

PARTITION PLAT NO. 2021-10

PARTITION PLAT OF A TRACT OF LAND, LOCATED IN THE NW1/4
OF SECTION 11, T.4N., R.25E., W.M., CITY OF BOARDMAN,
MORROW COUNTY, OREGON
W.O. 20-5418

SURVEY FOR

PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

SURVEY BY

ARMSTRONG SURVEYING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

LEGEND

- SET 5/8 X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER PARTITION PLAT NO. 2021- BY TODD R. CATTERSON, LS 53270, RECORDED 2021.
- ⊙ FOUND 2-1/2" BRASS CAP BY TERRY E. HANBY, LS 1638, RECORDED JULY 23, 1981.
- ⊙ FOUND 5/8" IRON ROD MARKED "STRATTON 1111", BY ROBERT H. STRATTON, RECORDED SEPTEMBER 1999.
- ⊙ COMPUTED POINT, NOTHING FOUND OR SET.
- ⊙ FOUND 3" BRASS CAP AS PER GENERAL LAND OFFICE RECORDS, BY ALBERT C. WHITE DATED 1968.
- ⊙ FOUND 5/8" IRON ROD AS PER C.S. 1854 BY BRIT L. PRIMM, LS 48509, RECORDED MARCH 27, 2019.
- 1() RECORD AS PER C.S. 459 BY TERRY E. HANBY, LS 1638, RECORDED JULY 23, 1981.
- 2() RECORD AS PER C.S. 701 BY G. DENNIS EDWARDS, LS 951, RECORDED JUNE 1992.
- 3() RECORD AS PER C.S. 1005 BY ROBERT H. STRATTON, LS 1111, RECORDED SEPTEMBER 1999.
- 4() RECORD AS PER C.S. 1513 BY G. DENNIS EDWARDS, LS 951, RECORDED SEPTEMBER 5, 2007.
- 5() RECORD AS PER C.S. 1854 BY BRIT L. PRIMM, LS 48509, RECORDED MARCH 27, 2019.
- 6() RECORD AS PER C.S. 1582 BY RONALD V. McKINNIS, LS 2431, RECORDED SEPTEMBER 2, 2020.
- 7() RECORD AS PER PARTITION PLAT NO. 2014-03, BY RONALD V. McKINNIS, LS 2431, RECORDED AUGUST 25, 2014.
- 8() RECORD AS PER PARTITION PLAT NO. 2018-6, BY RONALD V. McKINNIS, LS 2431, RECORDED AUGUST 3, 2018.
- 9() RECORD AS PER LINE WORK FROM AN AUTOCAD DRAWING PROVIDED BY THE PORT OF MORROW.
- SFNF SEARCHED FOR NOT FOUND
- ① CURVE DATA - SEE TABLE
- ① LINE DATA - SEE TABLE
- ① CORNER IDENTIFICATION NUMBER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Catterson
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWS 12/31/21

RECEIVED BY
Morrow County Surveyor

Date: 4-9-2021

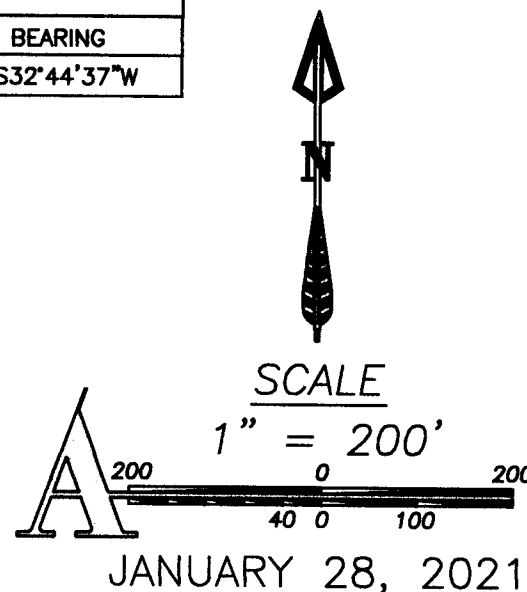
Rec'd By: MPK

No.: 2021-1924C

Folder No.: 1924

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	00°53'58"	3224.05'	50.62'	50.62'	S32°44'37"W

LINE DATA TABLE		
NO.	DISTANCE	BEARING
1	230.92'	S32°17'32"W
2	89.01'	N01°52'54"W
3	146.03'	N01°52'54"W
4	123.87'	S32°17'32"W



BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

ORIGIN OF LATITUDE = 43°40'00.00000"N
ORIGIN OF LONGITUDE = 120°30'00.00000"W
SCALE FACTOR = 1.0000000000

THIS SYSTEM IS A LOCAL SYSTEM PREPARED BY ARMSTRONG SURVEYING, INC.

S3/S2
S10/S11
CORNER SUBMERGED
IN MESSNER POND

SUBJECT TO THESE
BLANKET EASEMENTS
M-39883
M-43576
2000-1603
2000-1604
2000-1630
M-44682

UNSURVEYED
PARCEL 1
35.43 AC.±

2(N01°58'57"W - 2659.80')
2(S01°23'20"E - 2659.80')
N01°58'22"W - 2641.69' TOTAL

INITIAL POINT
N1/16
S12 SFNF
1240.85'
1/4
S10/S11

5(N89°24'47"E - 2592.04' TOTAL)
4(S89°50'40"E - 1329.55')
2(N88°15'27"E - 1329.74')
1(N88°19'15"E - 1329.86')
S89°33'27"W - 1329.14' TOTAL

S89°17'32"W
123.87'
① ② ③ ④

NW1/16
S11
SFNF 98.36'
SFNF 215.31'
EASEMENT AREA
AS PER
MF-M-14958
N01°52'45"W - 1327.42' TOTAL
1(S03°13'40"E - 1326.76')
3(N01°17'20"W)
3(S01°17'32"E - 1326.37')

9(S89°28'38"W - 2663.68')
8(S89°43'04"W - 2663.94')
7(N89°42'47"E - 2663.94')
6(N89°43'04"E - 2663.94')
5(N89°43'08"E - 2663.89')
4(N89°41'29"E - 2663.94')
3(N89°41'34"E - 2663.94')
1(N88°22'10"E - 2663.90')
N89°19'31"E - 2663.68' TOTAL

PARCEL 2
P.P. NO. 2021-9
-NOT A PART-

PARCEL 2
12.89 AC.±

COLUMBIA AVE

RIPPEE ROAD

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
Todd R. Catterson 2/22/21
TODD R. CATTERSON, LS53270

UNION PACIFIC RAILROAD

PORTION PARCEL 1
P.P. NO. 2012-4
-NOT A PART-

TAX LOT 205
-NOT A PART-

TAX LOT 203
-NOT A PART-

S01°46'55"E - 1322.59'
3(N01°11'18"W)
4(1322.75')
5(N1°46'49"W - 1322.68')
6.7(S01°46'49"E)

ARMSTRONG
surveying, Inc. - established 1977

SHEET 1 OF 2
DRG. NO. 20-5418PART2.DWG
W.O. 20-5418

1924

1924

PARTITION PLAT NO. 2021-10
PARTITION PLAT OF A TRACT OF LAND, LOCATED IN THE NW1/4
OF SECTION 11, T.4N., R.25E., W.M., CITY OF BOARDMAN,
MORROW COUNTY, OREGON
W.O. 20-5418

SURVEY FOR

PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

SURVEY BY

ARMSTRONG SURVEYING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 2 WITH PARCEL 1 BEING UNSURVEYED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 11, T.4N., R.25E., W.M., MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, LYING WEST OF COLUMBIA LANE, EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHT-OF-WAYS. VESTING DEED M-229, CONTAINING 49.16 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.

SUBJECT TO EASEMENT FOR RIGHT-OF-WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF CITY OF BOARDMAN, RECORDED FEBRUARY 14, 1979, AS MICROFILM NO. M-14958, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED JANUARY 29, 1993, AS MICROFILM NO. M-39883, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE

SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PORTLAND GENERAL ELECTRIC, RECORDED SEPTEMBER 13, 1994, AS MICROFILM, NO. M-43576, MORROW COUNTY MICRO FILM RECORDS. NOT MAPPABLE
ASSIGNMENT OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED JULY 21, 2000, RECORDED AS MICROFILM NO. 2000-1603, MORROW COUNTY MICROFILM RECORDS. NOT MAPPED
ASSIGNMENT OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED JULY 21, 2000, RECORDED AS MICROFILM NO. 2000-1604, MORROW COUNTY MICROFILM RECORDS. NOT MAPPED
ASSIGNMENT OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED JULY 24, 2000, RECORDED AS MICROFILM NO. 2000-1630, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE

SUBJECT TO RIGHT OF WAY AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN PORT OF MORROW, OREGON, ALSO KNOWN AS PORT OF MORROW COUNTY, A MUNICIPAL CORPORATION, ALSO KNOWN AS PORT OF MORROW, AND PACIFIC GAS TRANSMISSION COMPANY, RECORDED MARCH 3, 1995, AS MICROFILM NO. M-44682, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE
NOTICE OF LOCATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 15, 1996, AS MICROFILM NO. M-47782, MORROW COUNTY MICROFILM RECORDS. NOT APPLICABLE

SURVEY NARRATIVE

WE WERE EMPLOYED BY PORT OF MORROW TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. PARCEL 1 OF THIS PLAT IS UNSURVEYED AND PARCEL 2 IS SURVEYED. TO ESTABLISH THE BOUNDARY OF SUBJECT PROPERTY I TIED THE LOCATIONS OF THE FOLLOWING MONUMENTS; NORTH ONE-QUARTER OF SECTION 11, THE CENTER-NORTH ONE-SIXTEENTH CORNER OF SECTION 11 AND THE WEST ONE-QUARTER OF SECTION 11. I THEN USED SAID NORTH ONE-QUARTER CORNER TO TRANSLATE AND ROTATE LINE WORK FROM AN AUTOCAD DRAWING PREVIOUSLY DONE BY RONALD V. MCKINNIS THAT WAS PROVIDED TO ME BY THE PORT OF MORROW. I USED THIS INFORMATION TO COMPUTE THE NORTHWEST CORNER OF SAID SECTION 11 AND THE RIGHT-OF-WAY LINE OF COLUMBIA AVE. THIS ALLOWED ME TO COMPUTE THE LOCATION OF THE NORTH, WEST AND EAST LINES OF SUBJECT PROPERTY AND STAY CONSISTENT WITH PREVIOUS SURVEYS IN THE AREA. I THEN COMPUTED THE LOCATION OF THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 11 AT SINGLE PROPORTIONATE POSITION. WITH THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 11 ESTABLISHED. I COMPUTED THE SOUTH LINE OF SUBJECT PROPERTY BY INTERSECTING THE LINE BETWEEN SAID NORTH ONE-SIXTEENTH CORNER AND CENTER-NORTH ONE-SIXTEENTH CORNER WITH MY COMPUTED WEST RIGHT-OF-WAY LINE OF COLUMBIA AVE. THE REMAINING PARTITION LINES ARE FREE LINES AS DESIRED BY THE CLIENT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Caterson
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWS 12/21/21

RECEIVED BY
Morrow County Surveyor

Date: 4-9-2021

Rec'd By: MPK

No.: 2021-1924 C

Folder No.: 1924

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.

Todd R. Caterson 3/22/21
TODD R. CATTERSON, LS53270

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT PORT OF MORROW IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS, SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

Ryan Neal
RYAN NEAL, EXECUTIVE DIRECTOR, PORT OF MORROW

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 26 DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MORROW, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED RYAN NEAL, EXECUTIVE DIRECTOR, PORT OF MORROW AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

Natasha Dianne Rockwell
NOTARY PUBLIC FOR
THE STATE OF OREGON

Natasha Dianne Rockwell
MY PRINTED NAME IS
DATE 3/26/21

979233
MY COMMISSION NO. IS
DATE 3/26/21

September 24, 2022
MY COMMISSION EXPIRES
DATE 3/26/21

TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2020-2021 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

Dan Hughes, Deputy
COUNTY ASSESSOR & TAX COLLECTOR
DATE 3-29-21

APPROVALS

Matt Kamm
MORROW COUNTY SURVEYOR
DATE 3-24-2021

R. P. R.
MORROW COUNTY PLANNING DIRECTOR
Community Development
DATE 3/26/21

MORROW COUNTY, OREGON 2021-48463
PLAT-PART
Crt=1 Stn=23 TCRAWFORD 03/29/2021 01:59:07 PM
\$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00
00043246202100484630020020

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



ARMSTRONG
surveying, inc. - established 1977

SHEET 2 OF 2
DRG. NO. 20-5418PART2.DWG
W.O. 20-5418

1924

h261