

PARTITION PLAT 2021-19
REPLAT OF PARCEL 1
PARTITION PLAT 2000-01
MORROW COUNTY, OR

EASEMENT TABLE

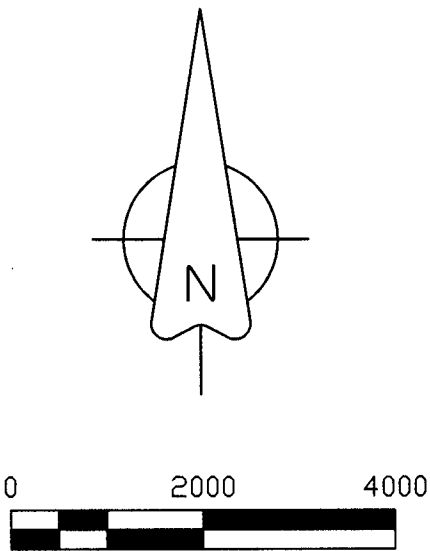
- (A) 50' WIDE PERMANENT EASEMENT FOR SNOW FENCE (PARCEL 2, 2010-26714)
(B) 50' WIDE PERMANENT EASEMENT FOR SNOW FENCE (PARCEL 1, 2010-26714 & PARCEL 2, 2010-26058)
(C) 15' WIDE PERMANENT EASEMENT ACCESS (PARCEL 3, 2010-26714)
(D) 15' WIDE PERMANENT EASEMENT ACCESS (PARCEL 4, 2010-26058)
(E) 50' WIDE PERMANENT EASEMENT FOR SNOW FENCE (PARCEL 1, 2010-26058)
(F) 15' WIDE PERMANENT EASEMENT ACCESS (PARCEL 3, 2010-26058)

PARCEL 1 IS ALSO SUBJECT TO THE FOLLOWING NON-PLATTABLE EASEMENTS:

- M-8565 (HEPPNER WATER CONTROL DISTRICT)
M-24576 (UNITED STATES OF AMERICA)
M-49132 (COLUMBIA BASIN ELECTRIC)
M-06015967 (COLUMBIA BASIN ELECTRIC)
2011-27424 (INVENERGY WIND DEVELOPMENT)
2015-36792 (INVENERGY WIND DEVELOPMENT)

DETAIL 1
AREA TO BE TRANSFERRED

SEE SHEET 2 FOR NARRATIVE,
DECLARATIONS, CERTIFICATES,
APPROVALS, AND LEGAL
DESCRIPTION



PARCEL 1
4539.00 AC.
(UNSURVEYED)

TAX LOT 1300
PARCEL 1, PARTITION
PLAT NO. 2000-01
BEFORE REPLAT
4455.55 AC.
(UNSURVEYED)

TAX LOT 1302
PARCEL 2 PARTITION
PLAT NO. 2000-01
(NOT A PART)

PARCEL 1
4539.00 AC.
(UNSURVEYED)

LEGEND

- FOUND ORIGINAL STONE MONUMENT PER R1. SET 2-1/2" BRASS CAP ON 1-1/4" X 30" GALVANIZED IRON PIPE. SEE CORNER RECORD FILED IN THE MORROW COUNTY SURVEYOR'S OFFICE.
- ⊗ CALCULATED POSITION AT MIDPOINT BETWEEN ORIGINAL STONES. SEARCHED FOR ORIGINAL STONE, NOTHING FOUND.
- HELD LOCATION OF INTERSECTION OF OLD ROCK JACKS EAST AND WEST WITH EXTENSION OF NORTH-SOUTH FENCELINE TO THE NORTH, FALLING IN AREA OF OLD JACK LOCATION. MADE SEARCH FOR ORIGINAL STONE, NOTHING FOUND.
- () RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION
- FENCE LINE
- (A) SEE EASEMENT TABLE

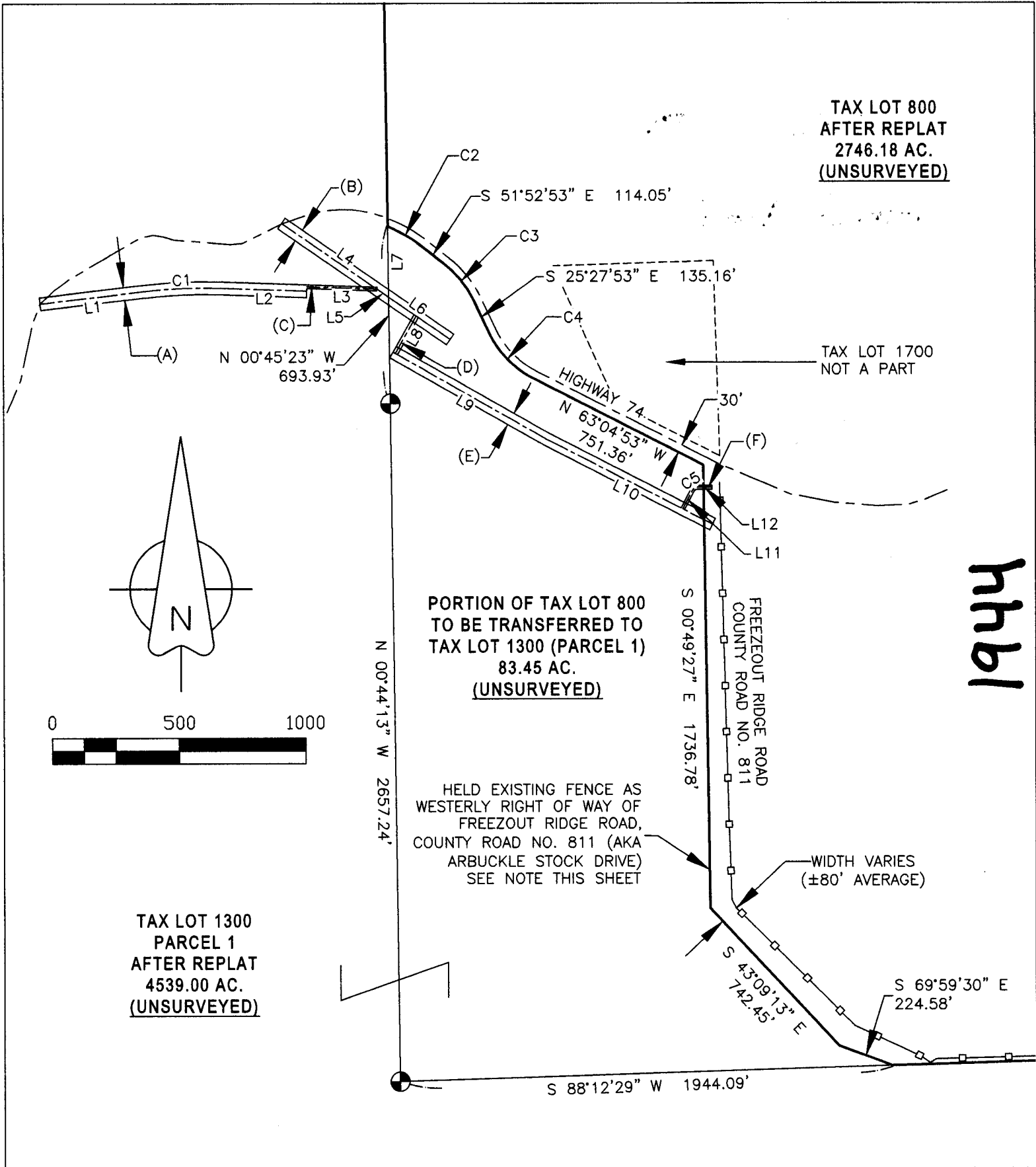
RECORDS OF REFERENCE

- R1: SUBDIVISION OF TOWNSHIP 2 SOUTH, RANGE 28 EAST, W.M., BY WILLIAMS AND PERSHIN UNDER CONTRACT NO. 154, DATED JUNE 6, 1871.
- R2: PARTITION PLAT NO. 2000-01 (FOLDER 1022) BY JUDSON COPPOCK, MORROW COUNTY SURVEY RECORDS.
- R3: ODOT MAP 11B-05-0008, HEPPNER MAINTENANCE SNOW FENCES-AREA 2 SECTION, DATED MARCH, 2010.

RECEIVED BY
Morrow County Surveyor
Date: 6-7-2021
Rec'd By: MPK
No.: 2021-1944C
Folder No.: 1944

EXACT COPY
Matt Kenny

REGISTERED
PROFESSIONAL
LAND SURVEYOR
MATT KENNY
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-21



LINE	BEARING	DISTANCE
L1	N 83°17'20" E	410.69'
L2	N 87°59'43" W	340.20'
L3	N 87°59'43" W	276.29'
L4	N 55°32'09" W	805.71'
L5	N 55°31'49" W	56.86'
L6	S 55°32'09" E	293.57'
L7	S 00°45'23" E	277.19'
L8	N 29°31'24" E	167.25'
L9	S 60°28'36" E	689.46'
L10	N 62°57'47" W	738.98'
L11	S 27°17'17" W	82.70'
L12	N 90°00'00" E	59.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2000.00'	304.24'	303.95'	S 87°38'48" W	8°42'57"
C2	542.96'	153.96'	153.45'	S 60°00'18" E	16°14'49"
C3	410.74'	189.38'	187.70'	S 38°40'23" E	26°25'00"
C4	388.10'	254.80'	250.25'	S 44°16'23" E	37°37'00"
C5	20.00'	21.89'	20.81'	N 58°38'38" E	62°41'53"

NOTE

I FIND NO RECORDS OF COUNTY ROAD DEDICATION IN THE LOCATION OF FREEZEOUT RIDGE ROAD. COUNTY ROAD DEPARTMENT DOCUMENTS INDICATE ACKNOWLEDGMENT OF COUNTY RIGHT OF WAY FOR THIS ROAD AND ALSO REFER TO IT AS OLD ARBUCKLE STOCK DRIVE. PORTIONS OF THE ROAD SOUTH OF THIS PROJECT AREA WERE VACATED BY COUNTY COURT IN 1959. THIS CORRIDOR SEEMS TO BE PRESCRIPTIVE IN NATURE AS EITHER A ROAD OR STOCK DRIVE AND IS ON THE COUNTY ROAD SYSTEM. WIDTH IS UNKNOWN. MEASUREMENTS TO EXISTING FENCELINES VARY FROM 60 TO 100 FEET, AND IS ON AVERAGE 80 FEET WIDE IN THIS PARTICULAR LOCATION.

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2021-48937
PLAT-PART 06/02/2021 01:59:07 PM
Cnt=1 Stn=23 KB \$406.00



0004398920210048937002022
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

KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

REPLAT OF PARCEL 1, PARTITION PLAT 2000-01, LOCATED IN SECTIONS 9, 15, 16, 17, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33 & 34 TOWNSHIP 2 SOUTH, RANGE 28 EAST, W.M., MORROW COUNTY, OR.

CLIENT: JOHN AND DIANE KILKENNY 1944
PROJECT: 21-02_OR-KILKENNY DR: MPK CH: MPK DATE: JAN. 18, 2021 SHEET 1 OF 2

PARTITION PLAT 2021-19
REPLAT OF PARCEL 1
PARTITION PLAT 2000-01
MORROW COUNTY, OR

OWNER'S DECLARATION

WE, JOHN O. KILKENNY AND DIANE L. KILKENNY, OWNERS OF THE LAND BEING REPLATTED BY THIS PLAT DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF MORROW COUNTY, OREGON.

John O. Kilkenney
JOHN O. KILKENNY
Diane L. Kilkenney
DIANE L. KILKENNY
4/24/2021
DATE

STATE OF OREGON
COUNTY OF MORROW

ON THE 26 DAY OF April, 2021, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Yvonne Verelst
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 1008208

MY COMMISSION EXPIRES: Jan. 26, 2025

SURVEY NARRATIVE

THIS REPLAT AND PROPERTY LINE ADJUSTMENT HAS BEEN PREPARED AT THE REQUEST OF JOHN & DIANE KILKENNY. THE PURPOSE OF THIS PLAT IS TO MOVE THE BOUNDARIES OF PARCEL 1, PARTITION PLAT NO. 2000-01 EASTERLY TO INCORPORATE THAT PORTION OF SECTION 21 LYING SOUTH AND WEST OF HIGHWAY 74 AND FREEZEOUT RIDGE ROAD, COUNTY ROAD NO. 811, OWNED BY G HUGHES PROPERTY, LLC.

CONSISTENT WITH ORS CHAPTER 92, AND THE MORROW COUNTY SUBDIVISION ORDINANCE, THIS PLAT IS "UNSURVEYED". THE BOUNDARIES OF TAX LOT 1300 (PARCEL 1) WERE COMPUTED USING SURVEY RECORDS R1 AND R2 AS SHOWN ON SHEET 1; TOGETHER WITH THE VESTING DEED RECORDED UNDER DOCUMENT NUMBER 2003-8554, MORROW COUNTY DEED RECORDS. THE BOUNDARIES OF TAX LOT 800 WERE COMPUTED USING SURVEY RECORD R1 AS SHOWN ON SHEET 1; TOGETHER WITH THE VESTING DEED RECORDED UNDER DOCUMENT NUMBER 2020-46170, MORROW COUNTY DEED RECORDS.

DURING THE COARSE OF THIS SURVEY MEASUREMENTS WERE MADE TO ALL EXISTING FENCELINES AND ROADS IN AND AROUND THE AREA TO BE TRANSFERRED. FENCELINE MEASURED ALONG THE APPARENT WEST RIGHT-OF-WAY OF FREEZEOUT RIDGE ROAD IS HELD IN THIS SURVEY AS THE NEW EASTERLY BOUNDARY OF PARCEL 1; SEE NOTE ON SHEET 1 FOR ADDITIONAL INFORMATION REGARDING THIS FREEZEOUT RIDGE ROAD. TIES TO THE WEST QUARTER CORNER OF SECTION 21 AND DATA FOUND ON HIGHWAY MAP 11B-05-0008(R3) WERE USED TO RECREATE THE CENTERLINE OF HIGHWAY 74. I THEN OFFSET THIS LINE 30 FEET AS SHOWN IN SAID R3 TO DETERMINE THE NEW NORTHERLY BOUNDARY OF PARCEL 1. I ALSO MADE SEARCH FOR CONTROLLING SECTION CORNERS ALONG THE SOUTH AND WEST LINES OF SECTION 21 TO ASSIST IN IDENTIFYING THE OLD BOUNDARY LINES BETWEEN TAX LOTS 1300 AND 800. ORIGINAL GLO STONES FROM R1 WERE FOUND IN NEAR PERFECT CONDITION AT THE SW CORNER OF SECTOIN 21, SE CORNER OF SECTION 21, AND WEST QUARTER CORNER OF SECTION 21. THESE ORIGINAL CORNERS WERE USED TO CALCULATE BY SINGLE PROPORTION, THE SOUTH QUARTER CORNER OF SECTION 21 WHICH WAS SEARCHED FOR BUT NOT FOUND. THE NORTHWEST CORNER OF SECTION 21 WAS ALSO SEARCHED FOR BUT NOT FOUND; HOWEVER, FOR THE PURPOSE OF THIS SURVEY, EXISTING FENCE LINES AND OLD ROCK JACKS WERE USED TO DETERMINE ITS LOCATION. SEE SHEET 1 AND LEGEND FOR MORE DETAILS ON THIS CORNER. THE COMBINATION OF THIS INFORMATION AND EVIDENCE WAS USED TO COMPUTE THE ACREAGE OF THE TRANSFER AREA AS SHOWN.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARING IS NAD 83 (2011) STATE PLANE, OREGON NORTH ZONE, AS ESTABLISHED FROM GNSS OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES, UNITS ARE INTERNATIONAL FEET.

SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LAND AS SHOWN HEREON IN ACCORDANCE WITH REQUIREMENTS FOR "UNSURVEYED PARCELS" PER ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF MORROW COUNTY, OR.

Matthew P. Kenny
MATTHEW P. KENNY, PLS
CERTIFICATE NO. 89374
4-26-2021
DATE

LEGAL DESCRIPTION

PARCEL 1, PARTITION PLAT NO. 2000-01, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2000 UNDER DOCUMENT NUMBER 2000-00079, MORROW COUNTY CLERK RECORDS, LOCATED IN TOWNSHIP 2 SOUTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OR;

TOGETHER WITH THAT PORTION OF SECTION 21, SAID TOWNSHIP 2 SOUTH, RANGE 28 EAST, AS CONVEYED IN BARGAIN AND SALE DEED RECORDED MARCH 18, 2020, GAIL HUGHES AKA JANET GAIL HUGHES TO G HUGHES PROPERTY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FILED UNDER DOCUMENT NUMBER 2020-46170, LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY MARGIN OF HIGHWAY 74 AND WESTERLY OF THE WESTERLY RIGHT-OF-WAY MARGIN OF FREEZE OUT RIDGE ROAD, COUNTY ROAD NO. 811.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

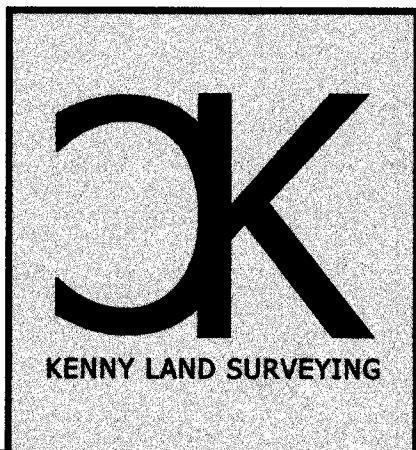
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CLIENT: JOHN AND DIANE KILKENNY

PROJECT: 21-02_OR-KILKENNY DR: MPK CH: MPK DATE: JAN. 18, 2021 SHEET 2 OF 2

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION REPLAT ON THIS

2nd DAY OF MAY, 2021.

Jedd R. Catterton
GILLIAM COUNTY SURVEYOR
O.R.S. 92.100(4)

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION REPLAT ON THIS

6th DAY OF May, 2021.

Tara J. Malhotra
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION REPLAT ON THIS

2 DAY OF June, 2021.

Michael D. Johnson
MORROW COUNTY ASSESSOR /
MORROW COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2021-48937
PLAT-PART 06/02/2021 01:59:07 PM
Crt=1 Str=23 KB \$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00



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Bobbi Childers - County Clerk



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