BY: 🤇

# PARTITION PLAT No. 2020-1

MORROW COUNTY, OREGON TOWNSHIP 1 NORTH, RANGE 26 EAST, W.M., SOUTH HALF OF SECTION 18

#### OWNER INFORMATION

NORTH LEX POWER AND LAND, LLC 72967 STRAWBERRY LANE LEXINGTON, OREGON 97839-4242

#### SITE ADDRESS

73117 STRAWBERRY LANE LEXINGTON, OR 97839-4227

#### OWNER'S DECLARATION

WE, THE OWNERS OF THE LANDS PORTRAYED ON THIS PLAT DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED, WE AUTHORIZE THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AND WE RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF PARTITION AS FILED IN THE COUNTY OF MORROW, STATE OF OREGON.

1-8-20 (NAME) (DATE)

(NAME)

(DATE)

6+20.22

32.74 LT

PLS 49865

(TITLE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF OREGON COUNTY OF MORROW

NOTARY PUBLIC FOR OREGON

BOARDMA BOMBING RANGE

MY PRINTED NAME IS: POCIO 010760

MY COMMISSION EXPIRES: Waich 30,2020

WHEATRIDGE

WHEATRDIGE PH 2 (NEER)

PROJECT

VICINITY MAP

NOT TO SCALE

MY COMMISSION NUMBER: 949056A

ON THIS 8 DAY OF SCAND CITY 20 20 THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE PLAT DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY OF THEIR OWN WILL.

SURVEYOR'S CERTIFICATE

I, BRIAN W. REEVES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT ! HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING LOCATED IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LEGAL DESCRIPTION

THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED ON JULY 12, 2010 IN INSTRUMENT NUMBER 2010-26446 BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT (5/8" REBAR W/YPC MARKED LS 2677) BEING THE WEST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 18, NORTH 89°52'51" EAST, 5678.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF BOMBING RANGE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0'40'28" EAST, 2611.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°31'45" WEST, 1358.93 FEET TO THE EXTERIOR LINE OF THE DEED RECORDED ON MARCH 24, 2010, IN INSTRUMENT NUMBER 2010-25744; THENCE ALONG SAID EXTERIOR LINE THE FOLLOWING THREE COURSES, NORTH 0°28'15" WEST, 500.00 FEET; THENCE SOUTH 89°31'45" WEST, 440.00 FEET; THENCE SOUTH 0°28'15" EAST, 500.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°31'45" WEST. 3900.04 FEET, TO THE WEST LINE OF SAID SECTION 18; THENCE ALONG SAID WEST LINE, NORTH 0°13'37" WEST. 2646.34 FEET TO THE POINT OF BEGINNING.

> REGISTERED **PROFESSIONAL** LAND SURVEYOR I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT. OREGON JULY 19, 1994 BRIAN W. REEVES BRIAN W. REEVES 2677 RENEWAL DATE: 12-31-2020

## SURVEYOR'S NARRATIVE

THIS SURVEY IS BASED UPON A SURVEY OF THE SOUTH HALF (S 1) OF SECTION 18 TIN R26E.

**DETAIL A** 

SCALE 1" = 250'SEE SHEET 2

I START THE SURVEY AT THE EAST QUARTER (1) CORNER OF SAID SECTION 18. THE CORNER LOCATION WAS DETERMINED FROM FOUND REFERENCE MONUMENTS PER OREGON CORNER RECORD 1N26L5-1. THE SOUTH EAST CORNER OF SECTION 18 WAS ESTABLISHED USING FOUND MORROW COUNTY SURVEYS FILE 1696 AND FILE 1571. TIES FROM FOUND POINTS TO THE SECTION CORNER AND TIES UTILIZING MAPPED COORDINATES CONFIRM THE SECTION CORNER LOCATION WITHIN 0.17'. THE SOUTHWEST CORNER OF SAID SECTION 18 WAS DETERMINED USING RECORD DISTANCE FROM FILE 1571 WHICH FITS WELL WITH AN EXTENSION OF A BEST FIT LINE THROUGH THE EXISTING FENCE THAT RUNS NORTH TO THE WEST QUARTER, AND HELD THE CENTERLINE OF THE ROAD AS THE SECTION CORNER, AT THE WEST & CORNER OF SECTION 18, WE FOUND A HUB & TAC (NO RECORD) ON THE N-S FENCE LINE. THE E-W FENCE LINE IS MOSTLY ALONG THE ESTABLISHED E-W MID SECTION LINE BUT DRIFTS NORTH OF THE LINE IN THE WESTERLY 400'. WITH THE HUB & TAC BEING CLOSE TO THE

OVERALL FENCE LINE, WE HELD IT AS THE W 1 CORNER. **DETAIL A-1** FND 5/8" REBAR W/2" AL CAP MARKED AS SHOWN NOT TO SCALE 6+14.01 W/MCROW PADDLE 50.0 RT PLS 49865 N61°54'04"W 489.13' FND 5/8" REBAR - 2.60' RECORD TIE BY COORDINATES W/2" AL CAP (N61°09'23"W 489.30') FILE 1696 MARKED AS SHOWN S8378'55"W 2221.74' M-M W/MCROW PADDLE (\$84.02,32, M 2222.38,) FILE 1696 T2Q (S84.02.44"W 2222.04) FILE 1325 FND 5/8" REBAR W/2" AL CAP MARKED AS SHOW W/MCROW PADDLE 2+65.46 SAME MONUMENT FND ODOT 5/8" REBAR BENT 186.76 RT -2 1/2" BRASS CAP PLS 49865 N62°34'31"W 190.52' M-M W/ 1 1/2" AL CAP MARKED MARKED AS SHOWN (S61°47'48"E 190.63') FILE 1571 + 1696 OREGON STATE HWY DIV MORROW COUNTY R26E TIN GRAIN GROWERS S17 (NOT A PART) 1/4 ---S20 (N89°53'00"W 2638.61') FILE 1325 (N89°53'00"W 2638.59') FILE 1571 1984 PLS 933 (N89\*52'59"W 2638.98') FILE 1696 STRAWBERRY LANE (40') SEE DETAIL A-1 ABOVE N89"23'11"E 2638.27' <sup>/</sup>20'--S20\*30'33"E 100.68' 19⅓ FND REBAR CAP MC -N56~13°08"W 101.96° S27"29'39"W 243.73'

(N2812'12"E 243.73') FILE 1571

RW CORNER TO MON

### **APPROVALS**

CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS DAY OF January, 2020

MORROW COUNTY SURVEYOR

CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS DAY OF January \_, 20<u>**20**.</u>

MORROW COUNTY PLANNING DIRECTOR

CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS DAY OF January

MORROW COUNTY ASSESSOR MORROW COUNTY TAX COLLECTOR

MORROW COUNTY CLERK RECORDING INFORMATION:

1/08/2020

MORROW COUNTY, OREGON 2020-45753 PLAT-PART 01/09/2020 09:33:23 AM Cnt=1 Stn=23 TC \$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00 Bobbi Childers - County Clerk

> RECEIVED BY Morrow County Surveyor

Date: 1-14-2020 Rec'd By: S.K.H. No.: \_\_ 2020 - 1881C Folder No.: 1881

**DECEMBER 16, 2019** 



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