055.87 feet to the SE corner thereof; thence S89°53'01"W a distance of 670.42 feet to the southwest corner thereof; thence N00°06'59"W a distance of 95.00 feet; thence N04°41'19"W a distance of 60.19 feet; thence N00°04'32"E a distance of 265.96 feet; thence N09°24'39"W a distance of 60.72 feet; thence N00°04'32"E a distance of 183.17 feet; thence N04°35'55"W a distance of 30.00 feet to the centerline of Oregon Trail Boulevard; thence along said centerline to it's intersection with the west line of said PHASE I, S85°23'41"W a distance of 283.59 feet; thence to the point of beginning N00°04'32"E a distance of 341.11 feet.

OWNERS DECLARATION

R.C. HANES LTD., A WASHINGTON LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, DO HEREBY DECLARE THAT THEY HAVE CAUSED THESE LANDS TO BE SURVEYED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED. THEY DO ALSO DEDICATE TO THE PUBLIC THE NEW PORTION OF MOJAVE STREET AND THE NEW UTILITY EASEMENT AS SHOWN ON THIS PLAT.

R.C. HANES LTD., A WASHINGTON LIMITED PARTNERSHIP, OWNER.
BY: R.C. HANES MANAGEMENT, INC. GENERAL PARTNER,

Ross C. Miles
ROSS C. MILES, PRESIDENT

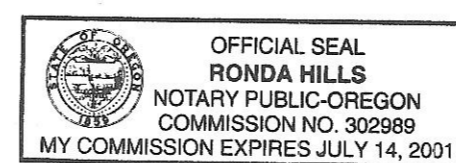
SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY

OF July, 2001.

Ronda Hills
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES 7/14/2001.

SEAL



NOTE 1. The new public utility easement along the south line of parcel 2 is 5 feet wide.

NOTE 2. The portion of MOJAVE STREET along the south line of parcel 2 is dedicated per this plat.

RECEIVED BY

Morrow County Surveyor

Date 08/01/01

Rec'd By RJM

No. C-1313-M

Folder # 1313

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Haddock

OREGON
JULY 12, 1968
DAVID L. HADDOCK
852

RENEWS 6-30-01

David L. Haddock
This is a true and exact copy.

PROJECT 01 - 10 DATE: June 6, 2001

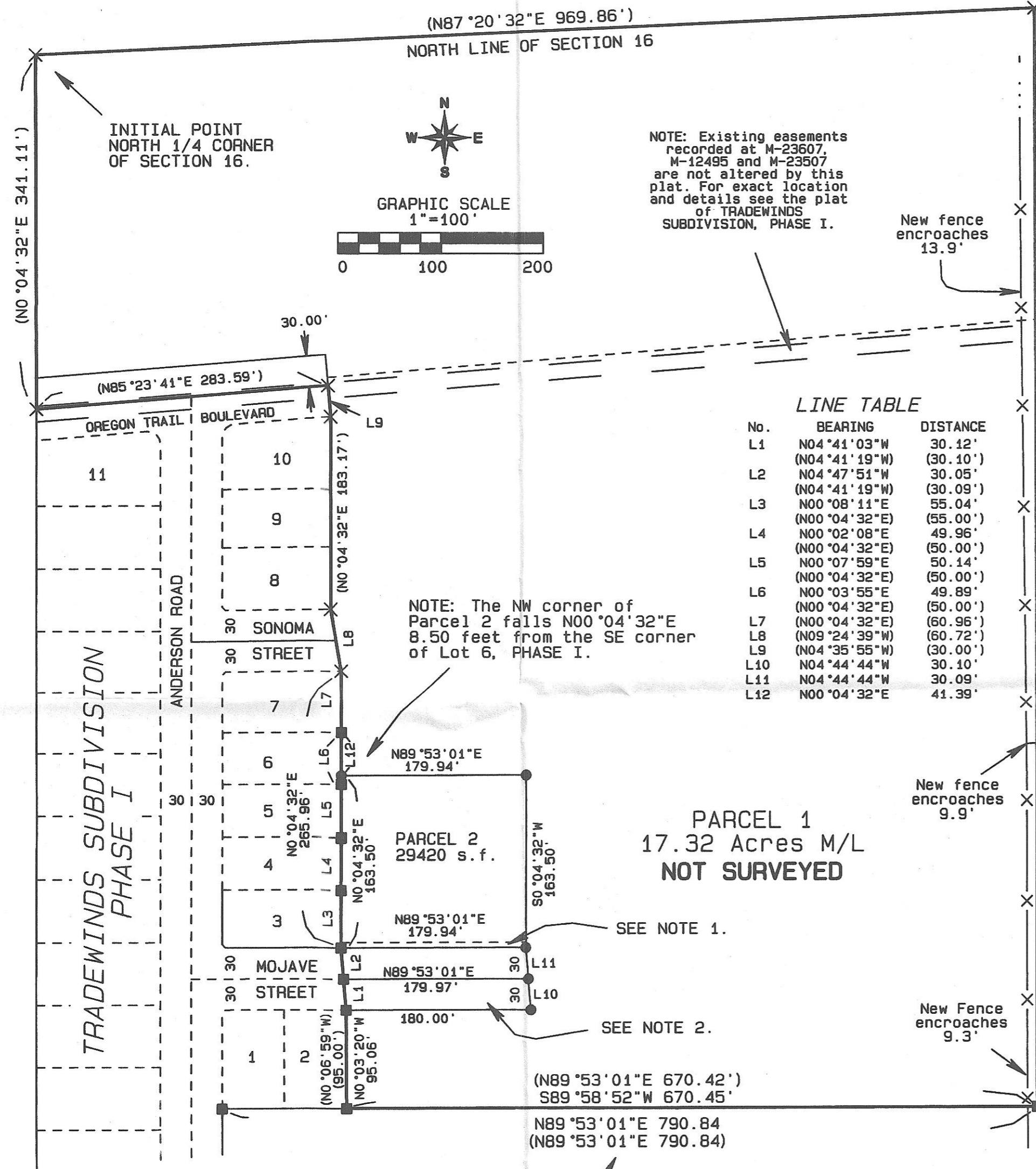
SURVEY FOR

Mr. Bob Webster
2694 Sykes Rd.
St. Helens, Or. 97051

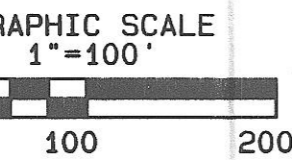
David L. Haddock, Surveyor and Engineer
P.O. Box 4574
Pendleton, Oregon 97801
(541) 276-2174

HADDOCK SURVEYING

GPS
AND
TOTAL STATION



NOTE: Existing easements recorded at M-23507, M-12495 and M-23507 are not altered by this plat. For exact location and details see the plat of TRADEWINDS SUBDIVISION, PHASE I.



NOTE: The NW corner of Parcel 2 falls N00°04'32"E 8.50 feet from the SE corner of Lot 6, PHASE I.

LINE TABLE

No.	BEARING	DISTANCE
L1	N04°41'03"W	30.12'
	(N04°41'19"W)	(30.10')
L2	N04°47'51"W	30.05'
	(N04°41'19"W)	(30.09')
L3	N00°08'11"E	55.04'
	(N00°04'32"E)	(55.00')
L4	N00°02'08"E	49.96'
	(N00°04'32"E)	(50.00')
L5	N00°07'59"E	50.14'
	(N00°04'32"E)	(50.00')
L6	N00°03'55"E	49.89'
	(N00°04'32"E)	(50.00')
L7	N00°04'32"E	(60.96')
L8	(N09°24'39"W)	(60.72')
L9	(N04°35'55"W)	(30.00')
L10	N04°44'44"W	30.10'
L11	N04°44'44"W	30.09'
L12	N00°04'32"E	41.39'

BASIS OF BEARINGS

As per record survey R1.

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Bob Webster. The purpose of the survey was to partition Parcel 2 as shown out of Lot 26, Phase I of the TRADEWINDS SUBDIVISION. This parcel is Lot 46 of the approved phase 2 of that subdivision. The house on this lot existed prior to phase I completion and Mr. Webster wanted to cut out this lot without having to complete the entire phase 2 of the subdivision. It is intended that this partition conform in all respects with the approved phase 2. I used the found existing monuments as shown for control for this survey. I did not tie in the remaining Lot corners by survey as we did not intend to alter the boundary of Lot 26 in any way. The survey was performed with a Geodimeter System 600 Electronic Total Station.

LEGEND

- SET A 5/8" x 24" IRON REBAR WITH A 1 1/8" RED PLASTIC CAP STAMPED ORLS 852 AND WALS 13922
- FOUND A 5/8" IRON REBAR WITH A 1 1/8" YELLOW PLASTIC CAP STAMPED PLS 1106 FROM R1
- × COMPUTED POINT
- R1 PLAT OF TRADEWINDS SUBDIVISION, PHASE I
- (xx) RECORD MEASUREMENT FROM R1
- PARTITION BOUNDARY