PARTITION PLAT NO. 2013-3

A PARTITION OF A PARCEL OF LAND LOCATED IN THE SW 1/4, SEC. 11, TWP. 4 N., RNG. 25 E.W.M.
MORROW COUNTY, OREGON

CLIENT: RANDALL E. AND CATHERINE A. YATES
P.O. BOX 24
BOARDMAN, OR 97818

LEGEND

- SET 5/8 " X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND MONUMENT AS NOTED
- COMPUTED POINT (NOT SET)
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND 1" IRON ROD
- FOUND 3/4" IRON ROD
- PARTITION BOUNDARY
- FENCE AS NOTED

SURVEYS

PRIMM FOR YATES PARTITION PLAT 2006-12
EDWARDS FOR YATES C/O DOCKEN SURVEY NO. B-971-E
KRUMBEIN FOR PORT OF MORROW SURVEY NO. C-176-K
PORTION OF BPA TRANSMISSION LINE SURVEY THROUGH SECTION 10
STRATTON FOR SPECTRASITE SURVEY NO. C-1265-E

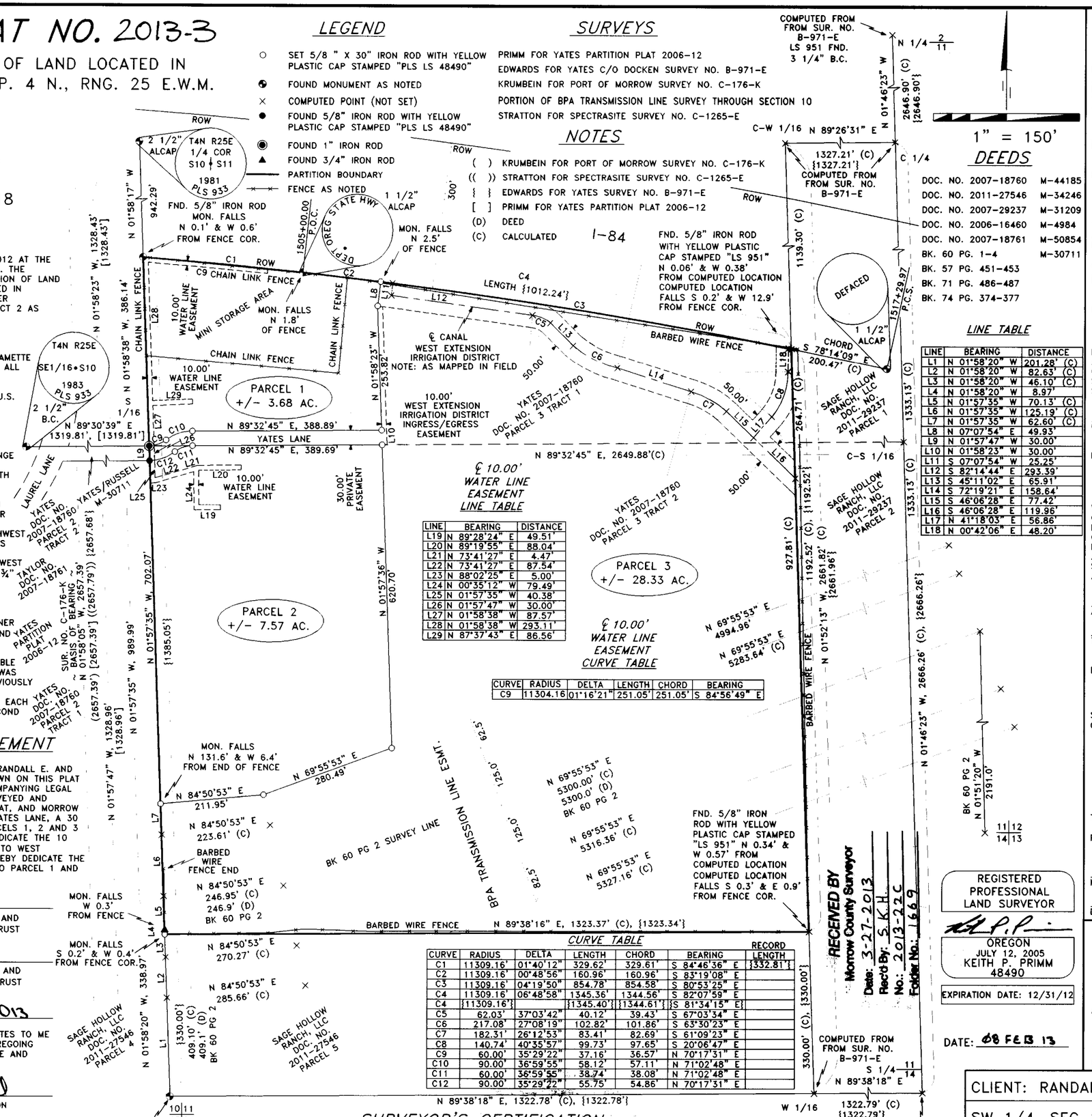
NOTES

( ) KRUMBEIN FOR PORT OF MORROW SURVEY NO. C-176-K
(( )) STRATTON FOR SPECTRASITE SURVEY NO. C-1265-E
{ } EDWARDS FOR YATES SURVEY NO. B-971-E
[ ] PRIMM FOR YATES PARTITION PLAT 2006-12
(D) DEED
(C) CALCULATED

1" = 150'

DEEDS

DOC. NO. 2007-18760	M-44185
DOC. NO. 2011-27546	M-34246
DOC. NO. 2007-29237	M-31209
DOC. NO. 2006-16460	M-4984
DOC. NO. 2007-18761	M-50854
BK. 60 PG. 1-4	M-30711
BK. 57 PG. 451-453	
BK. 71 PG. 486-487	
BK. 74 PG. 374-377	



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°58'20" W	201.28' (C)
L2	N 01°58'20" W	82.63' (C)
L3	N 01°58'20" W	46.10' (C)
L4	N 01°58'20" W	8.97'
L5	N 01°57'35" W	70.13' (C)
L6	N 01°57'35" W	125.19' (C)
L7	N 01°57'35" W	62.60' (C)
L8	N 07°07'54" E	49.93'
L9	N 01°57'47" W	30.00'
L10	N 01°58'23" W	30.00'
L11	S 07°07'54" W	25.25'
L12	S 82°14'44" E	293.39'
L13	S 45°11'02" E	65.91'
L14	S 72°19'21" E	158.64'
L15	S 46°06'28" E	77.42'
L16	S 46°06'28" E	119.96'
L17	N 41°18'03" E	56.86'
L18	N 00°42'06" E	48.20'

LINE TABLE

LINE	BEARING	DISTANCE
L19	N 89°28'24" E	49.51'
L20	N 89°19'55" E	88.04'
L21	N 73°41'27" E	4.47'
L22	N 73°41'27" E	87.54'
L23	N 88°02'25" E	5.00'
L24	N 00°35'12" W	79.49'
L25	N 01°57'35" W	40.38'
L26	N 01°57'47" W	30.00'
L27	N 01°58'38" W	87.57'
L28	N 01°58'38" W	293.11'
L29	N 87°37'43" E	86.56'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C9	11304.16	01°16'21"	251.05'	251.05'	S 84°56'49" E

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	RECORD LENGTH
C1	11309.16'	01°40'12"	329.62'	329.61'	S 84°46'36" E	{332.81'}
C2	11309.16'	00°48'56"	160.96'	160.96'	S 83°19'08" E	
C3	11309.16'	04°19'50"	854.78'	854.58'	S 80°53'25" E	
C4	11309.16'	06°48'58"	1345.36'	1344.56'	S 82°07'59" E	
C4	{11309.16'}		{1345.40'}	{1344.61'}	{S 81°34'15" E}	
C5	62.03'	37°03'42"	40.12'	39.43'	S 67°03'34" E	
C6	217.08'	27°08'19"	102.82'	101.86'	S 63°30'23" E	
C7	182.31'	26°12'53"	83.41'	82.69'	S 61°09'23" E	
C8	140.74'	40°35'57"	99.73'	97.65'	S 20°06'47" E	
C9	60.00'	35°29'22"	37.16'	36.57'	N 70°17'31" E	
C10	90.00'	36°59'55"	58.12'	57.11'	N 71°02'48" E	
C11	60.00'	36°59'55"	38.74'	38.08'	N 71°02'48" E	
C12	90.00'	35°29'22"	55.75'	54.86'	N 70°17'31" E	

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2012 AT THE REQUEST OF RANDALL E. AND CATHERINE A. YATES. THE PURPOSE OF THE SURVEY IS TO PARTITION A PORTION OF LAND INTO 3 PARCELS, THE PARENT PARCEL IS DESCRIBED IN MORROW COUNTY DEED RECORDS DOCUMENT NUMBER 2007-18760, UNDER PARCEL 3, TRACT 1 AND TRACT 2 AS FOLLOWS:

TRACT 1

TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. SECTION 11: ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY I-84, FORMERLY KNOWN AS U.S. HIGHWAY 30.

TRACT 2

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. EXCEPTING THEREFROM THE SOUTH 330.00 FEET THEREOF.

LS 951 SURVEYED THIS PROPERTY IN 1993 AND IN HAVING DONE SO FOUND OR SET THE CORNERS FOR THE PARENT PARCEL. ALL OF THE SAID CORNERS WHERE FOUND WITH THE EXCEPTION OF THE SOUTHWEST CORNER OF THE PARENT PARCEL. THIS CORNER WAS RESET DURING THIS SURVEY AT DEED DISTANCE OF 330.00 FEET ON LINE BETWEEN THE FOUND SOUTHWEST SECTION CORNER OF SECTION 11 AND THE FOUND ¾" IRON ROD, 338.97' NORTHERLY OF SAID SECTION CORNER.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND MONUMENTS MARKING THE SOUTHWEST CORNER AND THE WEST ¼ CORNER BOTH OF SECTION 11 AND IS BASED ON SURVEY NUMBER C-176-K.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-8 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE RANDALL E. AND CATHERINE A. YATES, OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT, AND MORROW COUNTY ORDINANCES, AND DO HEREBY DEDICATE YATES LANE, A 30 FOOT WIDE PRIVATE EASEMENT, EXCLUSIVE TO PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT AND ALSO DO HEREBY DEDICATE THE 10 FOOT WIDE INGRESS/EGRESS EASEMENT EXCLUSIVE TO WEST EXTENSION IRRIGATION DISTRICT, AND ALSO DO HEREBY DEDICATE THE 10 FOOT WIDE WATER LINE EASEMENT EXCLUSIVE TO PARCEL 1 AND 2 AS SHOWN HEREON.

Randall E. Yates
RANDALL E. YATES — TRUSTEE OF THE RANDALL AND CATHERINE YATES LIVING TRUST

Catherine A. Yates
CATHERINE A. YATES — TRUSTEE OF THE RANDALL AND CATHERINE YATES LIVING TRUST

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 12th OF February, 2013

APPEARED RANDAL E. YATES AND CATHERINE A. YATES TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME: Tori R Connell
NOTARY PUBLIC FOR OREGON

PRINTED NAME Tori R Connell

COMMISSION NO. 469709

MY COMMISSION EXPIRES July 2, 2016

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2012, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR RANDALL E. AND CATHERINE A. YATES IN MORROW COUNTY, OREGON.

KEITH P. PRIMM

RECEIVED BY Morrow County Surveyor
Date: 3-27-2013
Rec'd By: S.K.H.
No.: 2013-22C
Folder No.: 1669

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 12, 2005 KEITH P. PRIMM 48490
EXPIRATION DATE: 12/31/12

DATE: 08 FEB 13

APPROVALS

MORROW COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

Stephen K. Hadlock
MORROW COUNTY SURVEYOR

DATED THIS 19th DAY OF February, 2013

WEST EXTENSION IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Beverly J. Bridgewater
MANAGER

DATED THIS 11th DAY OF Feb., 2013

CITY OF BOARDMAN PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF BOARDMAN REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

Karen Pettigrew
CITY MANAGER

DATED THIS 11th DAY OF Feb., 2013

MORROW COUNTY ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID PLAT.

ASSESSOR

TAX COLLECTOR

DATED THIS 6 DAY OF March, 2013

MORROW COUNTY CLERK

STATE OF OREGON } SS
COUNTY OF MORROW }

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON:

THE 6th DAY OF March, 2013, AT 11:40 A.M. AS FILE NO. 2013-31725

MORROW COUNTY CLERK

DEPUTY

PRIMM LAND SURVEYING, INC.
P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: RANDALL E. AND CATHERINE A. YATES

SW 1/4, SEC 11, TWP. 4 N. RNG. 25 E. WM

PROJECT: PARTITION SURVEY OF A PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, SEC. 11, TWP. 4 N. RNG 25 E.W.M.

JOB #:	1201002
DATE:	27 JAN 12
FB/PG:	031/34
SHEET:	1 OF 1
DRAWN:	KPP
APPROVED:	KPP