

"EAGLE CREST ESTATES"

A SUBDIVISION OF THAT LAND DESCRIBED AND RECORDED AS INST. NO. 2013-33536, LOCATED IN THE S.E. 1/4 SEC. 14, TWP. 4 N., RNG. 25 E.W.M. MORROW COUNTY OREGON.

DEEDS

INST. NO. 2013-33536 (TAYLOR)
INST. NO. 2020-46148 (THIEL)
M-40894 (JONES, PARTLOW, COOK)
M-54103 (BAILEY)
2012-29982 (STIFFLER, LLC)

(R4) N 89°52'35" E, 1315.25'
(R3) N 89°52'35" E, 1315.25'
(R1) S 89°52'35" W, 1315.25'
(C) N 89°52'35" E, 1315.26'

SURVEYS

(R1) 1998 LS 2431 SUNRISE MEADOWS SURVEY NO. 1175C
(R2) 1977 LS 933 FOR CARLSON SURVEY NO. B-104-K
(R3) 1999 LS 2735 PARTITION PLAT 1999-18 SURVEY NO. 2013-24C
(R4) 1999 LS 2735 PARTITION PLAT 1999-18 SURVEY NO. 1999-1716

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- SET 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48490"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RSI JAB 02735LS"
- FOUND RXR SPIKE
- COMPUTED POINT (NOT SET)
- CALCULATED
- SUBDIVISION BOUNDARY

1" = 120'

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JUNE OF 2020 AT THE REQUEST OF JOE TAYLOR. THE PURPOSE OF THE SURVEY IS TO SUBDIVIDE THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NO. 2013-33536 INTO LOTS AS SHOWN ON THIS PLAT.

IN 1998 LS 2431 MONUMENTED THE NORTHERLY CANAL RIGHT OF WAY LINE FALLING IN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, SEE SUNRISE MEADOWS SURVEY NO. 1175C. FOUR OF THESE ELEVEN MONUMENTS WERE FOUND. THE MEASURED DISTANCES BETWEEN THESE MONUMENTS MATCHES FAIRLY WELL WITH THAT DATA SHOWN ALONG THE NORTHERLY CANAL EASEMENT LINE ON SAID SURVEY NO. 1175C.

BASED ON THIS DATA ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE, THE DELTA ANGLES FOR CURVES 10, 11 AND 12 SHOULD BE 40°28'12", 33°35'55" AND 53°31'39" RESPECTIVELY, WHEREAS UNDER THE CURVE TABLE DATA IT LISTS THE DELTA ANGLES AS 30°45'12", 37°37'58" AND 53°36'17" RESPECTIVELY. SEE SURVEY NO. 1175C.

THE HORIZONTAL CURVE DATA ON SURVEY NO. 1175C DOES NOT MATHEMATICALLY AGREE WITH THE NORTHERLY RIGHT OF WAY LINE DATA FOR THE CANAL NOR DOES IT AGREE WITH THE PHYSICAL LOCATION OF THE CANAL AND CANNOT BE RELIED UPON TO COMPUTE THE SOUTHERLY RIGHT OF WAY LINE OF THE CANAL, THEREFORE THE SOUTHERLY RIGHT OF WAY LINE OF THE CANAL WAS DETERMINED BY FIELD SURVEY OF THE EXISTING CANAL.

IN 1999 LS 2735 MONUMENTED THE INTERSECTION POINT OF THE NORTHERLY CANAL RIGHT OF WAY WITH THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 14. THIS MONUMENT WAS FOUND, RECOVERED AND HELD AS SUCH. SEE PARTITION PLAT 1999-18 RECORDED AS SURVEY NO'S 2013-24C AND 1999-1716.

THE NORTHERLY BOUNDARY OF THE PARENT TRACT WAS COMPUTED AT THE SOUTHERLY RIGHT OF WAY LINE OF THE CANAL BY FIELD SURVEY OF THE EXISTING CANAL.

THE SOUTHERLY BOUNDARY OF THE PARENT TRACT WAS HELD AS THE FOUND 1 1/2" IRON ROD MARKING THE SOUTHWEST CORNER AND THE 2 1/2" BRASS CAP MARKING THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER BOTH OF SECTION 14.

THE EASTERLY BOUNDARY OF THE PARENT TRACT WAS HELD AS THE FOUND 1 1/2" IRON ROD MARKING THE SOUTHWEST CORNER OF SECTION 14 AND THE INTERSECTION POINT OF THE EAST LINE OF SECTION 14 WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE CANAL.

THE WESTERLY BOUNDARY OF THE PARENT TRACT WAS HELD AS A LINE BETWEEN THE FOUND 2 1/2" BRASS CAP MARKING THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 14 AND THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RSI JAB 02735LS" ON THE NORTHERLY RIGHT OF WAY LINE OF THE CANAL AND AT THE INTERSECTION POINT OF THE SOUTHERLY CANAL RIGHT OF WAY.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER BOTH OF SECTION 14 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON SUNRISE MEADOWS RECORDED AS SURVEY NO. 1175C.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/22

DATE 01 AUG 22

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARIES OF THAT LAND DESCRIBED AND RECORDED AS INST. NO. 2013-33536, MORROW COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JUNE, 2020 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION AS PER INST. NO. 2013-33536:

The East Half of the Southeast Quarter of Section 14, Township 4 North, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon, lying South of the West Extension Irrigation Canal.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JOE TAYLOR, CHERYL TAYLOR AND ROD TAYLOR IN MORROW COUNTY, OREGON.

KEITH P. PRIMM

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRNG.
(C) C1	40°34'49"	143.22'	101.44'	52.95'	99.33'	S 54°11'34" E
(C) C2	33°20'10"	200.32'	116.55'	59.98'	114.91'	S 50°34'15" E
(C) C3	53°54'02"	140.00'	131.70'	71.18'	126.90'	N 85°48'40" E
(C) C4	46°30'27"	140.00'	113.64'	60.16'	110.55'	N 89°30'27" E
C5	40°34'49"	43.22'	30.61'	15.98'	29.98'	S 54°11'34" E
C6	33°20'10"	300.32'	174.73'	89.92'	172.28'	S 50°34'15" E
(C) C7	53°54'02"	240.00'	225.78'	122.02'	217.54'	N 85°48'40" E
C8	36°12'57"	240.00'	151.70'	78.48'	149.19'	S 85°20'48" E
C9	21°45'39"	240.00'	121.21'	46.13'	90.60'	N 81°42'24" W
C10	07°16'46"	240.00'	30.49'	15.27'	30.47'	N 80°11'07" E
(C) C11	07°30'54"	240.00'	31.48'	15.76'	31.46'	N 72°47'17" E
(C) C12	40°34'49"	243.22'	172.26'	89.92'	168.68'	S 54°11'34" E
(R1) C13	30°45'12"	243.22'	130.55'		128.98'	S 55°16'12" E
(C) C12	33°20'10"	100.32'	58.37'	30.04'	57.55'	S 50°34'15" E
(R1) C13	37°37'58"	100.32'	65.89'		64.55'	S 52°50'30" E
(C) C14	53°54'02"	40.00'	37.63'	20.34'	36.26'	N 85°48'40" E
(R1) C14	53°36'17"	40.00'	37.42'		36.07'	N 85°48'33" E
C15	89°37'41"	25.00'	39.11'	24.84'	35.24'	N 45°06'17" E
C16	90°20'59"	25.00'	39.42'	25.15'	35.46'	S 44°54'23" E
C17	48°11'24"	10.00'	8.41'	4.47'	8.17'	N 24°21'49" E
C18	138°11'26"	50.00'	120.59'	130.90'	93.42'	S 20°38'10" E
C19	138°11'26"	50.00'	120.59'	130.90'	93.42'	N 21°10'24" E
C20	48°11'24"	10.00'	8.41'	4.47'	8.17'	S 23°49'35" E

LINE TABLE

LINE	BEARING	DISTANCE
(C) L1	S 80°22'33" E	124.90'
(R1) L1	S 80°34'57" E	124.80'
(C) L2	S 80°22'33" E	103.27'
(R1) L2	S 80°34'57" E	
L3	S 80°22'33" E	81.65'
(C) L4	N 58°51'39" E	42.39'
(R1) L4	N 58°55'48" E	41.92'
L5	S 67°14'19" E	98.27'
(C) L6	S 67°14'19" E	98.27'
(C) L7	S 67°14'19" E	98.27'
(R1) L7	S 67°32'33" E	90.69'
L8	S 33°54'10" E	36.82'
L9	N 00°17'27" E	30.00'

RECEIVED BY
Morrow County Surveyor

Date 11/4/2022

Rec'd By: MPK

No. 2022-2013C

Folder No. 2013

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
keith@primmlandsurveying.com
brit@primmlandsurveying.com

CLIENT: JOE TAYLOR

77458 THREEMILE RD. BOARDMAN, OR 97818

PROJECT: A SUBDIVISION OF THAT LAND DESCRIBED AND RECORDED AS INST. NO. 2013-33536, LOCATED IN THE S.E. 1/4 SEC. 14, TWP. 4 N., RNG. 25 E.W.M. MORROW COUNTY OREGON.

JOB #: 2006007
DATE: 19 JUN 20
FB/PG: 44/4
SHEET: 1 OF 2
DRAWN: KPP
APPROVED: KPP

2013

EAGLE CREST ESTATES"

A SUBDIVISION OF THAT LAND DESCRIBED AND RECORDED
AS INST. NO. 2013-33536, LOCATED IN THE S.E. 1/4 SEC.
14, TWP. 4 N., RNG. 25 E.W.M. MORROW COUNTY OREGON.

MORROW COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE
ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE
LAWS OF THE STATE OF OREGON WITH REFERENCE TO
THE FILING AND RECORDING OF SUCH PLATS AND I
THEREFORE APPROVE SAID PLAT.

Matthew King
MORROW COUNTY SURVEYOR

DATED THIS 30 DAY OF SEPT., 2022

MORROW COUNTY COMMISSIONERS

WE DO HEREBY ACCEPT THE PUBLIC ROAD DEDICATIONS
AS SHOWN HEREON AND ALSO CERTIFY THAT THE
ACCOMPANYING PLAT IS APPROVED FOR FILING AND
RECORDING IN THE RECORD OF TOWN PLATS OF
MORROW COUNTY, OREGON, BY THE UNDERSIGNED AND
BY ITS ORDER.

Bobbi Childers
CHAIRMAN

Melvin Lindsey
COMMISSIONER

Bobbi Childers
COMMISSIONER

DATED THIS 19th DAY OF October, 2022

MORROW COUNTY TAX COLLECTOR & ASSESSOR

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

Michael D. Smith
TAX COLLECTOR

DATED THIS 1 DAY OF November, 2022

Michael D. Smith
ASSESSOR

DATED THIS 1 DAY OF November, 2022

MORROW COUNTY PLANNING DIRECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE
ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE
COUNTY OF MORROW REGULATIONS WITH REFERENCE TO
SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT.

Jeff Mallett
PLANNING DIRECTOR

DATED THIS 7th DAY OF October, 2022

RECORDING LABEL

MORROW COUNTY, OREGON 2022-52158
PLAT-SUB 11/01/2022 08:31:42 AM
Crt=1 Sln=23 TC
\$10.00 \$90.00 \$100.00 \$300.00 \$741.00
00049218202200621580010012
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

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR
IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I
HAVE SURVEYED THE LANDS AS DESCRIBED IN LEGAL
OF RECORD RECORDED AS INSTRUMENT NUMBER
2013-33536 MORROW COUNTY DEED RECORDS AND
THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY
CONDUCTED UNDER MY DIRECT SUPERVISION IN JUNE
2020, AND HAVE SET THE PROPER MONUMENTS AS
ESTABLISHED BY O.R.S. 209.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF
THE ORIGINAL PLAT AS FILED FOR JOE TAYLOR,
CHERYL TAYLOR AND ROD TAYLOR IN MORROW COUNTY,
OREGON.

Keith P. Primm
KEITH P. PRIMM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/22

DATE 01 Aug 22

OWNER'S

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE JOE TAYLOR
AND CHERYL TAYLOR, AS TO AN UNDIVIDED 50% INTEREST AND
ROD TAYLOR, AS TO AN UNDIVIDED 50% INTEREST,
COLLECTIVELY DOING BUSINESS AS DOUBLE T FARMING, OWNERS
OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY
DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE
CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO
LOTS AS SHOWN ON THIS PLAT, AND MORROW COUNTY
ORDINANCES, AND DO HEREBY DEDICATE THE 60 FOOT WIDE
PUBLIC ROADS HEREAFTER KNOWN AS TOMCAT LANE AND
NIGHTHAWK LANE, THE WESTERLY ONE-HALF ROAD WIDTH OF
30 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY OF THE
WEST EXTENSION IRRIGATION DISTRICT MAIN CANAL TO THE
NORTH LINE OF SECTION 14 FOR PUBLIC ROAD HEREAFTER
KNOWN AS ROOT ROAD, THE 10 FOOT WIDE UTILITY EASEMENTS,
THE 15 FOOT WIDE IRRIGATION EASEMENTS AND THE 10 FOOT
WIDE ELECTRICAL EASEMENT TO UMATILLA ELECTRIC
COOPERATIVE (U.E.C.) ALL AS SHOWN HEREON.

Joe Taylor
JOE TAYLOR

Cheryl Taylor
CHERYL TAYLOR

Rod Taylor
ROD TAYLOR

LEGAL DESCRIPTION (TAYLOR)

INST. NO. 2013-33536

THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 4 NORTH, RANGE 25, EAST OF
THE WILLAMETTE MERIDIAN, IN THE COUNTY OF
MORROW AND STATE OF OREGON, LYING SOUTH OF THE
WEST EXTENSION IRRIGATION CANAL.

INITIAL POINT

THE INITIAL POINT BEING A 5/8" X 30" IRON ROD
WITH A 2" ALUMINUM CAP STAMPED "INITIAL POINT
EAGLE CREST ESTATES PLS LS 48490". LOCATED AT
THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY
LINE OF THE WEST EXTENSION IRRIGATION CANAL WITH
THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST
ONE-QUARTER OF SECTION 14.

NOTARY PUBLIC FOR OREGON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 19th OF September, 2022

APPEARED JOE TAYLOR, CHERYL TAYLOR AND ROD TAYLOR TO
ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING
SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND
VOLUNTARY ACT.

BEFORE ME Renee J. Grace
NOTARY PUBLIC FOR OREGON

PRINTED NAME Renee J. Grace

COMMISSION NO. 1011304

MY COMMISSION EXPIRES April 14, 2025

RECEIVED BY

Morrow County Surveyor

Date: 11/4/2022

Rec'd By: MPK

No.: 2022-2013C

Folder No.: 2013

PRIMM LAND SURVEYING, INC.


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keith@primmland surveying.com
brit@primmland surveying.com

CLIENT: JOE TAYLOR

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DRAWN:	KPP
APPROVED:	KPP

2013

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