

2048

OTTMAR REPLAT  
MORROW COUNTY  
PARTITION PLAT NO. 2023-11

A REPLAT OF PARCELS 1 AND 2 OF MORROW COUNTY PARTITION PLAT NO. 2006-02 AND CERTAIN LANDS CONVEYED BETWEEN CAROL J. OTTMAR AND McELLIOTT, LLC UNDER PROPERTY LINE ADJUSTMENT DEEDS RECORDED AT MICROFILM NO. 2023-53564 AND MICROFILM NO. 2023-53565, MORROW COUNTY MICROFILM RECORDS.

SITUATED IN SECTION 13, THE E1/2 OF SECTION 14, THE NE1/4 OF SECTION 23, SECTION 24 AND THE NE1/4 NE1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.

SEPTEMBER, 2023

SHEET 1 OF 2

EASEMENT AND ENCUMBRANCE NOTES:

- RIGHTS OF THE PUBLIC IN COUNTY ROADS.
- JOINT ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN PIONEER RESOURCES I, LLC, AN OREGON LIMITED LIABILITY COMPANY AND GEORGE L. DERR, RECORDED APRIL 12, 1999 AS MICROFILM NO. M-57544, MORROW COUNTY MICROFILM RECORDS. JOINT ACCESS EASEMENT IS ALONG EXISTING ROADS AND IS DEPICTED: ② NO ACCESS EASEMENT WIDTH STATED IN DOCUMENT.
- NON-EXCLUSIVE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN DEED RECORDED OCTOBER 16, 2002 AS MICROFILM M-2002-5740, MORROW COUNTY MICROFILM RECORDS. RESERVED EASEMENT IS 40' WIDE, 20' ON EACH SIDE OF ROAD CENTERLINE. EASEMENT IS CENTERED ON EXISTING ROADS AND IS DEPICTED: ③

CONTINUED FROM LEFT.....

bears North 57°58'57" West a distance of 5.37 feet, more or less, from the West right-of-way line of Board Creek County Road No. 703; thence South 57°58'57" East a distance of 63.35 feet to a 5/8 inch rebar which bears North 69°59'02" West a distance of 6.17 feet, more or less, from the East right-of-way line of Board Creek County Road No. 703; thence South 69°59'02" East a distance of 312.23 feet to a 5/8 inch rebar; thence South 49°28'46" East a distance of 285.32 feet to a 5/8 inch rebar; thence South 44°33'04" East a distance of 307.65 feet to a 5/8 inch rebar; thence South 57°27'25" East a distance of 84.84 feet to a 5/8 inch rebar; thence South 63°05'35" East a distance of 148.12 feet to a 5/8 inch rebar; thence South 59°27'40" East a distance of 201.90 feet to a 5/8 inch rebar; thence South 65°20'14" East a distance of 310.43 feet to a 5/8 inch rebar; thence South 27°30'47" East a distance of 254.45 feet to a 5/8 inch rebar; thence South 21°34'49" East a distance of 262.98 feet to a 5/8 inch rebar; thence South 33°31'24" East a distance of 86.55 feet to a 5/8 inch rebar; thence South 38°18'12" East a distance of 402.99 feet to a 5/8 inch rebar; thence South 39°04'28" East a distance of 273.56 feet to a 5/8 inch rebar; thence South 35°24'46" East a distance of 261.15 feet to a 5/8 inch rebar; thence South 46°56'21" East a distance of 247.67 feet to a 5/8 inch rebar; thence South 51°29'41" East a distance of 158.61 feet to a 5/8 inch rebar; thence South 53°25'10" East a distance of 255.97 feet to a 5/8 inch rebar; thence South 55°51'56" West a distance of 125.48 feet to a 5/8 inch rebar; thence South 03°59'15" West a distance of 240.63 feet to a 5/8 inch rebar; thence South 58°23'36" East a distance of 149.56 feet to a 5/8 inch rebar; thence South 82°06'23" East a distance of 414.58 feet to a 5/8 inch rebar; thence South 51°16'33" East a distance of 251.82 feet to a 5/8 inch rebar; thence South 30°31'08" East a distance of 440.49 feet to a 5/8 inch rebar; thence South 46°48'33" East a distance of 113.85 feet to a 5/8 inch rebar; thence South 55°58'45" East a distance of 170.42 feet to a 5/8 inch rebar; thence South 55°58'45" East a distance of 14.92 feet, more or less, to a point on the East line of said Section 25; thence Northerly along said East line a distance of 640.80 feet, more or less, to the "INITIAL POINT".

EXCEPTING THEREFROM, any portion lying within County Road rights-of-way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Will R. Wells  
WILLIAM R. WELLS, PLS 1106

Will R. Wells

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWES 6/30/24

RECORDING INFORMATION,  
OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2023-53855  
PLAT-PART 11/22/2023 04:26:41 PM  
Cntr=1 Sln=23 TC \$10.00 \$20.00 \$100.00 \$300.00 \$661.00



00052056202309538550020027  
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

PROJECT: \OTTMAR REPLATS\

OTTMAR REPLAT

SITUATED IN SECTION 13, THE E1/2 OF SECTION 14, THE NE1/4 OF SECTION 23, SECTION 24 AND THE NE1/4 NE1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 09-23 DR. BY: WRW  
CK. BY: WRW NO: 21-1794

"BASIS OF BEARINGS": MEASURED BEARINGS SHOWN ARE ROTATED TO TRUE NORTH BASED ON GPS GEODETIC OBSERVATION TAKEN 650 FEET WEST OF THE 1/4 CORNER COMMON TO SECTIONS 23 AND 24. MEASURED DISTANCES REPORTED ARE GROUND DISTANCES. THIS MAP IS ON THE SAME BEARING BASE AS SURVEY NO. 2023-2031D AND 2022-2018C.

SCALE: 1 INCH=800 FEET  
0 400 800 1600

LEGEND

- FOUND 2 1/2" BRASS CAP ON 1" GALV. IRON PIPE SET BY PLS 1636 FROM EXISTING ORIGINAL EVIDENCE. CORNER RECORD ON FILE IN MORROW COUNTY SURVEYOR'S OFFICE.
- FOUND 2 1/2" INCH BRASS CAP ON 2" GALV. IRON PIPE SET FROM EXISTING ORIGINAL EVIDENCE ON SURVEY NO. C-647-K.
- OTHER MONUMENT OF RECENT RECORD, AS NOTED.
- FOUND 2" ALUM. CAP ON 5/8" REBAR, CORNER RECORD 5S 26 N-19.
- INDICATES MONUMENTED OLD FENCE LINE AND SOUTHERLY BOUNDARY LINE FOR PARCELS 1 AND 2 OF THIS REPLAT. SEE SHEET 2 OF 2 FOR ANNOTATION.
- S.N. - INDICATES SURVEY NUMBER OF SURVEY FILED IN MORROW COUNTY SURVEY RECORDS.
- R/W - INDICATES COUNTY ROAD RIGHT-OF-WAY.
- (XOX)2 - RECORD DIMENSION FROM ORIGINAL GLO SURVEY BY EVERETT A. THATCHER UNDER CONTRACT NO. 325 DATED JUNE 4, 1879.

SURVEYOR'S CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND PARTLY MONUMENTED WITH LEGAL MONUMENTS, PARCELS 1 AND 2 OF THIS PARTITION REPLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE MORROW COUNTY DEVELOPMENT ORDINANCE. PARCELS 1 AND 2 ARE GENERALLY "UNSURVEYED" EXCEPT FOR THE SOUTHERLY BOUNDARY WHICH WAS MONUMENTED PER RECORD MORROW COUNTY SURVEY NO. 2023-2031D AND 2022-2018C.

REAL PROPERTY DESCRIPTION:

That portion of the Sections 13, 14, the Northeast Quarter of Section 23, Section 24 and the Northeast Quarter of the Northeast Quarter of Section 25, Township 5 South, Range 26 East, W.M., Morrow County, Oregon, described as follows:

Beginning at the "INITIAL POINT", said Initial Point being monumented with a 2 1/2 inch brass cap on 2 inch diameter by 32 inch long galvanized iron pipe which monuments the Southeast corner of said Section 24; thence Northerly along the East line of said Section 24 a distance of 5280 feet, more or less, to the Southeast corner of said Section 13; thence Northerly along the East line of said Section 13 a distance of 5280 feet, more or less, to the Northeast corner thereof; thence Westerly along the North line of said Section 13 a distance of 5280 feet, more or less, to the Northeast corner of said Section 14; thence Westerly along the North line of said Section 14 a distance of 2640 feet, more or less, to the Northwest corner of the East Half of said Section 14; thence Southerly along the North-South centerline of said Section 14 a distance of 5280 feet, more or less, to the one-quarter section corner common to Sections 14 and 23; thence Southerly along the North-South centerline of said Section 23 a distance of 13.94 feet, more or less, to a point which bears North 77°17'47" West a distance of 13.94 feet, more or less, from a 5/8 inch rebar; thence South 77°17'47" East a distance of 250.33 feet to a 5/8 inch rebar; thence South 38°54'07" East a distance of 154.83 feet to a 5/8 inch rebar; thence South 30°57'06" East a distance of 379.09 feet to a 5/8 inch rebar; thence South 47°13'00" East a distance of 344.68 feet to a 5/8 inch rebar; thence South 50°32'44" East a distance of 353.26 feet to a 5/8 inch rebar; thence South 49°10'30" East a distance of 355.53 feet to a 5/8 inch rebar; thence North 19°21'17" East a distance of 13.36 feet to a 5/8 inch rebar; thence South 71°26'53" East a distance of 223.22 feet to a 5/8 inch rebar; thence South 84°31'30" East a distance of 372.98 feet to a 5/8 inch rebar; thence South 84°41'34" East a distance of 559.25 feet to a 5/8 inch rebar; thence South 89°24'57" East a distance of 112.80 feet to a 5/8 inch rebar; thence North 81°20'04" East a distance of 507.17 feet to a 5/8 inch rebar; thence North 88°02'30" East a distance of 465.58 feet to a 5/8 inch rebar; thence South 60°30'09" East a distance of 451.67 feet to a 5/8 inch rebar which

SURVEYOR'S NOTE:  
THE SOUTHERLY BOUNDARIES OF PARCELS 1 AND 2 OF THIS REPLAT, AS ANNOTATED ON PLAT SHEET 2 OF 2, ARE DETERMINED BY STATUTORY WARRANTY DEED(S) RECORDED AT MICROFILM NO. 2023-53564 AND MICROFILM NO. 2023-53565. SEE REFERENCE DOCUMENT NOTE NO. 6 ON PLAT SHEET 2 OF 2.

RECEIVED BY

Morrow County Surveyor

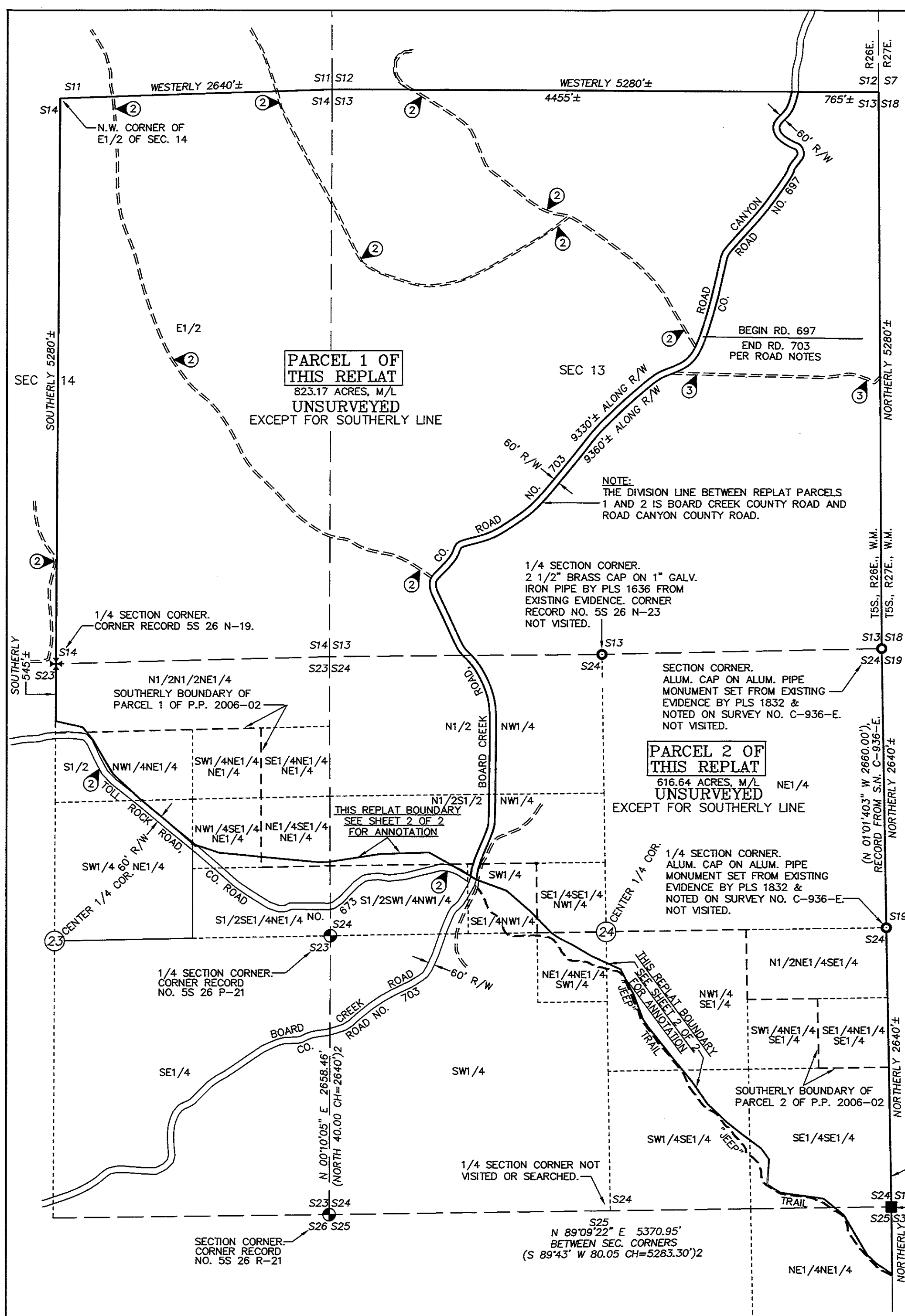
Date: 12/4/2023

Rec'd By: MPK

No.: 2023-2048C

Folder No.: 2048

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL  
Will R. Wells  
WILLIAM R. WELLS, PLS 1106



2048

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OTTMAR REPLAT  
MORROW COUNTY  
PARTITION PLAT NO. 2023-11

A REPLAT OF PARCELS 1 AND 2 OF MORROW COUNTY PARTITION PLAT NO. 2006-02  
AND CERTAIN LANDS CONVEYED BETWEEN CAROL J. OTTMAR AND McELIGOTT, LLC  
UNDER PROPERTY LINE ADJUSTMENT DEEDS RECORDED AT MICROFILM NO. 2023-53564  
AND MICROFILM NO. 2023-53565, MORROW COUNTY MICROFILM RECORDS.

SITUATED IN SECTION 13, THE E1/2 OF SECTION 14, THE NE1/4 OF  
SECTION 23, SECTION 24 AND THE NE1/4 NE1/4 OF SECTION 25,  
TOWNSHIP 5 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.

SEPTEMBER, 2023  
SHEET 2 OF 2

1/4 SECTION CORNER  
2 1/2" BRASS CAP ON 1" GALV.  
IRON PIPE BY PLS 1636 FROM  
EXISTING EVIDENCE. CORNER  
RECORD NO. 5S 26 N-23.  
NOT VISITED.

REFERENCE DOCUMENTS

1. MORROW COUNTY PARTITION PLAT NO. 2006-2.
2. REMONUMENTATION RECORDS FOR VARIOUS PUBLIC LAND SURVEY CORNERS.
3. S.N. C-936-E
4. S.N. 2023-2031D AND 2022-2018C, THE MONUMENTATION SURVEYS OF OLD FENCE LINE ALONG SOUTHERLY LINES OF PARCELS 1 AND 2 OF THIS REPLAT.
5. ORIGINAL GLO SURVEY OF T5S., R26E., W.M. BY EVERETT A. THATCHER UNDER CONTRACT NO. 325 DATED JUNE 4, 1879.
6. STATUTORY WARRANTY DEED, CAROL J. OTTMAR TO McELIGOTT, LLC, RECORDED SEPTEMBER 05, 2023, MICROFILM NO. 2023-53564 AND STATUTORY WARRANTY DEED, McELIGOTT, LLC TO CAROL J. OTTMAR, RECORDED SEPTEMBER 05, 2023, MICROFILM NO. 2023-53565, MORROW COUNTY MICROFILM RECORDS.

APPROVALS

MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS

9 DAY OF NOVEMBER 2023

*Walt Lewis*  
MORROW COUNTY SURVEYOR

MORROW COUNTY PLANNING DEPARTMENT  
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS

9th DAY OF November 2023

*Trish Malbitt*  
MORROW COUNTY PLANNING DIRECTOR  
LAND USE REQUEST: R-S-079-22

MORROW COUNTY ASSESSOR/TAX COLLECTOR

I, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS COVERED IN THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM TAXES AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED THIS

22 DAY OF November 2023

*Richard D. Spence*  
MORROW COUNTY ASSESSOR/TAX COLLECTOR

RECORDING INFORMATION,  
OFFICE OF COUNTY RECORDS

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

*William R. Wells*  
WILLIAM R. WELLS, PLS 1106

PROJECT: \OTTMAR REPLAT2

OTTMAR REPLAT

SITUATED IN SECTION 13, THE E1/2 OF SECTION 14, THE NE1/4 OF SECTION 23, SECTION 24 AND THE NE1/4 NE1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.

WELLS SURVEYING  
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DATE: 09-23 DR. BY: WRW  
CK. BY: WRW NO: 21-1794

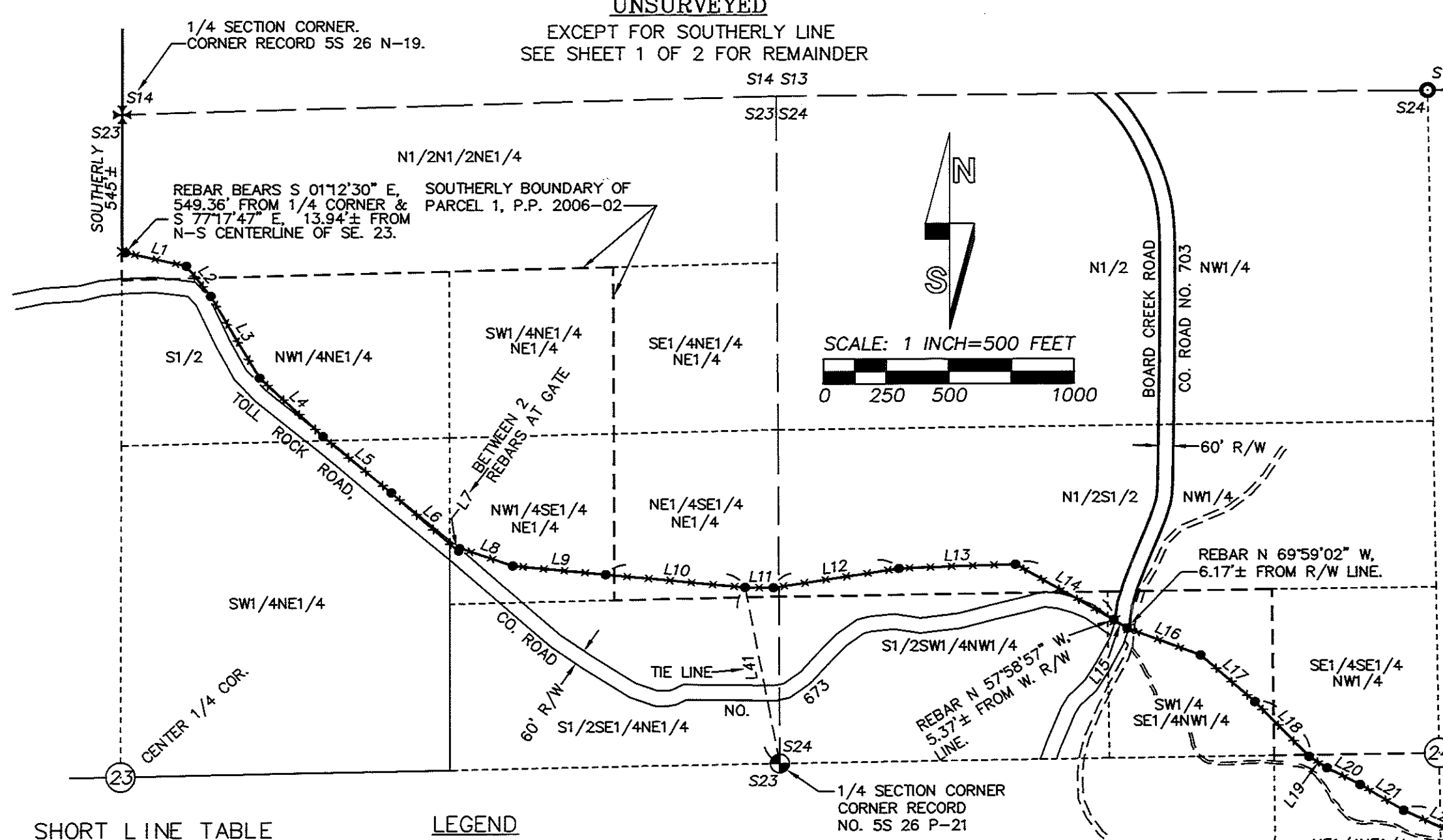
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/24

RECEIVED BY  
Morrow County Surveyor

Date: 12/14/2023  
Rec'd By: MPK  
No.: 2023-2048C  
Folder No.: 2048

PART OF REPLAT PARCEL 1  
UNSURVEYED  
EXCEPT FOR SOUTHERLY LINE  
SEE SHEET 1 OF 2 FOR REMAINDER



SHORT LINE TABLE

NO.	BEARING	DISTANCE
L1	S 77°17'47\"	250.33'
L2	S 38°54'07\"	154.83'
L3	S 30°57'06\"	379.09'
L4	S 47°13'00\"	344.68'
L5	S 50°32'44\"	353.26'
L6	S 49°10'30\"	355.53'
L7	N 19°21'17\"	13.36'
L8	S 71°26'53\"	223.22'
L9	S 84°31'30\"	372.98'
L10	S 84°41'34\"	559.25'
L11	S 89°24'57\"	112.80'
L12	N 81°20'04\"	507.17'
L13	N 88°02'30\"	465.58'
L14	S 60°30'09\"	451.67'
L15	S 57°58'57\"	63.35'
L16	S 69°59'02\"	312.23'
L17	S 49°28'46\"	285.32'
L18	S 44°33'04\"	307.65'
L19	S 57°27'25\"	84.84'
L20	S 63°05'35\"	148.12'
L21	S 59°27'40\"	201.90'
L22	S 65°20'14\"	310.43'
L23	S 27°30'47\"	254.45'
L24	S 21°13'49\"	262.98'
L25	S 33°31'24\"	86.55'
L26	S 38°18'12\"	402.99'
L27	S 39°04'28\"	273.56'
L28	S 35°24'46\"	261.15'
L29	S 46°56'21\"	247.67'
L30	S 51°29'41\"	158.61'
L31	S 53°25'10\"	255.97'
L32	S 35°51'56\"	125.48'
L33	S 03°59'15\"	240.63'
L34	S 58°23'36\"	149.56'
L35	S 82°06'23\"	414.58'
L36	S 51°16'33\"	251.82'
L37	S 30°31'08\"	440.49'
L38	S 46°48'33\"	113.85'
L39	S 55°58'45\"	170.42'
L40	S 55°58'45\"	14.92'±
L41	S 11°07'34\"	714.93'

LEGEND

- 5/8 REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" IN EXISTING OLD FENCE LINE, SET ON S.N. 2023-2031D.
- ⊙ 5/8 REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" IN EXISTING OLD FENCE LINE, SET ON S.N. 2022-2018C.
- ⊙ FOUND 2 1/2" BRASS CAP ON 1" GALV. IRON PIPE SET BY PLS 1636 FROM EXISTING ORIGINAL EVIDENCE. CORNER RECORD ON FILE IN MORROW COUNTY SURVEYOR'S OFFICE.
- FOUND 2 1/2" INCH BRASS CAP ON 2" GALV. IRON PIPE SET FROM EXISTING ORIGINAL EVIDENCE ON SURVEY NO. C-647-K.
- ⊙ OTHER MONUMENT OF RECENT RECORD, AS NOTED.
- ✱ FOUND 2" ALUM. CAP ON 5/8" REBAR. CORNER RECORD 5S 26 N-19.
- INDICATES MONUMENTED OLD FENCE LINE AND SOUTHERLY BOUNDARY LINE FOR PARCELS 1 AND 2 OF THIS REPLAT. SEE SHEET 2 OF 2 FOR ANNOTATION.
- S.N. - INDICATES SURVEY NUMBER OF SURVEY FILED IN MORROW COUNTY SURVEY RECORDS.
- L39 - INDICATES LINE BETWEEN REBAR MONUMENTS TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.
- R/W - INDICATES COUNTY ROAD RIGHT-OF-WAY.

NOTE: MEASURED DIMENSIONS REPORTED BETWEEN REBARS ON THE SOUTHERLY BOUNDARY OF PARCELS 1 AND 2 OF THIS REPLAT ARE IDENTICAL TO THOSE REPORTED ON RECORD SURVEY NO. 2022-2018C AND 2023-2031D. THE SOUTHERLY BOUNDARIES OF PARCELS 1 AND 2 OF THIS REPLAT ARE DETERMINED BY DEED(S) RECORDED AT MICROFILM NO. 2023-53564 AND MICROFILM NO. 2023-53565. SEE REFERENCE DOCUMENTS NOTE NO. 6, THIS SHEET.

OWNER'S DECLARATION

CAROL J. OTTMAR, AS OWNER OF THE LANDS DEPICTED ON THIS REPLAT AND DESCRIBED IN REAL PROPERTY DESCRIPTION IN THE SURVEYOR'S CERTIFICATE AND NARRATIVE, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION REPLAT TO BE PREPARED AND THIS LAND REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND THE DEVELOPMENT CODE OF MORROW COUNTY.

*Carol J. Ottmar*  
CAROL J. OTTMAR, OWNER

ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF *Wasco* ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2023  
BY CAROL J. OTTMAR

*George Leonard Anderson*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY PRINTED NAME *George Leonard Anderson*  
MY COMMISSION EXPIRES *March 1, 2027*  
MY COMMISSION NUMBER *1034294*

2048