PARTITION PLAT No. 2016 - 4

Township 4 North, Range 25 East, W.M., Section 9, NE 1/4 of SW 1/4 City of Boardman, Morrow County. Oregon

for:

Dean A. & Karen Kegler P.O. Box 667 Boardman, Oregon 97818

LEGAL DESCRIPTION: Deed M-1994-42857

September 24, 1964 in Book 2 of Plats, Pages 18 and 19.

52 101

FND 5/8" Rebar

Krumbein, 1976

2000 Survey by Edwards for Kegler, C.S. #C-1245-E-1019

1996 Survey by Baalman for UEC, C.S. #C1082-E -0855

1976 Survey by Krumbein for Hansen, C.S. #C-280-K -0425

"我们是我看得到我们。""我们的,我们也是不是不好的情况,你们的是我的意思,我们就知识,我们就是我们的。""我们,我们就是我们的。""我们就是我们的,我们就是我

SURVEYS:

NE Front Street (M-19856)

N 86° 50' 40" W 470.43' (470.43')

SURVEYORS CERTIFICATE & NARRATIVE:

*= See Affidavit of Correction

Document 2016-39283

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands depicted on this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes.

This survey is based on Edwards' survey for Kegler. I used the found monuments in Front Street as the Bearing Base from Edwards' survey. I divided the original property into Two New Parcels as shown on the face of this Plat. I found all of the monuments from both Edwards & Krumbein's surveys around the original property and, unless otherwise noted, they were very close to their record positions so I held their location. My Initial Point of this Partition is the Krumbein 5/8" Pin found at the Northwest corner of the property as shown by both Edwards' & Kumbein's surveys located S 68° 15' 00" W a distance of 811.17' from the 5/8" Iron Pin set by Lambert in 1976 at the centerline of Boardman Avenue on the West Line of the Hansen's Addition. This survey was completed with a Trimble 5800 GPS RTK Total Station.

C 1/4 by Calc. Ø

OWNER'S DECLARATION / DEDICATION:

We, the undersigned owners of the Property as shown and described on this Plat, do hereby acknowledge that we have caused this plat to be created in accordance to ORS Chapter 92 and the City of Boardman Subdivision Ordinances. We recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow, State of Oregon. We also acknowledge the rights of the Public in Northeast Front Street established by Morrow County Deed Document M-19856, including the reversionary rights created therein.

On this 13 day of October, 2016, the above individual, Dean A. Kegler, appeared personally before me and is known to me to be the identical individuals who executed this plat & acknowledged that he did so freely and voluntarily of his own will.

My Printed Name is Rence J. Grace

My Commission No. is

On this day of other, 2016, the above individual, Karen Kegler, appeared personally before me and is known to me to be the identical individuals who executed this plat & acknowledged that she did so freely and voluntarily of her own will.

My Printed Name is ____

01/19/2018 My Commission Expires ___

REGISTERED

PROFESSIONAL

LAND SURVEYOR

OREGON / RONALD V. McKINNIS

JAN. 23,1990

Expires 12-31-16

50

SCALE 1" = 100 Ft.

August 2016

Rev. 09-25-16

80.39

3' 11" W (80.38')

FND 5/8" Rebar W/No Cap

Krumbein, 1976

NE Front Street

N 83° 00' 43" E 537.05' (537.10')

N 49° 36' 37" E 72.64'

N 50° 33' 42" E 74.53'

(817.14') Bearing Base

LEGEND

Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431

CALCULATED POINT - Not Set

Record Bearing / Distance (000)C.S. #C-1245-Ě, 1019

Record Bearing / Distance C.S. #C-280-K, 0425 [000]

Record Bearing / Distance Deed

ENGINEERING - LAND SURVEYING - WATER RIGHTS R. V. McKINNIS ENGINEERING



79980 Prindle Loop Road Hermiston, Oregon 97838 (541) -567-2017

City of Boadman Planning Director I certify that I have examined and approved this Partition Plat on this

APPROVALS:

I certify that I have examined and approved

this Partition Plat in accordance with ORS Chapter

92 and the Morrow County Subdivision Ordinance

14th day of October, 2016

I certify that I have examined and

approved this Partition Plat on this

/ 3 day of Octobe \$2016

State X. Haddork Morrow County Surveyor

Morrow County Tax Assessor Morrow County Tax Collector

Morrow County Clerk Recording Information

17 day of Ox+

STATE OF OREGON SS }
County of Morrow

I certify that this instrument was received and recorded in the book of records of said county. Bobbi Childers, Morrow County Clerk

MORROW COUNTY, OREGON 2016-39100 Cnt=1 Stn=23 TCRAWFORD 10/17/2016 02:45:38 PM \$20.00 \$11.00 \$30.00 \$50.00 \$50.00 \$361.00

Bobbi Childers - County Clerk



ALSO EXCEPTING THEREFROM: Beginning at the Northeast corner of Block 6 in the Plat of Boardman as shown on the Plat thereof recorded in said Morrow County on September 24, 1964, in Book 2 of Plats, Pages 18 and 19, said point being the True Point of Beginning of this description, said point also being the Northwest corner of that property deed from Northern Pacific Railway Company, a corporation of the State of Wisconsin to W. C. Hendrix in Book 73, Page 55; Thence South 07° 48' 51" East a distance of 311.61 along the West line of that property deeded Book 73, Page 55 to a point on the Northerly margin of Northeast Front Street, said point being the Southeast Corner of Block 6 in the Plat of Boardman and the Northerly margin of Northeast Front Street as described in that Easement Deed from Northern Pacific Railway Company, a corporation of the Sate of FND 5/8" Rebar W/ No Cap 🖁 Wisconsin to the City of Boardman as recorded in Book "M", Page 19856 on December 22, 1981; Set by Lambert, 1976 Thence South 87°22'46" East along the said Northerly margin of Northeast Front Street a distance of 305.04 feet to a point, Fnd RR Spike in Pavement said point being the Southeast corner of that property sold by Northern Pacific Railway Company, a corporation of the State 0.60' SW. Edwards, 2003 of Wisconsin to Eastern Oregon Telephone Company, an Oregon Corporation in that deed recorded in Book 72, Page 558; Thence North 07°48'51" West a distance of 399.16 feet to a point, said point being on the South margin line of East Boardman Avenue and the Northeast corner of that property in Book 72, Page 558; N 0° 26' 18" W 43.23' Thence Southwesterly on the arc of a curve to the right along said margin of East Boardman Avenue, having a radius of (N 0° 38' 30" W 43.33') 5.809.58 feet, a distance of 302.20 feet to the True Point of Beginning of this description. RECEIVED BY CHD= N 73°07'40" E. I do hereby certify that this is a true and exact Morrow County Surveyor copy of the Original Partition Plat as filed for ND 5/8" Rebar Dean & Karen Kegler in Morrow County. Date: 11-15-2016 W/ No Cap Set Rec'd By: S.K.H. E. Boardman Ave. ___ R= 5769.58 by Edwards, 2000 No.: 2016-1779C Folder No.: 1779 Initial Point, Located S 68° 15' 00" W 811.17' of Lambert's Pin in C.L. of -S 68°15'00" W 811.17' Boardman Ave. for Hansen Addition R=5809.58 FND 5/8" Rebar W/Cap LS 976, Baalman, 1996 Y(CH N 75°50'37' FND 5/8" Rebar W/ (LC = 302.20', R=5809.58') No Cap. Krumbein, 1976 Parcel 2 6.73 Acres Block 6 Boardman Plat \ 2.00 Acres St Detail S 0°39'47" E { 0.54' FND 5/8" Rebar W/ Cap FND 5/8" Rebar W/ Cap {S 87° 22' 46" E 305.04'} LS 951, 2000 LS 951, 2000 FND PK in Curb S of Point (Detail) As Shown in FND 5/8" Rebar W/ Cap FND 5/8" Rebar W/ Cap (N 86° 53' 19" W 305.04") Edwards' Survey 0.13' SW. LS Unknown LS 951, 2000 N 83° 01' 28" E 422.53' (422.46') 204.00 N 86° 54' 18" W 305.08' 87.45 3 N 83° 01' 28" E 817.12'] N 86° 53' 22" W 291.45' (N 86° 53' 19" W 291.44')

FND 5/8" Rebar W/No Cap

Krumbein, 1976

That portion of the Northeast Quarter of the Southwest Quarter of Section 9, Township 4 North, Range 25, East of the Willamette Meridian,

EXCEPTING THEREFROM: that portion lying within the Plat of Boardman as shown on the Plat thereof recorded in said Morrow County on

as described in that Easement Deed recorded in Morrow County Deed Records in Book "M", Page 392 on February 8, 1968.

Morrow County, Oregon lying North of Interstate Highway I-84 North and South of the North Line of that Easement for East Boardman Avenue

Found Brass Cap in Monument Box or Monument as Noted Found Moument as Described

SECTION LINES

PARTITION BOUNDARIES



AFFIDAVIT OF CORRECTION (PARTITION PLAT)

After Recording Return To:
Dean & Karen Kegler
P.O. Box 667
Boardman, Oregon 97818

All Tax Statements Unchanged: In Consideration of: None

I, Ronald V. McKinnis, being the duly sworn, depose and say that I am the Surveyor who surveyed Partition Plat No. 2016-04, as filed in instrument No. 2016-39100 and recorded on the 17th day of October, 2016 in the Plat Records of Morrow County.

The following corrections to said plat are necessary and in accordance with ORS 92.170, I state that the following corrections be made:

Legal Description: Deed M-1994-42857:

In Line 2 of the Description:

Reading: I-84 North and South of the North Line; Corrected to: I-84 North and South of the South Line;

The line between Parcel 1 & Parcel 2 now labeled as: $N \cdot 07^{\circ} \cdot 41' \cdot 07'' \cdot W \cdot 466.80'$ To be corrected and labeled as: $N \cdot 07^{\circ} \cdot 14' \cdot 19'' \cdot W \cdot 468.06'$

Ronald V. McKinnis PLS #2431

STATE OF OREGON) SS MORROW COUNTY)

This instrument was acknowledged and sworn before me this 312 Day of October, 2016

(NOTARY SEAL)

OFFICIAL STAMP

NATASHA DIANNE ROCKWELL

NOTAPY PUBLIC - OREGON

COMMISSION NO 931585

MY COMMISSION EXPIRES AUGUST 21, 2018

Notary public for oregon

My Commission Expires: Aug. 21, 2018

I hereby certify that I have examined this Affidavit of Correction and that the changes being made are permitted under ORS 92.170.

Steve Haddock, Morrow County Surveyor

. <u>| 10-31-2016</u> Date

RECEIVED BY
Morrow County Surveyor

Date: 1-4-2017

Rec'd By: <u>S. K. H.</u> No.: <u>2016 - 1779 C</u>

Folder No.: 1779

MORROW COUNTY, OREGON 2016-39283 PLAT-AC 11/21/2016 08:29:22 AM 11/21/2016 08:29:22 AM

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I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk