

# PARTITION PLAT 2021-2022-4

LOCATED IN THE S.W. 1/4  
OF THE N.E. 1/4 SEC. 25,  
TWP. 5 N., RNG. 26  
E.W.M.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN DECEMBER 2020 AT THE REQUEST OF DARRELL GALE. THE PURPOSE OF THE SURVEY IS TO PARTITION THE SOUTHERLY 140 FEET OF LOT 2, BLOCK 4 WEST INTO PARCELS AS DEPICTED ON THIS PLAT. IT WAS ALSO REQUESTED TO MONUMENT THE SOUTHWESTERLY AND SOUTHEASTERLY CORNERS OF THE BORK TRACT.

IN 1906 WORTHINGTON SUBDIVIDED A PORTION OF SECTION 25, IN DOING SO HE SHOWED THE RAILROAD LATERAL. THERE IS VERY LITTLE INFORMATION AS TO ITS LOCATION EXCEPT FOR A RANDOM LINE SHOWN ON HIS PLAT. THE LOCATION OF SAID RAILROAD LATERAL AS SHOWN ON THIS PLAT WAS SCALED FROM WORTHINGTON'S 1906 PLAT.

IN 1935 TAMBLYN SUBDIVIDED SECTION 25 AND IN DOING SO PLATTED BLOCK 4W.

IN 1976 LS 951 SET THE 4 CORNERS OF THE SOUTH 140 FEET OF LOT 2, BLOCK 4W. A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER WAS RECOVERED AND HELD. SEE SURVEY NO. B-129-K.

IN 1994 LS 2431 SET THE NORTHWEST AND NORTHEAST CORNERS OF THE SOUTH 140 FEET OF LOT 2, BLOCK 4W. THESE 2 MONUMENTS WERE FOUND AND RECOVERED. SEE SURVEY NO. C-1016-E.

IN 1995 LS 1756 PLATTED WEEPING WILLOW ESTATES. THE NORTHWEST CORNERS OF LOTS 8, 10, 11 AND THE NORTHWEST AND NORTHEAST CORNERS OF LOT 13 WERE FOUND AND RECOVERED. SEE SURVEY NO. C-1072-E.

THE SOUTHEAST CORNER OF THE SOUTH 140 FEET OF LOT 2, BLOCK 4W WAS CALCULATED AT PROPORTIONATE DISTANCE AND ON LINE BETWEEN THE CALCULATED SOUTHEAST CORNER OF THE SOUTH 140 FEET OF LOT 2, BLOCK 4W AND THE FOUND SOUTHEAST CORNER OF LOT 6, BLOCK 4W.

THE SOUTHWEST CORNER OF THE BORK TRACT WAS CALCULATED AT PROPORTIONATE DISTANCE AND ON LINE BETWEEN THE CALCULATED SOUTHWEST CORNER OF THE SOUTH 140 FEET OF LOT 2, BLOCK 4W AND THE FOUND SOUTHWEST CORNER OF LOT 6, BLOCK 4W.

THE SOUTHWEST CORNER OF THE BORK TRACT WAS CALCULATED AT PROPORTIONATE DISTANCE AND ON LINE BETWEEN THE FOUND NORTHWEST CORNER OF LOT 6, BLOCK 4W AND THE FOUND SOUTHWEST CORNER OF LOT 6, BLOCK 4W.

THE NORTHEAST AND SOUTHEAST CORNERS OF PARCEL 1 OF THIS PARTITION PLAT WERE COMPUTED SO AS TO HAVE PARCEL 1 CONTAIN 1.00 ACRES.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS, AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE RECOVERED 1 1/2" IRON ROD MONUMENT MARKING THE C-E 1/16 CORNER OF SECTION 25 LOCATED AT THE INTERSECTION OF FIRST STREET WEST AND S.W. WYOMING AVE. AND THE RECOVERED 1 1/2" IRON ROD MONUMENT MARKING THE C 1/4 CORNER OF SECTION 25 LOCATED AT THE INTERSECTION OF SECOND STREET WEST AND S.W. WYOMING AVE. WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING FOR THIS SURVEY ARE THESE 2 FOUND MONUMENTS AND IS BASED ON SURVEY NUMBER C-1016-E.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490

EXPIRATION DATE: 12/31/22

DATE: 04 Nov 21

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR DARRELL L. GALE AND MICHELLE M. GALE IN MORROW COUNTY, OREGON.

KEITH P. PRIMM

## OWNER'S ACKNOWLEDGMENT & DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, DARRELL GALE AND MICHELLE GALE, HUSBAND AND WIFE, AND OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION UNDER SURVEYOR'S CERTIFICATION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED, AND MORROW COUNTY ORDINANCES, AND DUE HEREBY DEDICATE THE 21 FOOT WIDE NON-EXCLUSIVE INGRESS/EGRESS, UTILITY AND IRRIGATION EASEMENT AND THE 15 FOOT WIDE NON-EXCLUSIVE UTILITY AND IRRIGATION EASEMENT AS SHOWN HEREON.

DARRELL GALE

MICHELLE GALE

## NOTARY PUBLIC FOR OREGON

ON THIS 11 DAY OF February, 2022, THE INDIVIDUALS ABOVE APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

NOTARY PUBLIC FOR OREGON

PRINTED NAME RODOLFO OROZCO

COMMISSION NO. 996895

MY COMMISSION EXPIRES MARCH 5, 2024

## LINE TABLE

LINE	BRNG.	DIST.	BRNG.	DIST.
L1	S 00°23'35" E	140.07'	(R2) N 00°23'16" W	140.00'
L1			(R1) N 00°24'09" W	140.00'
L2	S 00°23'35" E	110.06'	(D) SOUTH	110.00'
L3	N 89°40'22" E	99.44'	(R3) N 89°42'40" E	100.00'
L4	N 89°47'14" E	100.18'	(R3) N 89°42'40" E	100.00'
L5	N 00°45'08" W	109.69'	(D) NORTH	110.00'
L6	N 00°36'36" W	140.16'	(R2) N 00°24'03" W	140.00'
L6			(R1) N 00°24'31" W	140.00'
L7	(C) N 89°42'48" E	119.82'		
L8	(C) N 08°11'54" W	78.04'		
L9	(C) N 12°11'18" W	64.22'		
L10	(C) N 89°43'16" E	96.62'		

## SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE SOUTH 140 FEET OF LOT 2, BLOCK 4 WEST, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON. RECORDED ON THE 19TH OF JUNE 2019 AS FILE NUMBER 2019-44378 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN DECEMBER 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY O.R.S. CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS. THE INITIAL POINT OF THIS LAND PARTITION BEING THE NORTHEAST CORNER OF PARCEL 2 OF THIS LAND PARTITION AND MONUMENTED WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2431"

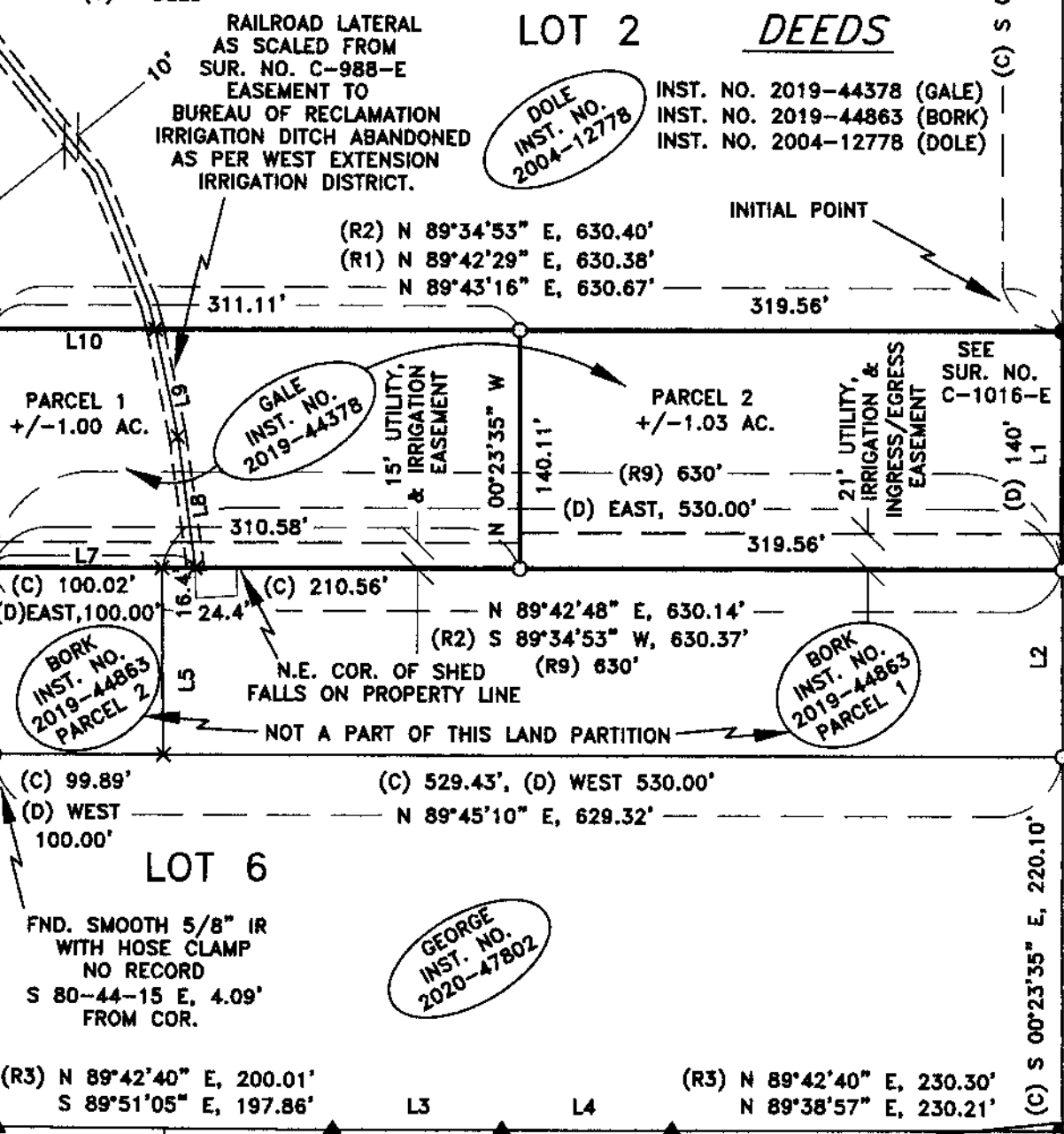
## LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 2431"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE
- ▲ FOUND 5/8" IRON ROD SEE SUR. NO. C-1072-E
- × COMPUTED POINT (NOT SET)
- (C) PROPERTY BOUNDARY
- (D) CALCULATED
- (D) DEED

1" = 100'

## DEEDS

INST. NO. 2019-44378 (GALE)  
INST. NO. 2019-44863 (BORK)  
INST. NO. 2004-12778 (DOLE)



## SURVEYS

- (R1) MCKINNIS FOR MCKINNEY SUR. NO. C-1016-E
- (R2) EDWARDS FOR MCKINNEY/ELSASSER SUR. NO. B-129-K
- (R3) DRIVER WEEPING WILLOW ESTATES SUR. NO. C-1072-E
- (R4) TUTTLE PARTITION PLAT 1993-1 SUR. NO. C-959-E
- (R5) B. PRIMM FOR MONTEGNA SUR. NO. 2016-1770-C
- (R6) MING FOR BUCHANAN SUR. NO. B-687-K
- (R7) EDWARDS PARTITION PLAT 2005-1 SUR. NO. 1428-C
- (R8) KRUMBELIN FOR MORROW COUNTY SUR. NO. 865-D
- (R9) TAMBLYN 1935 SUBDIVISION OF SECTION 25
- (R10) WORTHINGTON SUR. NO. C-988-E

## APPROVALS

### MORROW COUNTY SURVEYOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH ORS CHAPTER 92 AND THEREFORE APPROVE SAID PLAT.

MORROW COUNTY SURVEYOR

DATED THIS 11 DAY OF Feb. 2022

### MORROW COUNTY PLANNING DEPARTMENT:

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY MORROW COUNTY AND I THEREFORE APPROVE SAID PLAT FOR FILING.

DIRECTOR MORROW PLANNING DEPARTMENT

DATED THIS 2nd DAY OF March, 2022

### MORROW COUNTY ASSESSOR/TAX COLLECTOR:

I, THE ASSESSOR/TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

ASSESSOR/TAX COLLECTOR

DATED THIS 11 DAY OF March, 2022

### MORROW COUNTY CLERK:

STATE OF OREGON } SS  
COUNTY OF MORROW

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON

MORROW COUNTY, OREGON 2022-50819 LE  
PLAT-PART 03/11/2022 09:18:34 AM  
Cnl=1 Str=23 TC \$5.00 \$11.00 \$30.00 \$80.00 \$80.00 \$476.00



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

RECEIVED BY  
Morrow County Surveyor

Date: 3-31-22

Rec'd By: MPK

No.: 2022-1986C

Folder No.: 1986

## PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH  
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BUI (541) 564-7887  
FAX (541) 567-8020  
briff@primmlandsurveying.com  
keith@primmlandsurveying.com

CLIENT: DARRELL AND MICHELLE GALE

510 S. FIRST ST. WEST

PROJECT:

LOCATED IN THE S.W. 1/4 OF THE N.E.  
1/4 SEC. 25, TWP. 5 N., RNG. 26 E.W.M.

JOB #: 2012001  
DATE: 02 DEC 20  
FB/PG: 44/26  
SHEET: 1 OF 1  
DRAWN: KPP  
APPROVED: KPP

1986