

PARTITION PLAT NO. 2021-17  
PARTITION PLAT OF A TRACT OF LAND, LOCATED IN SECTION 21, T.2S., R.26E., W.M.,  
MORROW COUNTY, OREGON  
LP-S-491-21  
W.O. 20-5364

**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 S&E". SET STEEL FENCE POST ALONGSIDE.
  - FOUND 2-1/2" BRASS CAP AS PER CERTIFIED RECORD OF LAND CORNER MONUMENTATION FORM BY STEPHEN K. HADDOCK, LS 56295, RECORDED SEPTEMBER 21, 2017.
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER C.S. 1029 BY G. DENNIS EDWARDS, LS 951, RECORDED MAY, 2000.
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER C.S. 1040 BY WILLIAM R. WELLS, LS 1106, RECORDED JULY, 2000.
- 1( ) RECORD AS PER DEED M-59984, RECORDED JULY 25, 2000, RECORDS OF MORROW COUNTY, OREGON.  
2( ) RECORD AS PER C.S. 1040 BY WILLIAM R. WELLS, LS 1106, RECORDED JULY, 2000.
- EXISTING FENCE LINE

CURVE DATA TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
1	53°07'27"	120.00'	111.26'	107.32'
2	133°13'22"	60.00'	139.51'	110.14'
3	32°24'25"	200.00'	113.12'	111.62'
4	114°43'23"	55.00'	110.13'	92.63'

LINE DATA TABLE		
NO.	LENGTH	BEARING
1	147.07'	N57°33'02"E
2	57.45'	S69°18'43"E
3	113.72'	S63°31'25"E
4	134.90'	N16°45'26"W
5	9.60'	N15°38'53"E
6	7.09'	S49°37'34"E
7	76.44'	N80°22'53"W
1(7)	76.5'	N80°45'W
2(7)	76.50'	N80°45'00"W
8	67.02'	S53°05'09"W
1(8)	67.00'	S52°50'W
2(8)	67.00'	S52°50'00"W
9	40.06'	N38°48'21"W
1(9)	40.00'	N39°10'W
2(9)	40.00'	N39°10'00"W
10	40.05'	S29°42'19"W
1(10)	40.00'	S29°20'W
2(10)	40.00'	S29°20'00"W
11	172.04'	S35°26'44"E
1(11)	172.00'	S35°45'E
2(11)	172.00'	S35°45'00"E
12	53.01'	S56°11'07"W
1(12)		S55°53'W
2(12)	52.99'	S55°53'00"W

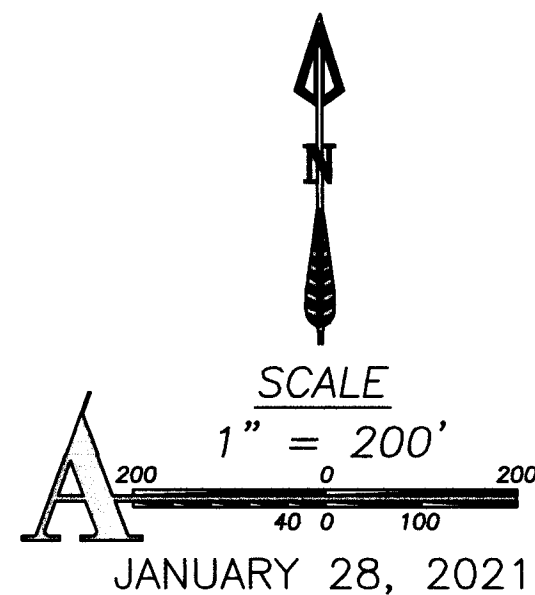
I HEREBY CERTIFY THIS IS AN  
EXACT COPY OF THE ORIGINAL PLAT.  
*Todd R. Catterton 3/2/21*  
TODD R. CATTERTON, LS53270

RECEIVED BY  
Morrow County Surveyor  
Date: 6-7-2021  
Rec'd By: MPK  
No.: 2021-1939C  
Folder No.: 1939

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Todd R. Catterton*  
3/2/21 OREGON  
JAN. 15, 2002  
TODD R. CATTERTON  
53270  
REVIEWS 12/21/21

ARMSTRONG  
surveying, Inc. - established 1977  
SHEET 1 OF 2  
DRG. NO. 20-5364NORTH.DWG  
W.O. 20-5364

MORROW COUNTY, OREGON 2021-48900  
PLAT-PART 05/27/2021 10:27:14 AM  
Cnt=1 Stn=23 Tc \$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00  
00043847202100489000020023  
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



**BASIS OF BEARING**  
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°22'40.85113"N  
ORIGIN OF LONGITUDE = 119°35'17.13580"W  
SCALE FACTOR = 1.0000000000

1939

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LP-S-491-21  
W.O. 20-5364

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 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN SECTION 21, T.2S., R.26E., W.M., MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, LYING NORTH AND EAST OF THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 207, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 219.5 FEET EAST AND 150.9 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW1/4 SE1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON; THENCE NORTH 34°45' EAST, 278 FEET; THENCE NORTH 04°35' WEST, 125 FEET; THENCE NORTH 70°00' WEST, 259 FEET ALONG STATE HIGHWAY 207; THENCE NORTH 63°10' WEST, 145 FEET ALONG STATE HIGHWAY 207; THENCE NORTH 49°25' WEST, 459 FEET ALONG STATE HIGHWAY 207; THENCE NORTH 39°30' WEST, 140 FEET ALONG STATE HIGHWAY 207; THENCE NORTH 36°33' WEST, 653 FEET ALONG STATE HIGHWAY 207; THENCE NORTH 56°24' EAST, 69.3 FEET, ACROSS STATE HIGHWAY 207; THENCE SOUTH 36° 03' EAST, 386.2 FEET ALONG STATE HIGHWAY 207; THENCE IN A SOUTHEASTERLY DIRECTION 612.0 FEET ALONG STATE HIGHWAY; THENCE IN A NORTHEASTERLY DIRECTION 548 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 87°17' EAST, 279 FEET; THENCE NORTH 14°47' WEST, 235 FEET; THENCE NORTH 48°17' WEST, 230 FEET; THENCE NORTH 45°28' WEST, 677.6 FEET; THENCE NORTH 54°09' WEST, 554.0 FEET; THENCE NORTH 53°39' WEST, 703.8 FEET; THENCE NORTH 80°45' WEST 234.1 FEET; THENCE NORTH 38°28' WEST, 313.4 FEET; THENCE SOUTH 49°22' WEST, 281.1 FEET; THENCE SOUTH 45°57' EAST, 408.0 FEET ALONG STATE HIGHWAY 207; THENCE SOUTH 42°11' EAST, 196.0 FEET ALONG STATE HIGHWAY 207; THENCE SOUTH 57°46' WEST, 50.0 FEET ACROSS STATE HIGHWAY 207; THENCE NORTH 45°11' WEST, 329.8 FEET ALONG WEST SIDE OF STATE HIGHWAY 207; THENCE SOUTH 50°19' WEST, 105.1 FEET TO THE CENTER OF UNION PACIFIC RAILROAD RIGHT OF WAY AT STATION 2278+83.9; THENCE SOUTH 55°15' WEST, 492.8 FEET; THENCE SOUTH 43°13' WEST, 400.22 FEET TO IRON PEG; THENCE SOUTH 08°17' WEST, 518.2 FEET TO IRON PEG; THENCE SOUTH 44°37' EAST, 152.6 FEET ALONG BARBWARE FENCE TO IRON PEG; THENCE SOUTH 42°56' EAST 233.1 FEET ALONG SAID FENCE TO IRON PEG; THENCE SOUTH 27°40' EAST, 132.3 FEET ALONG SAID FENCE TO IRON PEG; THENCE SOUTH 45°58' WEST, 155.9 FEET; THENCE SOUTH 51°06' EAST, 1390.6 FEET TO AN IRON PEG; THENCE SOUTH 60°24' EST, 527.2 FEET TO AN IRON PEG; THENCE SOUTH 71°48' EAST, 820.9 FEET TO AN IRON PEG; THENCE SOUTH 65°14' EAST, 190.3 FEET ALONG FENCE TO AN IRON PEG; THENCE NORTH 00°21' WEST, 440.6 FEET ALONG FENCE TO AN IRON PEG; THENCE NORTH 35°07' WEST, 68.8 FEET ALONG FENCE TO AN IRON PEG; THENCE ALONG A FENCE WITH A RIGHT HAND CURVE. THE LONG CHORD OF WHICH BEARS NORTH 79°01' EAST, A DISTANCE OF 210.3 FEET TO A POINT ON THE NORTHWEST SIDE OF UNION PACIFIC RAILROAD RIGHT OF WAY. DISTANCE FROM CHORD TO FENCE ARE: STATION 0+50 13.7 FEET; STATION 1+00 10.4 FEET; STATION 1+500.0 FEET; THENCE NORTH 30° EAST, 100.0 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: (KNOWN AS TAX LOT 200) A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 48°38'01" WEST A DISTANCE OF 4395.52 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF THE HEPPNER HIGHWAY, ALSO KNOWN AS STATE HIGHWAY 207, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 49°22'00" EAST A DISTANCE OF 235.81 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE SOUTH 38°28'00" EAST A DISTANCE OF 312.03 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE NORTH 80°45'00" WEST A DISTANCE OF 76.50 FEET; THENCE SOUTH 52°50'00" WEST A DISTANCE OF 67.00 FEET; THENCE NORTH 39°10'00" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 29°20'00" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 35°45'00" EAST A DISTANCE OF 172.00 FEET; THENCE SOUTH 55°53'00" WEST A DISTANCE OF 52.99 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF SAID HEPPNER HIGHWAY; THENCE NORTH 49°44'54" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 244.96 FEET TO A FOUND 5/8" IRON REBAR; THENCE NORTH 41°21'50" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 49.47 FEET; THENCE NORTH 06°54'30" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 67.32 FEET TO HIGHWAY ENGINEER'S CENTERLINE STATION 1852+20 ON SAID NORTHEAST RIGHT OF WAY LINE; THENCE NORTH 43°20'27" WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 41.05 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM ANY PORTION OF LAND LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: (KNOWN AS TAX LOT 500) BEGINNING AT A POINT 760.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26, SAID POINT BEING 44.00 FEET EAST OF THE CENTERLINE OF THE OREGON-WASHINGTON HIGHWAY LOCATED AND CONSTRUCTED THROUGH SECTION 21; THENCE EAST ALONG THE EAST AND WEST CENTER LINE OF THE SOUTHEAST QUARTER OF SECTION 21 TO A POINT MARKED BY A PIPE A DISTANCE OF 1009.0 FEET; THENCE SOUTHERLY A DISTANCE OF 750.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY MARKED BY A PIPE; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID NORTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 1187.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THAT PORTION INCLUDED IN THE DEED TO EDWARD D. CLARK RECORDED IN BOOK 44 AT PAGE 230, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 760.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON SAID POINT BEING 44.00 FEET EAST OF THE CENTERLINE OF THE OREGON-WASHINGTON HIGHWAY LOCATED AND CONSTRUCTED THROUGH SECTION 21, AND RUNNING; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 730.00 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION 548.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE SAID HIGHWAY; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 612.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 29.56 ACRES MORE OR LESS  
SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.  
SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, RECORDED JULY 19, 1950, IN BOOK 53, PAGE 174, MORROW COUNTY DEED RECORDS. 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, RESERVATION 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 APPLICABLE.  
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, AS MICROFILM NO. M-23287, MORROW COUNTY MICROFILM RECORDS. NOT APPLICABLE.  
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 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 APPLICABLE.  
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 APPLICABLE.

RECEIVED BY  
Morrow County Surveyor

Date: 6-7-2021  
Rec'd By: MPK  
No.: 2021-1939C  
Folder No.: 1939

I HEREBY CERTIFY THIS IS AN  
EXACT COPY OF THE ORIGINAL PLAT.  
Todd R. Catterson 3/2/21  
TODD R. CATTERSON, LS553270

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Todd R. Catterson  
3/2/21 OREGON  
JAN. 15, 2002  
TODD R. CATTERSON  
58270

RENEWS 12/31/21

SURVEY NARRATIVE

WE WERE EMPLOYED BY THE PORT OF MORROW TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. PARCEL 1 OF THIS PLAT IS UNSURVEYED AND PLATTED WITH RECORD INFORMATION PARCEL 2 IS SURVEYED AND LOCATED IN A LOCATION AS DESCRIBED BY CLIENT. THIS SURVEYED WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE 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, AND NON-EXCLUSIVE ACCESS EASEMENT AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND DOES HEREBY DEDICATE THE USE OF PARCEL 2 THE NON-EXCLUSIVE ACCESS EASEMENT 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, 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 BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

Whitney O'Connell  
COUNTY ASSESSOR & TAX COLLECTOR

5-27-21  
DATE

APPROVALS

Matt Kang  
MORROW COUNTY SURVEYOR

3-3-2021  
DATE

Tary Mahbuth  
MORROW COUNTY PLANNING DIRECTOR

3-29-2021  
DATE

MORROW COUNTY, OREGON 2021-48900  
PLAT-PART 05/27/2021 10:27:14 AM  
Cnt=1 Stn=23 TC  
\$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00



00043947202100489000020023

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. 20-5364NORTH.DWG  
W.O. 20-5364

1939

1939