

REGISTERED PROFESSIONAL LAND SURVEYOR
Judson L. Copcock
 OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850
 RENEWAL DATE: DEC. 31, 2007

SURVEYORS CERTIFICATE:

I, JUDSON L. COPPOCK, AM A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, AND I HAVE MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PLAT.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS THIS PARTITION PLAT WAS TO SURVEY AND MONUMENT A 5 ACRE HOME SITE WITHIN THE HOLDINGS OF A LARGE RANCH ACRES. THE PARENT TRACT WAS NOT SURVEYED AND ONLY ENOUGH SURVEYING WAS DONE TO BE ABLE TO TIE PARCEL 2 AND ITS ROAD EASEMENT INTO THE PUBLIC LAND SURVEY SYSTEM AS SHOWN.

THIS SURVEY WAS PERFORMED USING LOCUS SINGLE FREQUENCY STATIC GPS RECEIVERS, HAVING A STANDARD ERROR OF +/- 5MM + 1 PPM TIMES THE BASE LENGTH, AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF +/- 00°00'03" ANGULAR AND +/- 3MM + 3 PPM TIMES THE DISTANCE.

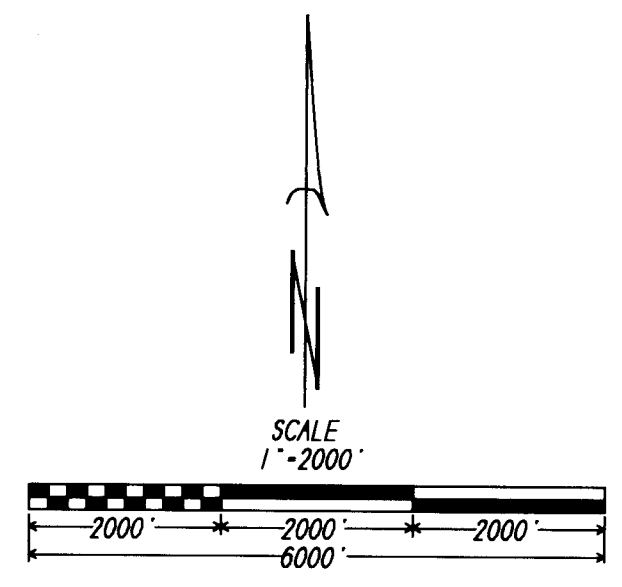
ALL BEARINGS ARE GRID AND DISTANCES ARE TRUE.

THIS IS A TRUE COPY OF THE ORIGINAL.
Judson L. Copcock
 JUDSON L. COPPOCK PLS
 SHEET # 1

RECEIVED BY
 Morrow County Survey
 Date Nov 20 2007
 Rec'd By SKB
 No. 1515-C

PARTITION PLAT FOR:
 TOMMY F AND JUDY V. LENTZ
 TRIPLE L. CATTLE CO
 1881 SELPH LANDING RD.
 PASCO, WA 99301

COPPOCK SURVEYING 22 AUGUST 2007
 P.O. BOX 495 541-676-8750
 HEPPNER, OR 97836 FAX 676-8753
 Job No. 0707404



DESCRIPTION: PART OF THOSE TRACTS OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED "ROBERTS LAND AND CATTLE COMPANY INC. TO TOMMY F. LENTZ AND JUDY V. LENTZ, HUSBAND AND WIFE AND RECORDED AS DOCUMENT M-57973 MORROW COUNTY DEED RECORDS.

SHEET 2 OF 2 OF MORROW COUNTY PARTITION PLAT NUMBER 2007-12
LOCATED IN SECTIONS 11, 13, 14, 22, 23, 24, 25, 26 AND 27 OF TOWNSHIP 2 SOUTH,
RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.
MORROW COUNTY PLANNING DEPARTMENT APPLICATION NUMBER LP-S-378

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 2 SOUTH RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

THE WEST HALF OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

ALL OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN:
THENCE WEST 80 RODS;
THENCE DIAGONALLY IN A NORTHEASTERLY DIRECTION TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
THENCE SOUTH TO THE POINT OF BEGINNING.

ALL OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

THE WEST HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

THE NORTH HALF AND THE NORTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

SUBJECT TO THE RIGHT OF WAY OF OREGON STATE HIGHWAY NUMBER 74.

INGRESS AND EGRESS EASEMENT ALONG THE CENTERLINE OF RANCH ROAD AS IT EXISTED IN AUGUST 2007.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN:

THENCE N 23° 56' 36" E A DISTANCE OF 889.76 FEET TO THE 5/8" STEEL REBAR SET AT THE SOUTHWEST CORNER OF PARCEL 2 OF THIS PLAT:

THENCE ALONG THE EXTERIOR OF SAID PARCEL 2 THE FOLLOWING BEARING AND DISTANCES:
N 66° 58' 50" E A DISTANCE OF 462.57 FEET TO THE 5/8" STEEL REBAR SET AT THE SOUTHWEST CORNER OF SAID PARCEL 2:

THENCE N 25° 04' 49" W 147.47 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING OF THIS 30 FOOT WIDE INGRESS-EGRESS CENTERLINE DESCRIPTION

THENCE LEAVING SAID PARCEL 2 AND ALONG THE CENTER LINE OF AN EXISTING ROAD THE FOLLOWING BEARINGS AND DISTANCES:

THENCE S 67° 06' 46" E A DISTANCE OF 60.62 :
THENCE ALONG A 163.25 RADIUS CURVE TO THE RIGHT (CHORD BEARS S 55° 20' 53" E 66.57') 67.04 FEET:
THENCE S 43° 35' 01" E A DISTANCE OF 6.07 FEET:
THENCE ALONG A 725.89 RADIUS CURVE TO THE RIGHT (CHORD BEARS S 40° 16' 20" E 83.86') 83.91 FEET:
THENCE S 36° 57' 38" E A DISTANCE OF 144.80 FEET:
THENCE ALONG A 282.54 RADIUS CURVE TO THE LEFT (CHORD BEARS S 52° 12' 18" E 148.58') 150.35 FEET:
THENCE S 67° 26' 57" E A DISTANCE OF 48.33 FEET:
THENCE ALONG A 301.38 RADIUS CURVE TO THE RIGHT (CHORD BEARS S 49° 05' 34" E 189.82') 193.11 FEET:
THENCE S 30° 44' 11" E A DISTANCE OF 146.80 FEET :
THENCE ALONG A 278.87 RADIUS CURVE TO THE LEFT (CHORD BEARS S 39° 54' 10" E 88.85') 89.23 FEET:
THENCE S 49° 04' 09" E A DISTANCE OF 66.64 FEET:
THENCE ALONG A 531.63 RADIUS CURVE TO THE LEFT (CHORD BEARS S 53° 22' 19" E 79.77') 79.85 FEET:
THENCE S 57° 40' 30" E A DISTANCE OF 53.84 FEET:
THENCE ALONG A 250.33 RADIUS CURVE TO THE LEFT (CHORD BEARS S 64° 57' 35" E 63.48') 63.65 FEET:
THENCE S 72° 14' 40" E A DISTANCE OF 23.17 FEET:
THENCE ALONG A 333.69 RADIUS CURVE TO THE RIGHT (CHORD BEARS S 63° 53' 27" E 96.96') 97.30 FEET:
THENCE S 55° 32' 14" E A DISTANCE OF 201.90 FEET:
THENCE ALONG A 844.50 RADIUS CURVE TO THE RIGHT (CHORD BEARS S 52° 45' 28" E 81.90') 81.94 FEET:
THENCE S 49° 58' 41" E A DISTANCE OF 91.93 FEET:
THENCE ALONG A 1148.47 RADIUS CURVE TO THE RIGHT (CHORD BEARS S 47° 53' 02" E 83.94') 83.96 FEET:
THENCE S 45° 47' 22" E A DISTANCE OF 49.77 FEET :
THENCE ALONG A 1184.48 RADIUS CURVE TO THE LEFT (CHORD BEARS S 47° 31' 49" E 71.97') 71.98 FEET:
THENCE S 49° 16' 16" E A DISTANCE OF 107.96 FEET :
THENCE ALONG A 133.37 RADIUS CURVE TO THE RIGHT (CHORD BEARS S 45° 09' 54" E 19.10') 19.12 FEET:
THENCE S 41° 03' 33" E A DISTANCE OF 190.08 FEET TO THE THE CENTER LINE OF OREGON STATE HIGHWAY NUMBER 74.

THIS 40 FEET WIDE EASEMENT LIES 20 FEET ON EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE WITH THE SIDELINES EXTENDED OR SHORTENED TO THE LIMITS OF THE EASTERLY LINE OF SAID PARCEL 2 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OREGON STATE HIGHWAY NUMBER 74.

OWNERS DECLARATION:

WE, THE OWNERS OF THE LAND SHOWN ON THIS PARTITION PLAT, HEREBY, DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND IT IS OUR FREE AND WILLFULL ACT.

WE ALSO DEDICATE THE 40 FOOT WIDE INGRESS AND EGRESS EASEMENT, THE CENTERLINE OF WHICH IS SHOWN ON THIS PLAT. THIS EASEMENT CENTERLINE IS DESCRIBED ALONG THE EXISTING CENTERLINE OF A RANCH ROAD AS IT EXISTED IN AUGUST 2007. THIS INGRESS AND EGRESS EASEMENT IS 40 FEET WIDE WITH 15 FEET LYING ON EACH SIDE OF THE DESCRIBED CENTERLINE AND IS INTENDED TO PROVIDE INGRESS AND EGRESS TO PARCEL 2 ACROSS PARCEL 1 OF THIS PLAT FROM THE NORTHERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY NUMBER 74, THEN RUNNING NORTHWESTERLY TO THE EASTERLY BOUNDARY OF PARCEL 2 AS SHOWN ON THE FACE OF THIS PLAT. THIS EASEMENT IS INTENDED TO REMAIN ATTACHED TO THE ROAD IN ALL OF ITS FUTURE LOCATION CHANGES CAUSED BY EROSION, REPAIR OR ANY IMPROVEMENTS THAT MAY BE MADE AND IS NOT INTENDED TO REMAIN STATIC IN ANY FORM OTHER THAN THE RIGHT OF INGRESS AND EGRESS ALONG THE CURRENT OR FUTURE LOCATIONS OF THIS ROAD.

WE ALSO DEDICATE 10 FOOT WIDE UTILITY EASEMENTS BEING 5 FEET ON EACH SIDE OF EACH UTILITY AS BUILT FOR POWER AND PHONE ALONG WITH THE RIGHT TO INSTALL AND MAINTAIN THOSE UTILITY'S OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, USING THE MOST BENEFICIAL ROUTE FOR THOSE SERVICES. ONCE INSTALLED THESE EASEMENTS LOCATIONS SHALL REMAIN FIXED AS BUILT AND ONLY REMAIN IN EFFECT UNTIL SUCH TIME AS THEY NO LONGER SERVE THEIR INTENDED ORIGINAL USE.

Tommy F. Lentz Judy V. Lentz
TOMMY F. LENTZ JUDY V. LENTZ

STATE OF Washington } SS
COUNTY OF Franklin

ON THIS 27 DAY OF October, 2007
TOMMY F. LENTZ AND JUDY V. LENTZ, APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS THEIR FREE AND VOLUNTARY ACT.

Suzette R. Richardson
Suzette R. Richardson
PRINTED NAME

NOTARY PUBLIC FOR Washington
NOTARY PUBLIC NUMBER N/A
MY COMMISSION EXPIRES 7-9-2011

Gary D. Brajcich
GARY D. BRAJCICH, MSBA #7903

PERSONAL REPRESENTATIVE OF THE ESTATE OF HOWARD G. ROBERTS "DECEASED" AND ALSO THE PERSONAL REPRESENTATIVE OF BERTHA H. ROBERTS "DECEASED", SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF WALLA WALLA DOCUMENT NUMBERS 01-4-00210-2 AND 07-4-00105-9.

STATE OF Washington } SS
COUNTY OF Spokane

ON THIS 31st DAY OF October, 2007
GARY D. BRAJCICH, APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE HAS APPROVED THE ACT OF PREPARING THIS INSTRUMENT AND APPROVES IT AS THE PERSONAL REPRESENTATIVE OF THE ESTATES OF HOWARD G. ROBERTS AND BERTHA H. ROBERTS AND THAT, "THAT APPROVAL WAS HIS FREE AND VOLUNTARY ACT".

Emily J. Schilperoord
Emily J. Schilperoord
PRINTED NAME

NOTARY PUBLIC FOR Washington
NOTARY PUBLIC NUMBER N/A
MY COMMISSION EXPIRES 04-01-08

APPROVALS:

" MORROW COUNTY SURVEYOR "
APPROVED THIS 26 DAY OF October, 2007.

David H. Khe
UMATILLA COUNTY SURVEYOR

" MORROW COUNTY PLANNING DEPT. "
APPROVED THIS 26 DAY OF October, 2007.

Michelle B. Stone
PLANNING DIRECTOR

" MORROW COUNTY ASSESSOR AND TAX COLLECTOR "
TAXES ARE PAID IN FULL AND THIS PLAT IS
APPROVED THIS 5th DAY OF November, 2007.

W. J. Paul
ASSESSOR AND TAX COLLECTOR

STATE OF Oregon } SS
COUNTY OF Morrow

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 5th DAY OF November, 2007 A.D. AT 11:30 O'CLOCK P.M.

AND RECORDED AS FILE NUMBER 2007-20733

MORROW COUNTY CLERK
DEPUTY

THIS IS A TRUE COPY OF THE ORIGINAL.
Judson L. Copcock
JUDSON L. COPPOCK PLS

RECEIVED BY
Morrow County Surveyors
Date Nov 20 2007
Rec'd By SKB
No. 1515-C

PARTITION PLAT FOR:
TOMMY F AND JUDY V. LENTZ
" TRIPLE L. CATTLE CO "
1881 SELPH LANDING RD.
PASCO, WA 99301

COPPOCK SURVEYING 22 AUGUST 2007
P.O. BOX 495 541-676-8750
HEPPNER, OR 97836 FAX 676-8753
Job No. 0707404