

PARTITION PLAT NO. 2022-7
PARTITION OF PARCEL 1 OF PARTITION PLAT NO. 2019-16, LOCATED IN
SECTION 6, T.4N., R.26E., W.M., MORROW COUNTY, OREGON
R-N-071-22
LP-N-505-22
W.O. 21-5595

SURVEY FOR

PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
 - FOUND 5/8" IRON ROD WITH WHITE PLASTIC CAP MARKED "PLS 2431" AS PER PARTITION PLAT 2011-19, BY RONALD V. MCKINNIS, LS 2431, RECORDED DECEMBER 20, 2011.
 - ⊙ FOUND 1-1/4" ALUMINUM CAP MARKED "PLS 2431" AS PER PARTITION PLAT 2011-19, BY RONALD V. MCKINNIS LS 2431, RECORDED DECEMBER 20, 2011.
 - ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 2431" AS PER PARTITION PLAT 2011-19, BY RONALD V. MCKINNIS LS 2431, RECORDED DECEMBER 20, 2011.
 - ⊙ FOUND 2-1/2" BRASS CAP AS PER RECORD OF LAND CORNER MONUMENTATION FORM NO. 4N26E1 AND 4N26E3, DATED OCTOBER 22, 2015, BY RONALD V. MCKINNIS, LS 2431.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER PARTITION PLAT NO. 2021-12 BY TODD R. CATTERSON, LS 53270, RECORDED MARCH 29, 2021.
 - FOUND 3" BRASS CAP AS PER GLO, BY OTIS O. GOULD, DATED 1939.
 - FOUND 2-3/8" BRASS CAP AS PER C.S. C-815-K BY DAVID H. KRUMBIEN, LS 933, RECORDED JULY 17, 1986.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 2431" AS PER PARTITION PLAT NO. 2019-16 BY RONALD V. MCKINNIS, LS 2431, RECORDED OCTOBER 17, 2019.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER C.S. 1926, PARTITION 2021-12 BY TODD R. CATTERSON, LS 53270, RECORDED APRIL 9, 2021.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER C.S. 1940, PARTITION 2021-18 BY TODD R. CATTERSON, LS 53270, RECORDED JUNE 7, 2021.
 - COMPUTED NOT SET
- 1() RECORD AS PER PARTITION PLAT 2011-19, BY RONALD V. MCKINNIS, LS 2431, RECORDED DECEMBER 20, 2011.
- 2() RECORD AS PER PARTITION PLAT NO. 2012-6, BY RONALD V. MCKINNIS, LS 2431, RECORDED JUNE 29, 2012.
- 3() RECORD AS PER C.S. 1876, PARTITION PLAT NO. 2019-16, BY RONALD V. MCKINNIS, LS 2431, RECORDED OCTOBER 17, 2019.
- 4() RECORD AS PER C.S. 1926, PARTITION PLAT NO. 2021-12, BY TODD R. CATTERSON, LS 53270, RECORDED APRIL 9, 2021.
- 5() RECORD AS PER C.S. 1940, PARTITION PLAT NO. 2021-18, BY TODD R. CATTERSON, LS 53270, RECORDED JUNE 7, 2021.

R/W RIGHT-OF-WAY

SFNF SEARCHED FOR NOT FOUND

AREA OF ROAD DEDICATION THIS PLAT - 10.06 AC.±

① CURVE DATA - SEE TABLE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	10°27'56"	1050.00'	191.79'	191.52'	N88°04'26"W
2	12°47'33"	950.00'	212.11'	211.67'	N89°13'30"W
3	05°05'12"	1050.00'	93.22'	93.19'	S86°54'52"W
4	10°27'56"	1000.00'	182.66'	182.40'	N88°04'26"W
3(4)	10°28'07"	1000.00'	182.71'	182.46'	S88°04'09"E
5	12°47'33"	1000.00'	223.27'	222.81'	N89°13'30"W
3(5)	12°47'31"	1000.00'	223.26'	222.80'	S89°13'51"E
6	05°05'12"	1000.00'	88.78'	88.75'	S86°54'52"W
3(6)	05°05'11"	1000.00'	88.77'	88.74'	S86°54'59"E
7	90°24'09"	450.00'	710.02'	638.63'	N43°39'07"E
8	90°24'09"	550.00'	867.80'	780.55'	N43°39'07"E
9	91°10'09"	100.00'	159.12'	142.86'	N45°58'35"W
10	90°24'09"	500.00'	788.91'	709.59'	N43°39'07"E
3(10)	90°24'12"	500.00'	788.92'	709.59'	N43°39'18"E

RECEIVED BY
Morrow County Surveyor

Date: 5-16-22

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SURVEY NOTE: ALL BEARINGS AND
DISTANCES SHOWN ARE IDENTICAL TO
THOSE ON PARTITION PLAT NO.
2021-18 BY MYSELF, EXCEPT THE
NEW SURVEYED LINES.

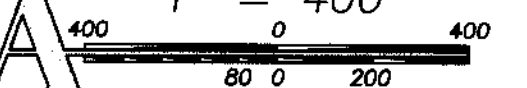
10' EASEMENT
AS PER MF 3937
20' EASEMENT
AS PER MF 3856
MF 2005-14914

2022-5180

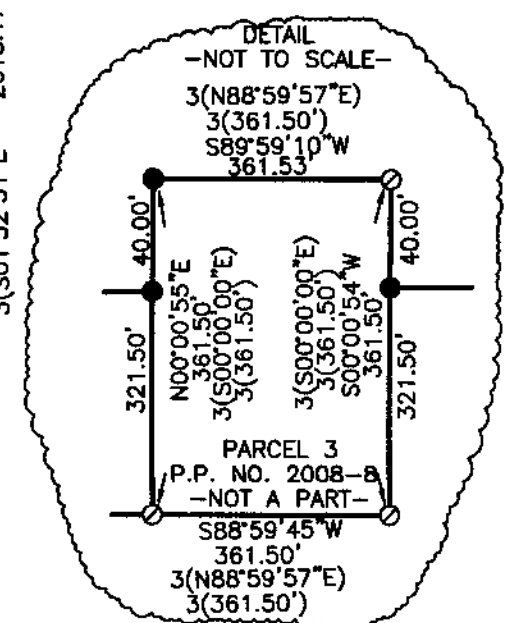


SCALE

1" = 400'



JANUARY 28, 2022



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Judd R. Catterson
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWED 12/8/23

RECEIVED BY
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ARMSTRONG
surveying, inc. - established 1977

SHEET 1 OF 2
DRG. NO. 21-5595.DWG
W.O. 21-5595

1989

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
Judd R. Catterson 3/14/22
TODD R. CATTERSON, LS53270

BASIS OF BEARINGS

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 = 43°40'00.00000"N
ORIGIN OF LONGITUDE = 120°30'00.00000"W
SCALE FACTOR = 1.000000000

PARTITION PLAT NO. 2022-1
RE-PLAT OF PARCEL 1 OF PARTITION PLAT NO. 2019-16, LOCATED IN
SECTION 6, T.4N., R.26E., W.M., MORROW COUNTY, OREGON
R-N-071-22
LP-N-505-22
W.O. 21-5595

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 PARCEL 2 WITH PROPER MONUMENTS AND PARCEL 1 IS UNSURVEYED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTH ONE-HALF (SE1/4, N1/2) OF SECTION 6, T.4N., R.26E., W.M., MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1 OF PARTITION PLAT 2019-16, IN SECTION 6, TOWNSHIP 4 NORTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND THE STATE OF OREGON, CONTAINING 385.86 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.

SUBJECT TO RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN PATENT FROM THE UNITED STATES OF AMERICA TO THE STATE OF OREGON, RECORDED JANUARY 30, 1969, AS MICROFILM NO. M-1126 MORROW MICROFILM RECORDS.

SUBJECT TO RESERVATION, INCLUDING THE TERMS AND PROVISION THEREOF, AS DISCLOSED IN DEED FROM STATE OF OREGON TO THE PORT OF MORROW COUNTY, RECORDED MARCH 11, 1969 AS MICROFILM NO. M-1165, MORROW COUNTY MICROFILM RECORDS.

SUBJECT TO RIGHT OF WAY IN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN PORT OF MORROW, AS GRANTOR, AND DESERT MAGIC, INC. AND BURLINGTON NORTHERN, INC., AS GRANTEEES, RECORDED AUGUST 17, 1971, AS MICROFILM NO. M-3856, MORROW COUNTY MICROFILM RECORDS. MAPPED.

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 SEPTEMBER 27, 1971, AS MICROFILM NO. M-3937, MORROW COUNTY MICROFILM RECORDS. MAPPED.

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 JUNE 23, 1993, AS MICROFILM NO. M-40704, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.

SUBJECT TO EASEMENT FOR IRRIGATION PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN, KAIZEN HOLDINGS, LLC AND PORT OF MORROW, RECORDED SEPTEMBER 21, 2005, AS MICROFILM NO. 2005-14914, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SAID EASEMENT WAS MODIFIED BY FIRST MODIFICATION OF "EASEMENT FOR IRRIGATION PURPOSES" RECORDED MARCH 23, 2006, AS MICROFILM NO. 2006-16276, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SAID EASEMENT WAS MODIFIED BY SECOND MODIFICATION OF "EASEMENT FOR IRRIGATION PURPOSES" RECORDED MAY 13, 2010, AS MICROFILM NO. 2010-25978, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SUBJECT TO OPTION, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN PORT OF MORROW, AN OREGON MUNICIPAL CORPORATION, AS GRANTEE, AND CMN, INC., A WASHINGTON CORPORATION, AS BUYER, A MEMORANDUM OF WHICH WAS DATED AUGUST 31, 2007, RECORDED SEPTEMBER 28, 2007, AS MICROFILM NO. 2007-20429, MORROW COUNTY MICROFILM RECORDS.

SUBJECT TO INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PARTITION PLAT 2008-8, RECORDED AUGUST 21, 2008, AS MICROFILM NO. 2008-22543, AND AS REVISED BY AMENDED ROADWAY EASEMENT AGREEMENT FOR PARTITION PLAT #2008-8, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 6, 2008, AS MICROFILM NO. 2008-22779, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SUBJECT TO OPTION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE PORT OF MORROW, AS SELLER, AND BOARDMAN ACQUISITION, LLC, AS PURCHASER, A MEMORANDUM DATED AUGUST 3, 2011, RECORDED AUGUST 29, 2011, AS MICROFILM NO. 2011-28702, MORROW COUNTY MICROFILM RECORDS.

SUBJECT TO RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN, PORT OF MORROW AND UMATILLA ELECTRIC COOPERATIVE, RECORDED OCTOBER 17, 2011 AS MICROFILM NO. 2011-28974, MORROW COUNTY MICROFILM RECORDS. NOT APPLICABLE.

SUBJECT TO UTILITY AND PIPELINE EASEMENTS AND ROADWAYS AS SHOWN ON THE PARTITION PLAT 2011-19, RECORDED DECEMBER 20, 2011, AS MICROFILM NO. 2011-29351, MORROW COUNTY MICROFILM RECORDS. NOT APPLICABLE.

SUBJECT TO RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE CORPORATION, RECORDED MAY 7, 2018, AS MICROFILM NO. 2018-42214, MORROW COUNTY MICROFILM RECORDS. NOT APPLICABLE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Catterson
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWS 12/31/22

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.

Todd R. Catterson 3/8/22
TODD R. CATTERSON, LS53270

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 IS A PORTION OF PARCEL 1 OF PARTITION PLAT 2019-16, BY RONALD V. MCKINNIS, LS 2431, RECORDED NOVEMBER 15, 2019. TO ESTABLISH THE NORTH LINE OF PARCEL 2 I HELD THE FOUND MONUMENTS SHOWN AT THE NORTHWEST CORNER OF SECTION 6 AND THE NORTH ONE-QUARTER CORNER OF SECTION 6 AND OFFSET THE SECTION LINE 100 FEET TO THE SOUTH. TO ESTABLISH THE WEST LINE OF SAID PARCEL 2 I HELD THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF SAID SECTION 6 AND THE CENTERLINE OF GAR SWANSON DRIVE, SAID LINE BEING THE WEST LINE OF SAID PARCEL 1. THE SOUTH AND EAST LINES OF PARCEL 2 ARE FREE LINES AS DESIRED BY THE CLIENT. TO ESTABLISH THE RIGHT-OF-WAY FOR THE EXTENSION OF GAR SWANSON DRIVE I FIRST RE-ESTABLISHED THE WEST LINE OF PARCEL 2 OF PARTITION PLAT NO. 2019-16 AS THE EAST RIGHT-OF-WAY LINE OF GAR SWANSON DRIVE. I FOUND AND HELD MONUMENTS AT THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE NORTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2008-08. I THEN SET A MONUMENT ON THIS LINE AT THE RECORD DISTANCE OF 1700.00 FEET WEST FROM THE SAID NORTHEAST CORNER OF SAID PARCEL 2. I THEN USED THE RECORD SHOWN ON SAID PARTITION PLAT NO. 2019-16 TO COMPUTE THE LOCATION OF THE CUL-DE-SAC ON GAR SWANSON DRIVE AS MONUMENTS SHOWN AT CENTERLINE HAVE BEEN OBLITERATED BY CONSTRUCTION ACTIVITIES. I THEN OFFSET SAID LINE OF PARCEL 2 TO ESTABLISH THE WEST LINE OF GAR SWANSON DRIVE AND SET MONUMENTS AT THE INTERSECTION OF THE COMPUTED CUL-DE-SAC AND WEST RIGHT-WAY LINE AND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE AND MY COMPUTED NORTH LINE OF SAID PARCEL 2 OFFSET 40.00 FEET TO THE SOUTH. I THEN EXTENDED THIS LINE WEST TO THE EAST LINE OF PARCEL 3 OF PARTITION PLAT NO. 2008-08 TO ESTABLISH A PORTION OF THE SOUTH RIGHT-OF-WAY OF GAR SWANSON DRIVE. THEN I HELD THE NORTH LINE OF SAID PARCEL 3 TO THE WEST LINE OF SAID PARCEL 3. I THEN OFFSET THE NORTH LINE OF SAID SECTION 6 100.00 FEET TO THE SOUTH FROM THE WEST LINE OF SAID PARCEL 3 TO THE WEST LINE OF PARCEL 1. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

DECLARATION AND DEDICATION

WE THE UNDERSIGNED OWNERS OF THE LANDS AS SHOWN ON THIS PLAT, DO HEREBY DEDICATE THE ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT. WE ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED, WE AUTHORIZED THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND WE RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION AS FILED IN THE COUNTY OF MORROW, STATE OF OREGON. THE PORT OF MORROW, BEING A QUASI MUNICIPAL CORPORATION IN THE STATE OF OREGON, HEREBY ACCEPTS THIS PUBLIC ROADWAY DEDICATION.

Rick Stokoe
RICK STOKOE, PRESIDENT OF THE PORT COMMISSION, PORT OF MORROW

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 24 DAY OF March, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MORROW, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED RICK STOKOE, PRESIDENT OF THE PORT COMMISSION, PORT OF MORROW, 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



TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2021-2022 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.

Wendy D. Johnson
COUNTY ASSESSOR & TAX COLLECTOR

5-11-22
DATE

APPROVALS

Mark K...
MORROW COUNTY SURVEYOR

4-7-22
DATE

Taf M...
MORROW COUNTY PLANNING DIRECTOR

5-10-22
DATE

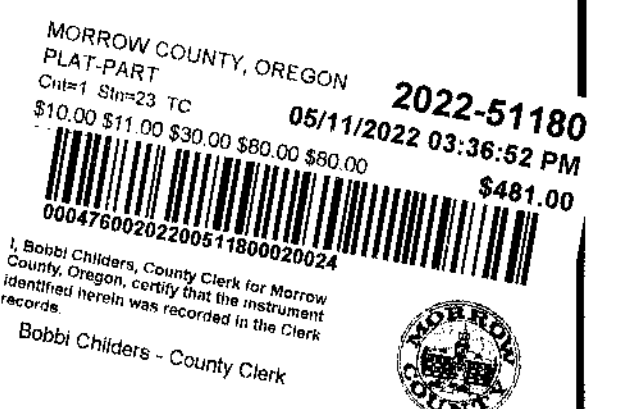
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