## PARTITION PLAT No. 1995 - 4

Morrow County LD# N -148 T. 5N., R. 26E., W.M., Section 23 Southeast 1/4 of the Southwest 1/4

Raymond & Betty Montross 611 Columbia Drive, S.E., Space #58 Richland, Washington 99352

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 the Partition as designated by the County Official, and filed in the County of Morrow, State of Oregon.

Raymond Montross Betty Montross

Betty Montross

Found 5/8" Iron Pin W/

From Partition Plat 1994-1

Plastic Cap L.S. #951

S 87° 50' 59" E 598.36' [S 87° 51' 13" E]

9 8 N

On this 300 day of 1008, 1995, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat and acknowledged that they did so freely and voluntarily.

N 87° 50' 59" W

150.15

PARCEL 1

S 89° 19' 42" W 150.00'

Fence Corner Fnd.

12.5' S. & 3.8' E.

1.25 Acres

Fence Corner Fnd.

19.4' S. & 7.4' E.

NARRATIVE:

The Basis of Bearing for this survey was the found Monuments from the South 1/4 Corner to the 1/16th Corner set by Krumbein and referenced in County Survey No. D 303-K. I re-established the Original parcel from the deed description as found in M -43060 of the deed records of Morrow County. The intent of the deed, I believe, was to create a lot that was 350 feet in depth from the South right of way line of South Main Street and 300 feet in length along a line as referenced to the South Section Line. The established property boundary did not match the existing fence lines very well so I checked the deeds of the neighboring parcels. I established the lines of the parcels directly to the east and then used their location to verify this lot's boundary location. I used the monuments of Edward's Partition Plat 1994-1 to establish the South Right of Way line of South Main Avenue West and then divided the property as shown.

PROPERTY DESCRIPTION:

The property being partitioned is described by deed M 43060 of the Deed Records of Morrow County as:

Beginning at the South Quarter Corner of Section 23, Township 5 North, Range 26 East of the Willamette Meridian Thence N 0° 23' 21 W 375.73 feet to a point; Thence S 89° 19' 42" W 480.00 feet more or less to the Southwest corner of that parcel deeded by Max Hellberg and Marilyn Hellberg, Husband and Wife to Cecil O. Rock by that deed recorded in microfilm M 18498 of Morrow County Deed Records, said Southwest corner of the property being the True Point of Beginning of this description. Thence N 0° 23' 21 W 350.00 feet to a point on the South right of way line of the Old Columbia River Highway also known as South Main Avenue; Thence N 88° 13' 23" W along the Old Columbia River Highway a distance of 30t feet to a point; Thence S 0° 23' 21" E 370 feet more or less to a point that is South S 89° 19' 42" W 300 feet from the point of beginning: Thence N 89° 19' 42" E 300.00 feet to the true point of beginning. All being in the County of Morrow, State of Oregon.

OFFICIAL SEAL SHARON B. TIMMS 1/16th Corner NOTARY PUBLIC GREGON-COMMISSION NO 028368 Found 5/8" Iron Pin W/ Notary Public for Oregon ≥ Alum Cap - # 933 - 1980 S Found 5/8" Iron Pin W/ Plastic Cap L.S. #951 9/13/95 SKB C-1057-E (830) From Partition Plat 1994-1 Found 1" Iron Pipe S 7°04'12" E 47.80' SOUTH MAIN AVENUE As Found by Edwards N 87° 50' 59" W S 87° 50' 59" E 150.15 450.44 30.03 Fence Corner Fnd. 17.8' S. & 6.0' W.

PROPERTY DESCRIPTION: Being a registered Professional Land Surveyor of the State of Oregon, I, Ronald V. McKinnis, certify that I have correctly surveyed and monumented the property described as: Beginning at a point which is located S 0° 23' 24" E a distance of 330.00 Ft. from the intersection of the Westerly Right of Way line of Sixth W. and the Southerly Right of Way line of South Main Avenue: Thence S 89° 19' 42" W a distance of 450.00 feet to the True Point of Beginning; Thence N 0° 23' 24" W 352.18 feet to the Southerly Right of Way line of South Main Ave.; Thence along the Southerly Right of Way line N 87° 50' 59" W 300.30 feet; Thence S 0° 23' 24" E 366.96 feet; thence N 89° 19' 42" E 300.00 feet to the Point of Beginning. All being in Section 23 of T. 5 N, R 26 E, of the Willamette Meridian; Morrow County, Oregon. Water Rights Statement: There are no Water Rights of Record on the parcels shown on this Plat: The Parcels are within the boundaries of the West Extension Irrigation District.

> I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Raymond & Betty Montross in Morrow County.

S 89° 19' 42" W 450.00' { S 89° 19' 42" W 450.00' }

Found Fence Lines

Fence Corner Fnd. 5.6 S. & 3.0 E.

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352.18

PARCEL 2

1.23 Acres

S 89° 43' 47" W 1378.38' (1378.57')

S 89° 19' 42" W 150.00'

Found 2 1/2" Brass Cap GLO 1915 S 1/4

APPROVALS:

certify that I have examined and approved this Partition Plat on this  $18^{+h}$  day of  $J_{\mathcal{Q}}/\sqrt{\phantom{0}}$ , 1995

Janua A. Mablate Morrow County/Planning Dept.

I certify that I have examined and approved this Partition Plat on this 2/ day of June 1995 G. Danis Elward

Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 13 day of July , 1995

West Extension Irrigation District

I certify that I have examined and approved this Partition Plat on this 26" day of July 1995

Morrow Country Tax Assessor

I certify that I have examined and approved this Partition Plat on this 10 day of August , 1995

Marelyn Children Morrow County Tax Collector

Recording Information Foled 8-10-95

Morrow County Clerk

File No. 153719



LEGEND

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SIXTH

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30.00 30.00

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SET MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - L.S. # 2431

FOUND SECTION MONUMENTS - As Noted

FOUND MONUMENTS - As Noted

CALCULATED POINT - Not Set

PARTITION BOUNDARY

SECTION LINES

RECORD - Krumbein D-303-K

RECORD - Edwards Partition Plat 1994-1

{000} DEED - M 43060

SCALE 1" = 50 Ft. May, 1995

ENGINEERING - SURVEYING - WATER RIGHTS R V McKINNIS ENGINEERING Rt 1 Box 1122 Hermiston, Oregon 97838 503-567-2017

EXP. 12-31-96

Found 5/8" Iron Pin W/ Alum Cap - L.S. # 933 Over Conc. Mon.

**9**----1/16th Corner

BASIS OF BEARING