

# PARTITION PLAT NO. 2022-

#### 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 AND MARKED WITH LEGAL MONUMENTS THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE DEVELOPMENT CODE OF THE CITY OF IRRIGON, OR, I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE SOUTHEAST CORNER OF PARCEL 1 OF THIS PLAT AS INDICATED ON SHEET 1. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1). AS SHOWN "LEGAL DESCRIPTION", BELOW.

CERTIFICATE NO. 89374

REGISTERED **PROFESSIONAL LAND SURVEYOR** 

OREGON JAN 12, 2016 MATTHEW PATRICK KENNY 89374PLS

RENEWS: 6-30-23

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON, SAID PARCEL LYING SOUTH OF U.S. HIGHWAY 730, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 35'55'10" WEST A DISTANCE OF 475.04 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE RELOCATED COLUMBIA RIVER HIGHWAY U.S. 730, SAID POINT BEING 30.00 FEET WHEN MEASURED AT RIGHT ANGLES, WEST OF THAT TRACT OF LAND DESCRIBED IN BOOK 71. PAGE 116. MORROW COUNTY DEED RECORDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 77'51'51" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE, ALONG A SPIRAL CURVE IN, A CHORD DISTANCE OF 34.12 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 71, PAGE 116; THENCE SOUTH 0011110" WEST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 64.92 FEET; THENCE NORTH 83°25'10" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT A DISTANCE OF 221.47 FEET TO A POINT ON THE WEST LINE OF DIVISION STREET: THENCE SOUTH 00"11'10" WEST, ALONG SAID WEST LINE A DISTANCE OF 112.33 FEET; THENCE NORTH 89"58'15" WEST A DISTANCE OF 493.33 FEET TO A POINT ON THE EAST LINE OF FOURTH STREET; THENCE NORTH 0011110" EAST ALONG SAID EAST LINE OF FOURTH STREET A DISTANCE OF 75.26 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE RELOCATED COLUMBIA RIVER HIGHWAY; THENCE NORTH 76°02'25" EAST ALONG SAID SOUTH RIGHT OF WAY, ALONG A SPIRAL OUT, A CHORD DISTANCE OF 60.86; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY NORTH 70'30'20" EAST A DISTANCE OF 100.33 FEET: THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY NORTH 76'21'50" EAST ALONG A SPIRAL IN A CHORD DISTANCE OF 89.17 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN STATE HIGHWAY NO. 730,

ALSO EXCEPTING THEREFROM LYING WITHIN ROADS OR ROAD RIGHTS OF WAY.

SUBJECT TO THE LEVIES, ASSESSMENTS AND EASEMENTS OF THE WEST EXTENSION IRRIGATION DISTRICT, IF ANY. (SEE WEID NOTE ON SHEET 1)

SUBJECT TO RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN DEED RECORDED SEPTEMBER 26, 1924, IN BOOK 37, PAGE 36, 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 UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED APRIL 11, 1938, AS BOOK 44, PAGE 581, MORROW COUNTY DEED RECORDS. (NOT MAPPABLE)

SUBJECT TO ACCESS RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONVEYED TO THE STATE OF OREGON. BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED MARCH 20, 1961, IN BOOK 66, PAGE 85, MORROW COUNTY DEED RECORDS. SAID ACCESS RESTRICTIONS WERE MODIFIED BY MODIFICATION RECORDED JUNE 12, 1972, AS MICROFILM NO. M-4831, MORROW COUNTY MICROFILM RECORDS.

# RECORDS OF REFERENCE

R1: PLAT OF IRRIGON, BOOK 1, PAGE 43.

R2: OREGON LAND & WATER COMPANY RECREATION PLAT OF SECTIONS 19 AND 30 BY H. TAMBLYN, DATED MAY 3, 1935.

R3: ODOT DRAWING NO'S. 8B-18-20 AND 8B-19-2, COLUMBIA RIVER HIGHWAY, DATED JULY 1960

R4: SURVEY FOLDER NO. 4 BY LELAND ASCHER, DATED SEPTEMBER 25, 1964.

R5: SURVEY FOLDER NO. 339 BY JAMES BUISMAN, DATED AUGUST 25, 1977.

R6: SURVEY FOLDER NO. 478 BY THOMAS LAGIER, DATED MARCH, 1983.

R7: SURVEY FOLDER NO. 599 BY THOMAS LAGIER, DATED JUNE, 1979.

R8: SURVEY FOLDER NO. 647 BY DAVID KRUMBEIN, DATED JUNE 13, 1985.

R9: SURVEY FOLDER NO. 849 BY DENNIS EDWARDS, DATED FEBRUARY 2, 1996.

R10: SURVEY FOLDER NO. 1304 BY BRIT PRIMM, DATED MARCH 1, 2001.

R11: SURVEY FOLDER NO. 1490 BY BRIT PRIMM, DATED SEPTEMBER 6, 2006. R12: SURVEY FOLDER NO. 1809 BY JOHN BAALMAN, DATED OCTOBER 5, 2017.

R13: SURVEY FOLDER NO. 1906 BY KEVIN BETHJE, DATED SEPTEMBER 26, 2020.

R14: SURVEY FOLDER NO. 1915 BY STEPHEN HADDOCK, DATED JANUARY 15, 2021.

R15: SURVEY FOLDER NO. 1921 BY ERIK GREEN, DATED MARCH, 2021.

R16: SURVEY FOLDER NO. 1618 BY BRIT PRIMM, DATED JULY 20, 2011.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

## OWNER'S DECLARATION

WE, G AND G NW, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DEPICTED ON THIS PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THIS LAND REPLATTED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE DEVELOPMENT CODE OF THE CITY OF IRRIGON, OREGON.

1110122 STATE OF OREGON COUNTY OF Umatilla COUNT ON THE 10 DAY OF January ON THE THE ABOVE NAMED ROMANDED FINGH THE ABOVE NAMED malhi APPEARED PERSONALLY APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND INDIVIDUAL WHO EXECUTES THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND ACKNOWLEDGED THAT THEY OID SO FREELY AND VOLUNTARILY. NOTARY PUBLIC FOR THE STATE OF COMMISSION NUMBER:

SURVEY NARRATIVE

MY COMMISSION EXPIRES:

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF DAVID BORYS OF HYDROCON, LLC TO REPLAT A PORTION OF THE LOTS WITHIN BLOCKS 48 & 49, IRRIGON, AS DEPICTED HEREON. THE PURPOSE IS TO EXTINGUISH THE LOT LINES FROM THE PLAT OF IRRIGON AND CREATE A NEW LOT THAT CONFORMS WITH THE CURRENT PROPERTY DESCRIPTION AS DESCRIBED UNDER DOCUMENT NUMBER 2014-35100, MORROW COUNTY CLERK RECORDS.

MY COMMISSION EXPIRES JULY 24, 2022

COMMISSION EXPIRES:

RELOCATED COLUMBIA RIVER HIGHWAY CENTERLINE WAS DETERMINED BY HOLDING MONUMENT "F" AT STATION 496+00 AND ROTATING TO MATCH THE TANGENT BEARING AS DETERMINED BY MEASURE BETWEEN MONUMENTS "K" AND "L", THE RESULT FIT WELL WITH UNRECORDED MONUMENTS "G" & "H" AND THE RECORDED ANGLE BETWEEN EAST LINE OF SECTION 24 AND THE CENTERLINE OF THE HIGHWAY PER R3. SOUTH MAIN AVE. CENTERLINE WAS DETERMINED AT RECORD 50' OFFSET PER R3 FROM FOUND AND HELD MONUMENTS "K", "L" & "M". THE SOUTH RIGHT OF WAY FOR RELOCATED COLUMBIA RIVER HIGHWAY WAS THEN COMPUTED PER DEED CALLS FROM BOOK 66, PAGE 83. THE DEEDED SOUTH RIGHT OF WAY OF RELOCATED COLUMBIA RIVER HIGHWAY INTERSECTS THE SOUTHERLY RIGHT OF WAY OF S. MAIN AVE. PER THE PLAT OF IRRIGON AT STATION 496+99.33.

CENTERLINE OF DIVISION STREET WAS COMPUTED BY HOLDING THE BRASS CAP AT THE SE CORNER OF SECTION 24 AND A POINT 30 FEET OFFSET THE FOUND BENT 1/2" IRON PIN (MONUMENT "B"). THIS FIT WELL WITH A FOUND 1/2" I.D. PIPE FOUND NEAR THE NE CORNER OF LOT 5, BLOCK 48, IRRIGON (MONUMENT "N"). IN ADDITION, THE COMPUTED ANGLE BETWEEN THE RESULTING CENTER OF DIVISION WITH THE HIGHWAY CENTERLINE AND WITH IDAHO STREET FIT WELL WITH THE RECORD AS SHOWN.

DEED CALLS FOR THE PROPERTY SUBJECT TO THIS PLAT CALL FOR BOUNDING THE ADJACENT PARCEL DESCRIPTION PER BOOK 71, PAGE 116. BEARING AND DISTANCE FROM THIS SENIOR DESCRIPTION COINCIDE EXACTLY WITH SURVEY FOLDER 4 (R4). I FOUND AND HELD THE 1/2" IRON PINS AS CALLED FOR IN THAT SURVEY AS SHOWN HEREON, I HELD RECORD DEED DISTANCE ALONG THE CENTERLINE OF DIVISION FROM THE SE CORNER OF SECTION 24 (355.89'). A LINE WAS DRAWN BETWEEN THE FOUND 1/2" REBAR PER R4 AND THIS COMPUTED DISTANCE TO DETERMINE THIS SENIOR LINE, I THEN HELD THE SAME REBAR PER R4 AND COMPUTED A LINE PARALLEL WITH THE SECTION LINE AS INDICATED IN THE DEED AND SURVEY R4, UNTIL INTERSECTING THE SOUTH RIGHT OF WAY OF THE HIGHWAY.

THE SOUTH LINE OF THIS PLAT WAS COMPUTED AT RECORD DISTANCE AS REPORTED IN 2014-35100 ALONG DIVISION STREET (112.33'). EARLY DEED AND CONTRACT DESCRIPTIONS CALLED FOR THIS LINE TO BE PARALLEL WITH THE SOUTH LINE OF SECTION 24; THEREFORE, I HELD THE COMPUTED BEARING FOR THE SOUTH SECTION LINE/CENTERLINE IDAHO STREET FOR THE SOUTH LINE OF THE SUBJECT PROPERTY.

SE FOURTH STREET, SE FIFTH STREET, AND PARK PL. WERE DEEDED BY M-6230 IN 1973. THE RESULTING RIGHT OF WAY WAS COMPUTED PER DEED DISTANCES, PARALLEL WITH THE CENTER OF DIVISION AND IDAHO STREETS.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARINGS IS SURVEY FOLDER 4 (R4) ALONG THE CENTER OF DIVISION STREET. DISTANCES ARE GROUND, INTERNATIONAL **APPROVALS** 

COUNTY SURVEYOR

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

O.R.S. 92,100(4)

CITY OF IRRIGON I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT, ON THIS

MORROW COUNTY ASSESSOR/ TAX COLLECTOR CERTIFY THAT I HAVE EXAMINED AND APPROVED

THIS REPLAT, ON THIS

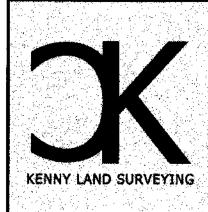
MORROW COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS

2022 - 50588

RECEIVED BY **Morrow County Surveyor** 

Date: 1-26-2022 Rec'd By: MPK No.: 2022 - 1980 C Folder No.: 1980



# KENNY LAND SURVEYING

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

REPLAT OF A PORTION OF BLOCKS 48 & 49. IRRIGON LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, T5N, R26E, W.M. CITY OF IRRIGON, MORROW COUNTY, OREGON

CLIENT: SINGH / HYDROCON, LLC

PROJECT: 21-41 DR: MPK CH: MPK DATE: 1-6-2022 SHEET 2 OF 2