

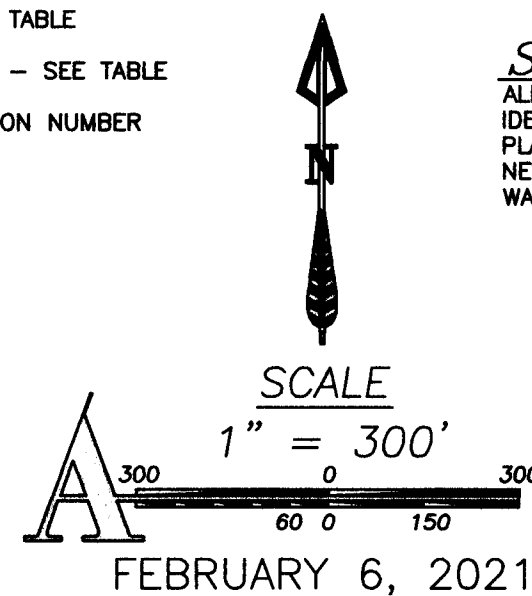
PARTITION PLAT NO. 2021-13
PARTITION PLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-2,
LOCATED IN THE S1/2 OF SECTION 21 AND THE NE1/4 OF
SECTION 28,, T.2S., R.26E., MORROW COUNTY, OREGON
R-S-061-21
W.O. 20-5364

SURVEY FOR
 PORT OF MORROW
 P.O. BOX 200
 BOARDMAN, OR 97818
 (541) 481-7678

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 S&E". SET STEEL FENCE POST ALONGSIDE.
- FOUND 5/8" IRON ROD AS PER O.S.H.D. STRIP MAP DRG. NO. 8B-35-16, BUNKER HILL ROAD - HEPPNER SECTION, HEPPNER HIGHWAY, DATED MARCH, 1966.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER PARTITION PLAT NO. 2012-08 BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 13, 2012.
- FOUND 3/4" IRON ROD AS PER PARTITION PLAT NO. 2012-08 BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 13, 2012.
- FOUND 3/4" IRON PIPE AS PER PARTITION PLAT NO. 2012-08 BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 13, 2012.
- FOUND 2-1/2" BRASS CAP AS PER OREGON CORNER RESTORATION FORM BY STEPHEN K HADDOCK, LS 56295, RECORDED SEPTEMBER 21, 2017.
- FOUND 5/8" IRON ROD AS PER PARTITION PLAT NO. 2021-2 BY TODD R. CATTERSON, LS 53270, RECORDED JANUARY 25, 2021.
- COMPUTED POINT - NOTHING FOUND OR SET.
- () RECORD AS PER O.S.H.D. STRIP MAP DRG. NO. 8B-35-16, BUNKER HILL ROAD - HEPPNER SECTION, HEPPNER HIGHWAY, DATED MARCH, 1966.
- 1() RECORD AS PER C.S. 639 BY DAVID H. KRUMBEIN, LS 933, RECORDED APRIL 3, 1984.
- 2() RECORD AS PER C.S. C-1256-E BY G. DENNIS EDWARDS, LS 951, RECORDED MAY, 2000.
- 3() RECORD AS PER C.S. 2013-11C BY RALPH P. THOMPSON, LS 506, RECORDED JANUARY 25, 2013.
- 4() RECORD AS PER PARTITION PLAT NO. 2012-08 BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 13, 2012.
- 5() RECORD AS PER PARTITION PLAT NO. 2021-2 BY TODD R. CATTERSON, LS 53270, RECORDED JANUARY 25, 2021.
- ① LINE DATA - SEE TABLE
- ② CURVE DATA - SEE TABLE
- ③ SPIRAL CURVE DATA - SEE TABLE
- ④ CORNER IDENTIFICATION NUMBER



SURVEY NOTE

ALL BEARINGS AND DISTANCES SHOWN ARE IDENTICAL TO THOSE SHOWN ON PARTITION PLAT NO. 2021-2 BY MYSELF EXCEPT THE NEW PARTITION LINE AROUND PARCEL 2 WHICH WAS MEASURED DURING THIS SURVEY.

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 = 45°22'40.65113"N
 ORIGIN OF LONGITUDE = 119°35'17.13580"W
 SCALE FACTOR = 1.0000000000

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

Todd R. Catterson 3/2/21
TODD R. CATTERSON, LS53270

RECEIVED BY
 Morrow County Surveyor

Date: **4-9-2021**

Rec'd By: **MPK**

No.: **2021-1927C**

Folder No.: **1927**

REGISTERED PROFESSIONAL LAND SURVEYOR

Todd R. Catterson
 5/2/21 OREGON
 JAN. 15, 2002
TODD R. CATTERSON
 58270

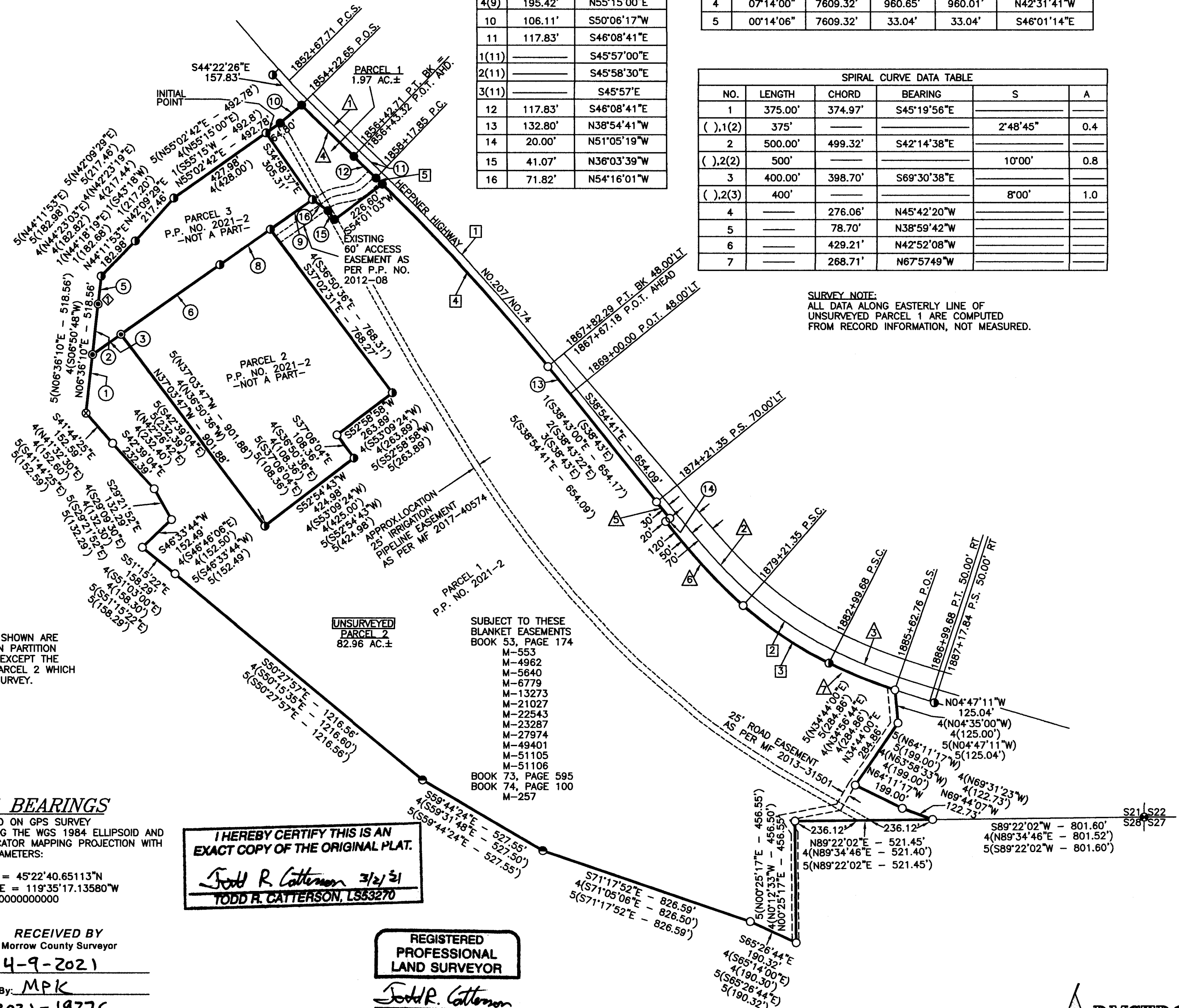
RENEWS 12/31/21

NO.	LENGTH	BEARING
1	221.15'	S06°36'10"W
2	191.25'	N06°36'10"E
3	132.13'	S55°02'14"W
5	108.16'	N06°36'10"E
6	456.96'	S55°02'14"W
8	232.59'	S55°02'14"W
9	195.40'	S55°01'41"W
4(9)	195.42'	N55°15'00"E
10	108.11'	S50°06'17"W
11	117.83'	S46°08'41"E
1(11)		S45°57'00"E
2(11)		S45°58'30"E
3(11)		S45°57'E
12	117.83'	S46°08'41"E
13	132.80'	N38°54'41"W
14	20.00'	N51°05'19"W
15	41.07'	N38°03'39"W
16	71.82'	N54°16'01"W

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	07°14'00"	7639.32'	964.44'	963.80'	S42°31'41"E
1(1)				963.79'	S42°19'57"E
2(1)	07°14'				
3(1)	7°14'		964.44'	963.80'	S42°20'E
2	15°07'55"	1432.39'	378.30'	377.20'	S56°28'39"E
2(2)	33°08'				
3	15°08'21"	1482.39'	391.69'	390.55'	N56°28'13"W
4	07°14'00"	7609.32'	960.65'	960.01'	N42°31'41"W
5	00°14'06"	7609.32'	33.04'	33.04'	S46°01'14"E

NO.	LENGTH	CHORD	BEARING	S	A
1	375.00'	374.97'	S45°19'56"E		
(), 1(2)	375'			2'48'45"	0.4
2	500.00'	499.32'	S42°14'38"E		
(), 2(2)	500'			10'00"	0.8
3	400.00'	398.70'	S69°30'38"E		
(), 2(3)	400'			8'00"	1.0
4		276.06'	N45°42'20"W		
5		78.70'	N38°59'42"W		
6		429.21'	N42°52'08"W		
7		268.71'	N67°5749"W		

SURVEY NOTE:
 ALL DATA ALONG EASTERLY LINE OF UNSURVEYED PARCEL 1 ARE COMPUTED FROM RECORD INFORMATION, NOT MEASURED.



MORROW COUNTY, OREGON **2021-48466**
 PLAT-PART
 Cnt=1 Stn=23 TCRWTFORD 03/29/2021 02:13:07 PM
 \$60.00 \$5.00 \$11.00 \$30.00 \$50.00 **\$406.00**



00043249202100484660020020
 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 1 OF 2
 DRG. NO. 20-5364SOUTH.DWG
W.O. 20-5364

1927

1927

PARTITION PLAT NO. 2021-13
PARTITION PLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-2,
LOCATED IN THE S1/2 OF SECTION 21 AND THE NE1/4 OF
SECTION 28,, T.2S., R.26E., MORROW COUNTY, OREGON
R-S-061-21

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SURVEY FOR

PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818
(541) 481-7678

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, PARCELS 2 AND 3, PARCEL 1 IS UNSURVEYED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE SOUTH ONE-HALF (S1/2) OF SECTION 21 AND THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 28, T.2S., R.26E., W.M., MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1 OF PARTITION PLAT NO. 2021-2, RECORDS OF MORROW COUNTY, OREGON, LOCATED IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON., CONTAINING 84.93 ACRES, MORE OR LESS.

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

SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 19, 1950, IN BOOK 53, PAGE 174, MORROW COUNTY DEED RECORDS. NOT MAPPABLE.

SUBJECT TO RESERVATIONS OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED FROM ANN GRAHAM, ET UX, TO KINZUA CORPORATION, RECORDED APRIL 18, 1968 AS MICROFILM NO. M-533, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA BASIN ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS MICROFILM NO M-4962, MORROW COUNTY MICROFILM RECORDS, RECORDED AUGUST 8, 1972. NOT MAPPABLE.

SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA BASIN ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS MICROFILM NO. M-5640, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO COVENANTS, RESERVATIONS AND EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN CONTRACT FOR EXCHANGE OF LAND, BETWEEN CLAUDE R. GRAHAM ET UX, AND KINZUA CORPORATION, RECORDED MAY 2, 1974 AS MICROFILM NO. M-6779, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA BASIN ELECTRIC COOPERATIVE INC., RECORDED MAY 11, 1978, AS MICROFILM NO. M-13273, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO ACCESS TO THAT PORTION OF LAND LYING SOUTHWESTERLY OF THE RAILROAD IS SUBJECT TO PRIVATE ROAD CROSSING AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED AUGUST 11, 1982, RECORDED NOVEMBER 12, 1982, AS MICROFILM NO. M-21027, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., RECORDED DECEMBER 18, 1983, AS MICROFILM NO. M-22543, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF FRANKLIN B. GENTRY, ET UX, RECORDED MAY 18, 1984, AS MICROFILM NO. M-23287, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., RECORDED DECEMBER 22, 1986, AS MICROFILM NO. M-27974, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO EASEMENT DEED AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN KINZUA RESOURCES, L.L.C., AN OREGON LIMITED LIABILITY CORPORATION, AS GRANTOR AND UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, AS GRANTEE, DATED SEPTEMBER 5, 1995, RECORDED OCTOBER 12, 1995, AS MICROFILM NO. M-46251, MORROW COUNTY MICROFILM RECORDS. SAID EASEMENT AND DEED AGREEMENT DATED OCTOBER 15, 1996, RECORDED NOVEMBER 6, 1996 AS MICROFILM NO. M-49401, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO COMMUNICATIONS LINE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF TELEPHONE UTILITIES OF EASTERN OREGON, INC., RECORDED MAY 16, 1997, AS MICROFILM NO. M-51105, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO COMMUNICATIONS LINE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF TELEPHONE UTILITIES OF EASTERN OREGON, INC., RECORDED MAY 16, 1997, AS MICROFILM NO. M-51106, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO UTILITY AND ROADWAY EASEMENTS AS DISCLOSED ON THE PARTITION PLAT 2012-8 AND RECORDED AS MICROFILM NO. 2012-30899, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SUBJECT TO GRANT OF ROAD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF MORROW COUNTY WRANGLERS, RECORDED JANUARY 23, 2013, AS MICROFILM O. 2013-31501, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SUBJECT TO ACCESS RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED SEPTEMBER 23, 1966, IN BOOK 73, PAGE 595, MORROW COUNTY DEED RECORDS. NOT MAPPABLE.

SUBJECT TO ACCESS RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED NOVEMBER 14, 1966, IN BOOK 74, PAGE 100, MORROW COUNTY DEED RECORDS. NOT MAPPABLE.

SUBJECT TO ACCESS RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED NOVEMBER 20, 1967, AS MICROFILM NO.M-257, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO IRRIGATION LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED TO HEPPNER LEXINGTON PIPELINE LLC, RECORDED AS MICROFILM NO. 2017-40574, MORROW COUNTY MICROFILM RECORDS. MAPPED.

RECEIVED BY
Morrow County Surveyor
Date: 4-9-2021
Rec'd By: MPK
No.: 2021-1927C
Folder No.: 1927

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
Todd R. Catterson 3/2/21
TODD R. CATTERSON, LS53270

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Todd R. Catterson
3/2/21 OREGON
JAN. 15, 2002
TODD R. CATTERSON
58270
REMBUS 12/21/21

SURVEY NARRATIVE

WE WERE EMPLOYED BY PORT OF MORROW TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED AS PARCEL 1 OF PARTITION PLAT NO. 2021-2 BY MYSELF. I SEARCHED FOR, FOUND AND HELD ALL OF THE CORNERS SET OR FOUND DURING SAID SURVEY AND I HELD THEM AS FOUND FOR THIS SURVEY. PARCEL 2 OF THIS PLAT IS SURVEYED BUT CORNER LOCATIONS ALONG THE RIGHT-OF-WAY OF THE HEPPNER HIGHWAY ARE COMPUTED AS PER PARTITION PLAT 2012-08 BY MCKINNIS. PARCEL 1 OF THIS PARTITION IS UNSURVEYED AND MAPPED FROM RECORD INFORMATION. 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.

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 AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AS SHOWN HEREON. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

Ryan Neal
RYAN NEAL, EXECUTIVE DIRECTOR

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

979333
MY COMMISSION NO. IS

September 24, 2022
MY COMMISSION EXPIRES

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 I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.

John Hughes, Deputy
COUNTY ASSESSOR AND TAX COLLECTOR

3/29/21
DATE

APPROVALS

Matt Kemp
MORROW COUNTY SURVEYOR

3-3-2021
DATE

Jeff Mublet
MORROW COUNTY PLANNING DIRECTOR

3-26-2021
DATE

ARMSTRONG
surveying, Inc. - established 1977

SHEET 2 OF 2
DRG. NO. 20-5364SOUTH.DWG
W.O. 20-5364

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