

1988

**PARTITION PLAT NO. 2022-6**  
**A REPLAT OF LOTS 1-2, A PORTION OF LOTS 3-4 OF IRRIGON**

LOCATED WITHIN SW 1/4 SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, WILLAMETTE MERIDIAN,  
CITY OF IRRIGON, MORROW COUNTY, OREGON

EXCEPTIONS: (PER STATUS OF RECORD TITLE, TITLE NO. 93059AM, DATED MARCH 7, 2016)

- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS  
RECORDED: APRIL 11, 1938  
BOOK: 44, PAGE: 596 (NOT PLOTTABLE)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: CITY OF IRRIGON  
RECORDED: JULY 25, 1968  
INSTRUMENT NO.: 835 (SHOWN)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: MARY ADAMS  
RECORDED: SEPTEMBER 9, 1970  
INSTRUMENT NO.: 2773 (SHOWN)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: TRACY W. JOHNSON  
RECORDED: FEBRUARY 27, 1995  
INSTRUMENT NO.: 44644 (SHOWN)
- EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF SE SIXTH STREET AND THE ALLEY, NOW VACATED, IF ANY SUCH EXIST. (NOT PLOTTABLE)

**SURVEY NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 1-4 OF BLOCK 48 OF THE PLAT OF IRRIGON AND A PORTION OF VACATED 6TH STREET INTO ONE LOT AS SHOWN.

ALL MONUMENTS SHOWN DEFINING THE PROPERTY BOUNDARY ON RECORD OF SURVEY FOR ALEX HATTENHAUER, CEO OF HATTENHAUER DISTRIBUTING COMPANY, COUNTY SURVEY NO. 2021-1921C WERE FOUND AND HELD AS THE BOUNDARY FOR THIS REPLAT.

**REFERENCES:**

- SURVEYS:
- R1: COUNTY SURVEY NO. 2021-1921C
  - R2: PLAT OF IRRIGON, BOOK O, PAGE 381, MORROW COUNTY RECORDS
  - R3: COUNTY SURVEY NO. C-1173-E
  - R4: COUNTY SURVEY NO. C-1079-E

**RECEIVED BY**  
Morrow County Surveyor

Date: 5-16-22  
Rec'd By: MPK  
No.: 2022-1988C  
Folder No.: 1988

LINE TABLE			RECORD INFORMATION	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S75°16'55"W	33.47'	(S75°21'35"W R1)	(33.44' R1)
L2	S1°03'26"E	30.86'	(N1°11'22"W R1)	(30.85' R1)
L3	S1°03'26"E	7.88'		
L4	S1°03'26"E	22.98'		

**FILING INFORMATION**

MORROW COUNTY, OREGON **2022-51173**  
PLAT-PART **05/10/2022 02:26:16 PM**  
Cntr=1 Sln=23 TC  
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00 **\$481.00**



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



**PARTITION PLAT NO.**  
**SW 1/4 OF SEC. 19, T5N, R27E, WM,**  
**CITY OF IRRIGON,**  
**MORROW COUNTY, OREGON**

**HATTENHAUER DISTRIBUTING** 201 W. FIRST ST., THE DALLES, OREGON 97058

SCALE:  
1" = 30'  
DATE:  
MAR. 16, 2022  
JOB NO.  
2732-99

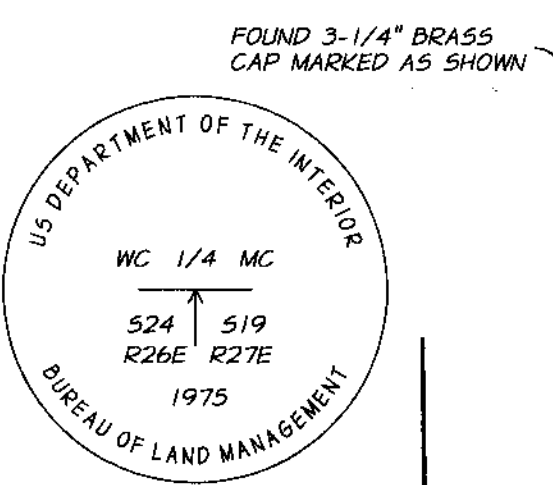
**anderson perry & associates, inc.**  
engineering surveying natural resources

SHEET  
**1/2**

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**Richard E. Stein**  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2022

**EXACT COPY:**  
I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO., 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.  
**Richard E. Stein**  
RICHARD E. STEIN, PLS 49593PLS

ANDERSON PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

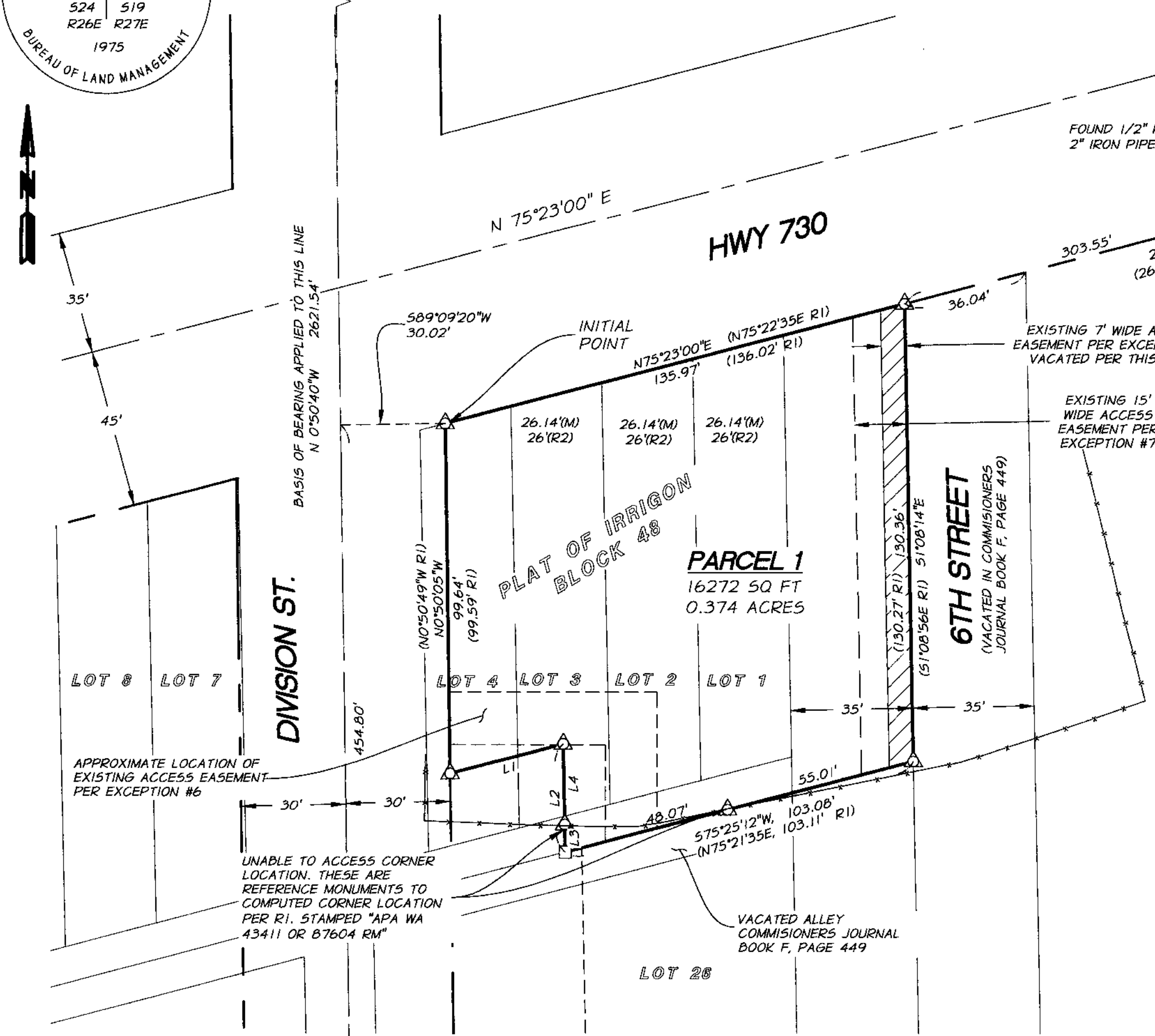


**LEGEND**

- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "APA WA 43411 OR 87604" UNLESS OTHERWISE NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- SQ FT SQUARE FEET
- PROPOSED PROPERTY LINES
- EXISTING PROPERTY LINES
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING FENCE

**BASIS OF BEARING**

N00°50'40"W - WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, AS SHOWN, AND BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD83(2011).



FOUND 3" ALUMINUM CAP IN MONUMENT BOX AT THE INTERSECTION OF IDAHO STREET AND DIVISION STREET MARKINGS ARE MOSTLY ILLEGIBLE

APPROXIMATE LOCATION OF EXISTING ACCESS EASEMENT PER EXCEPTION #6

UNABLE TO ACCESS CORNER LOCATION. THESE ARE REFERENCE MONUMENTS TO COMPUTED CORNER LOCATION PER R1. STAMPED "APA WA 43411 OR 87604 RM"

EXISTING 7' WIDE ACCESS EASEMENT PER EXCEPTION #5 VACATED PER THIS PLAT

EXISTING 15' WIDE ACCESS EASEMENT PER EXCEPTION #7

HWY 730

6TH STREET  
(VACATED IN COMMISSIONERS JOURNAL BOOK F, PAGE 449)

**PARCEL 1**  
16272 SQ FT  
0.374 ACRES

**PLAT OF IRRIGON**  
**BLOCK 48**

**DIVISION ST.**

**LOT 8 LOT 7**

**LOT 4 LOT 3 LOT 2 LOT 1**

**LOT 28**

FOUND 3-1/4" BRASS CAP MARKED AS SHOWN

FOUND 1/2" REBAR IN A 2" IRON PIPE PER R4

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CITY OF IRRIGON, MORROW COUNTY, OREGON

**SURVEYOR'S CERTIFICATE**

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN THE RECORD BOUNDARIES OF THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND THE MORROW COUNTY ORDINANCES. SAID LAND IS SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 19, T.5 N, R.27 E., WILLAMETTE MERIDIAN, CITY OF IRRIGON, MORROW COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, AND THE EAST 6 FEET OF LOT 5, BLOCK 48, IRRIGON  
**EXCEPTING THEREFROM** THE SOUTH 20.00 FEET OF THE WEST HALF OF LOT 3, BLOCK 48, IRRIGON  
**ALSO EXCEPTING THEREFROM** THE SOUTH 20.00 FEET OF LOT 4, BLOCK 48, IRRIGON  
**ALSO EXCEPTING THEREFROM** ANY PORTION OF THE ABOVE-DESCRIBED LAND LYING IN DIVISION STREET.

**TOGETHER WITH** ALL THAT PORTION OF SE SIXTH STREET ADJOINING LOT 1, BLOCK 48, IRRIGON, ON THE EAST AND ALL THAT PORTION OF THE NORTH HALF OF THE ALLEY ADJOINING THE ABOVE-DESCRIBED LAND, AS VACATED IN COMMISSIONER'S JOURNAL BOOK "F", PAGE 449.

CONTAINING 16,272 SQUARE FEET, OR 0.374 ACRES, MORE OR LESS.

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT HATTENHAUER DISTRIBUTING COMPANY IS THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

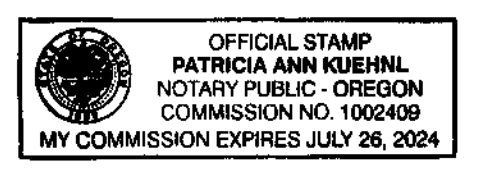
*Alex Hattenhauer*  
ALEX HATTENHAUER, CEO

**ACKNOWLEDGEMENTS**

STATE OF OREGON  
COUNTY OF Wasco (55) 1002409 July 26, 2024  
NOTARY NUMBER MY COMMISSION EXPIRES

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF April, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ALEX HATTENHAUER, CEO, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

*Patricia Ann Kuehn*  
NOTARY PUBLIC OF THE  
STATE OF OREGON  
*Patricia Ann Kuehn*  
NOTARY - PRINTED NAME



**APPROVALS**

**CITY OF IRRIGON**

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 16th DAY OF April, 2022  
*Aaron Palmquist*  
AARON PALMQUIST, CITY MANAGER

**MORROW COUNTY SURVEYOR**

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 26 DAY OF APRIL, 2022  
*Matt Kenney*  
MATT KENNEY, MORROW COUNTY SURVEYOR

**MORROW COUNTY TAX ASSESSOR / TAX COLLECTOR**

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 10 DAY OF May, 2022  
*Mike Borman*  
MIKE BORMAN, MORROW COUNTY ASSESSOR / TAX COLLECTOR

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FOR MORROW COUNTY CLERK  
RECORDING PURPOSES

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SCALE: N/A	<b>anderson perry &amp; associates, inc.</b> engineering surveying natural resources
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