

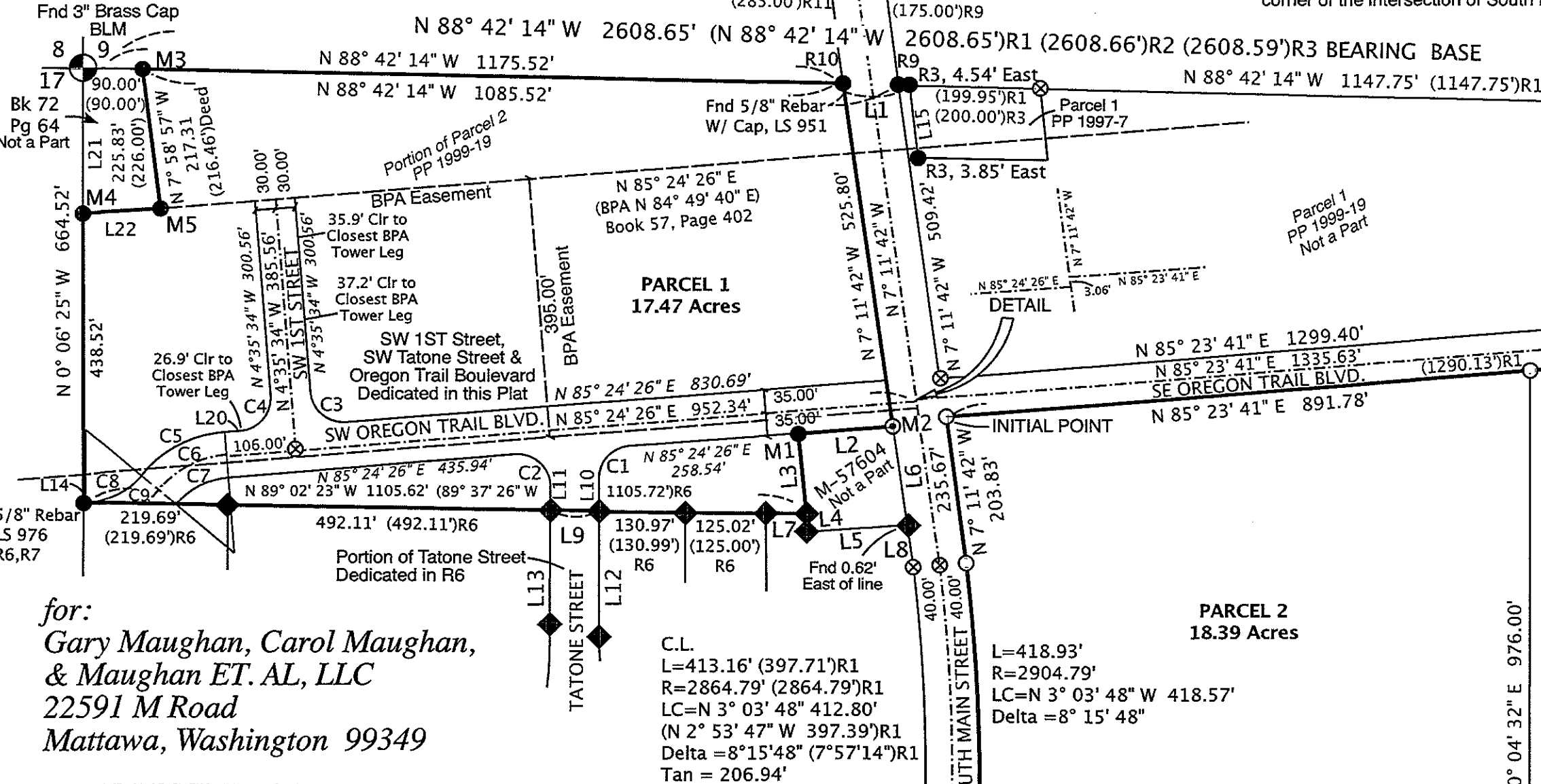
PARTITION PLAT 2023-10

A Partition of Parcel 2 of Partition Plat 1999-19

City of Boardman, Oregon

Township 4 North, Range 25, East, W.M.,

Northwest 1/4 of Section 16



for:
Gary Maughan, Carol Maughan,
& Maughan ET. AL, LLC
22591 M Road
Mattawa, Washington 99349

LEGAL DESCRIPTION:

A Portion of Deed 1997-52866 of Morrow County:

Parcel 2 of Partition Plat 1999-19 located in the Northwest Quarter of Section 15, Township 4 North, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon,
EXCEPTING THEREFROM any Roads or Water Rights of Way.

OWNERS DECLARATION and DEDICATION:

Know All Men By These Presents, that WE, the Owners of the lands as shown on this plat do hereby Dedicate SW 1st Street, SW Tatone Street, and SW Oregon Trail Boulevard to the Public as Described on the face of this Plat. We also hereby establish and acknowledge we have caused this Plat to be created and we recognize this Plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Morrow, State of Oregon.

Gary Maughan
Gary Maughan, Owner

Carol Maughan
Carol Maughan, Owner

Gary Maughan
Gary Maughan, Manager, Maughan ET, AL, LLC

On this 15 day of Sept, 2023, Maughan's appeared personally before me and are known to me to be the identical individuals who executed this plat and acknowledged that they did so freely and voluntarily of their own will and Whereas, Gary Maughan is signing as both an owner and as a Manager of Maughan ET, AL, LLC.

Before me: *Callista S. Estebanos*
Notary Public for Oregon

My Printed Name is Callista S. Estebanos

My Commission No. is 1024885

My Commission Expires May 18, 2026

I certify that this is a true and exact copy of the Original Partition Plat as filed for Gary & Carol Maughan, & Maughan ET. AL., in Morrow County, Oregon

Ronald V. McKinnis
Ronald V. McKinnis, PLS 2431

SURVEYORS NARRATIVE & CERTIFICATE:

This Survey is Based on a survey by Wells, Partition Plat 1999-19, where he segregated Parcel 1 from the remaining Maughan properties. My Bearing Base was that of Wells, being the Northwest Line of Section 16. I used various survey records to determine the exterior boundary of this Parcel 2 of Partition Plat 1999-19 which was previously 'Not Surveyed'. In previous Partition Plats there was no indication that an offset occurred for Main Street at the North end of Section 16. I found that Edwards' monuments were more correct than those of Wagner, Baalman, or Wells. I held Edwards' survey which was also held by a number of surveys conducted in Blocks 1 & 2 of South Boardman. Upon completion of identifying the exterior boundaries of the subject Parcel 2, I divided the East Portion into 2 Parcels and the West Portion was physically removed by the boundary of South Main Street. This survey was completed with a Trimble R8 GPS RTK Total Station.

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. I also certify that this plat complies with all provisions of Chapter 92 of the Oregon Revised Statutes. The INITIAL POINT of this Partition is my Monument located at the Northwest corner of Newly Created Parcel 2, being in the Southeast corner of the intersection of South Main Street and Oregon Trail Boulevard.

CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord L.
C1 -	74.43'	50.00'	85°17'09"	N 42°45'51" E	67.74'
C2 -	82.65'	50.00'	94°42'51"	N 47°14'09" W	73.56'
C3 -	78.54'	50.00'	90°00'00"	N 49°35'34" W	70.71'
C4 -	78.54'	50.00'	90°00'00"	S 40°24'26" W	70.71'
C5 -	144.89'	185.00'	44°52'23"	S 62°58'14" W	141.21'
C6 -	117.47'	150.00'	44°52'23"	S 62°58'14" W	114.50'
C7 -	86.31'	115.00'	42°59'56"	S 65°54'26" W	84.30'
C8 -	101.21'	115.00'	50°25'34"	S 65°44'50" W	97.98'
C9 -	29.59'	150.00'	10°28'54"	S 45°46'30" W	27.40'

LINE TABLE:

L1 -	N 88° 42' 14" W	80.89'	(80.84')R10
L2 -	N 88° 24' 26" E	149.80'	(150.00')Deed
L3 -	S 06° 58' 40" E	123.71'	(121.18')R6
L4 -	S 06° 58' 40" E	26.36'	(26.26')R6
L5 -	N 85° 23' 41" E	150.46'	(150.00')Deed
L6 -	N 07° 11' 42" W	150.00'	(150.00')Deed
L7 -	N 89° 02' 23" W	62.83'	(62.93')R6
L8 -	N 07° 11' 42" W	49.39'	(64.41')R6
L9 -	N 89° 02' 23" W	75.01'	(75.01')R6
L10 -	N 00° 07' 17" W	47.02'	
L11 -	N 00° 07' 17" W	31.49'	
L12 -	N 00° 08' 02" W	192.33'	(192.33')R6
L13 -	N 00° 09' 55" W	175.95'	(175.96')R6
L14 -	S 89° 02' 23" W	2.50'	
L15 -	N 06° 50' 27" W	110.04'	(110.00')R3
L16 -	S 00° 04' 32" W	30.10'	(30.10')R5
L17 -	S 00° 04' 32" W	30.10'	(30.10')R5
L18 -	N 85° 23' 41" E	150.61'	(150.60')R5
L19 -	S 89° 54' 32" W	150.16'	(150.10')R5
L20 -	S 85° 24' 26" W	26.01'	
L21 -	S 00° 05' 52" W	225.83'	(226.00')Deed
L22 -	N 85° 56' 42" E	120.84'	
L23 -	(N 85° 24' 26" E	120.00'	Deed

RECEIVED BY

Morrow County Surveyor

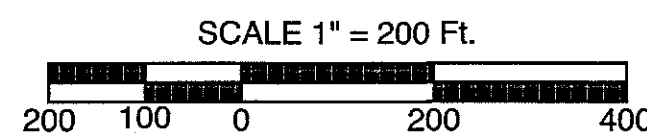
Date 9/22/2023

Rec'd By MPK

No. 2023-2046 C
2046

LEGEND

- Found Section Monument - as Noted
- Found Monuments, P.P. 1999-19 Or as per Reference Noted (R0)
- Found Monument from R6
- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- SET MONUMENTS - 1/4" X 1 1/2" PK W/ Washer Stamped - L.S. #2431
- Calculated Point - Not Found or Set
- PARTITION BOUNDARY.
- Record Bearing / Distance as Per Reference Noted



2 1/2 Brass Cap
East 1/4 Corner
PLS 49593, 2021

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. McKINNIS ENGINEERING
79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017

APPROVALS:

I certify that I have examined and approved this Subdivision Plat on this 21 day of SEPT., 2023

Matt Kemp
Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 21st day of September, 2023

Paula J. Lane
City of Boardman Planning Official

By My Signature, City of Boardman Accepts the Road Dedications as made by these Land Owners

21st day of September, 2023

Paula J. Lane
City of Boardman City Manager

I certify that I have examined and approved this Partition Plat on this 21 day of September, 2023

Michael J. Lane
Morrow County Tax Assessor
Morrow County Tax Collector

Morrow County Clerk
Recording Information
SEAL

MORROW COUNTY, OREGON 2023-53638
PLAT-FART 09/21/2023 03:38:00 PM
Cn=1 Sme=23 TC \$5.00 \$11.00 \$30.00 \$80.00 \$30.00 \$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



2046