



SURVEYOR'S NARRATIVE:

THIS SURVEY FOR PARTITION WAS MADE WITH REFERENCE TO COUNTY SURVEY A-881K-71 AND OTHER REFERENCED SURVEYS TO DETERMINE EXTERIOR BOUNDARIES OF THE THIS PARTITION. I FOUND CORNERS AS SHOWN ON THIS PLAT. I HOLD THE FOUND 1/2" IRON ROD AT THE EAST-WEST CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 8, AND HOLD DEED CALL DISTANCES FOR A DISTANCE - DISTANCE INTERSECT TO DETERMINE THE NORTHWEST CORNER LOCATION. I SHOW BEARING AND DISTANCE CALLS FROM THE FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 1 OF FIRST ADDITION TO BOARDMAN TO THE FOUND "TAKING LINE MONUMENT" ON THE WEST LINE, AND THEN TO THE BEARING - BEARING DISTANCE INTERSECT AT THE NORTHWEST CORNER OF THIS PARTITION FOR REFERENCE. I HOLD THE WEST LINE OF FALER ADDITION BETWEEN THE SOUTHWEST CORNER OF LOT 3, BLOCK 4 TO THE NORTHWEST CORNER OF LOT 6, BLOCK 1 AS BASIS OF BEARING.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM, AND A TOPCON PS103 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS, USING NAD83 ORNSPC COORDINATE DATUM IN INTERNATIONAL FEET. I USE NOAA NCAT SOFTWARE TO DETERMINE A COMBINED SCALE FACTOR OF 0.99999515 FROM GRID TO GROUND CALCULATIONS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING PARTITION PLAT. THE INITIAL POINT FOR THIS PARTITION IS THE EXISTING 1" IRON PIPE AT THE SOUTHEAST CORNER OF PARCEL 1.

PLAT BOUNDARY DESCRIPTION: FROM STATUTORY WARRANTY DEED DOCUMENT NO. 2022-51969 IN MORROW CO. DEED RECORDS.

PARCEL 1:
BEGINNING AT THE NORTHWEST CORNER OF FALER ADDITION TO THE CITY OF BOARDMAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 64°15'00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 290.87 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND BELONGING TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE AS RECORDED IN BOOK 69, PAGE 543, MORROW COUNTY DEED RECORDS; THENCE SOUTH 2°20'00" EAST ALONG SAID EASTERLY LINE OF SAID FISH AND WILDLIFE SERVICE TRACT A DISTANCE OF 309.56 FEET TO THE EAST-WEST CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON; THENCE SOUTH 89°46'45" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 253.71 FEET TO THE SOUTHWEST CORNER OF FALER ADDITION; THENCE NORTH 0°34' WEST ALONG THE WEST LINE OF FALER ADDITION A DISTANCE OF 436.66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL OF LAND DEDICATED TO THE CITY OF BOARDMAN AS A PUBLIC STREET IN DEED RECORDED NOVEMBER 19, 1975 AS MICROFILM NO. M-6634, MORROW COUNTY MICROFILM RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF FALER ADDITION, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, SAID POINT LYING NORTH 89°46'45" WEST ALONG THE EAST-WEST CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, A DISTANCE OF 1890.94 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°46'45" WEST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 85.97 FEET; THENCE NORTHEASTERLY ALONG A 162.93 RADIUS CURVE TO THE RIGHT, THE CHORD BEARS NORTH 29°35'20" EAST 171.10 FEET, A DISTANCE OF 180.14 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 1 OF SAID FALER ADDITION; THENCE SOUTH 0°34'00" EAST ALONG THE WEST LINE OF SAID FALER ADDITION A DISTANCE OF 149.19 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
COMMENCING AT THE SOUTHWEST CORNER OF FALER ADDITION, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON; THENCE NORTH 89°46'45" WEST ALONG THE EAST-WEST CENTERLINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON A DISTANCE OF 86.29 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF BOARDMAN AVENUE AS RECORDED ON THE PLAT OF FIRST ADDITION TO THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 2°33' EAST ALONG SAID WEST LINE OF WEST BOARDMAN AVENUE A DISTANCE OF 103.24 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID FIRST ADDITION; THENCE SOUTH 82°37'35" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 168.35 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND BELONGING TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE AS RECORDED IN BOOK 69, PAGE 543, MORROW COUNTY DEED RECORDS; THENCE NORTH 2°20' WEST ALONG SAID EASTERLY LINE OF SAID FISH AND WILDLIFE SERVICE TRACT A DISTANCE OF 125.00 FEET, MORE OR LESS, TO SAID EAST-WEST CENTERLINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°46'45" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 167.42 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM BEGINNING AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1, FIRST ADDITION, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON AND RUNNING THENCE NORTH 2°20'00" WEST ALONG THE G.T.L., A DISTANCE OF 101.26 FEET; THENCE NORTH 89°53'01" EAST A DISTANCE OF 167.45 FEET, MORE OR LESS, TO THE WEST LINE OF WEST BOARDMAN AVENUE IN SAID FIRST ADDITION; THENCE SOUTH 2°35'00" EAST ALONG THE WEST LINE OF SAID WEST BOARDMAN AVENUE A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 82°37'35" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 168.33 FEET. (TO THE POINT OF BEGINNING).

PARCEL 1 DESCRIPTION: BEGINNING AT 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 1 OF FALER ADDITION, BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF NW COLUMBIA AVENUE ON A CURVE LEFT, RADIUS OF 162.93 FEET, LONG CHORD BEARING OF S48°44'36" WEST, LONG CHORD OF 70.83 FEET, DELTA OF 25°06'29", AND AN ARC LENGTH OF 71.40 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 26°33'12" WEST A DISTANCE OF 105.84 FEET; THENCE SOUTH 77°15'25" WEST A DISTANCE OF 161.94 FEET TO A POINT ON THE EASTERLY GOVERNMENT TAKING LINE BEING OWNED BY UNITED STATES DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE; THENCE NORTHERLY ALONG SAID TAKING LINE NORTH 2°22'29" WEST A DISTANCE OF 148.41 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE FOR THE UNION PACIFIC RAILROAD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILROAD NORTH 64°15'25" EAST A DISTANCE OF 290.87 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FALER ADDITION; THENCE ALONG WEST LINE OF FALER ADDITION SOUTH 0°31'52" EAST A DISTANCE OF 286.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.257 ACRES, MORE OR LESS.

PARCEL 2 DESCRIPTION: BEGINNING AT A POINT THAT IS ON THE NORTHERLY RIGHT-OF-WAY OF NW COLUMBIA AVENUE ON A CURVE LEFT WITH A RADIUS OF 162.93. LONG CHORD BEARING OF S48°44'36" WEST, LONG CHORD OF 70.83 FEET, DELTA OF 25°06'29", AND AN ARC LENGTH OF 71.40 FEET FROM THE SOUTHWEST CORNER OF LOT 7, BLOCK 1 OF FALER ADDITION, BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY NORTH 26°33'12" WEST A DISTANCE OF 105.84 FEET; THENCE SOUTH 77°15'25" WEST A DISTANCE OF 161.94 FEET TO A POINT ON THE EASTERLY GOVERNMENT TAKING LINE OWNED BY UNITED STATES DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE; THENCE ALONG SAID TAKING LINE SOUTH 2°22'29" EAST A DISTANCE OF 161.15 FEET; THENCE CONTINUING ALONG SAID TAKING LINE SOUTH 2°10'03" EAST A DISTANCE OF 24.06 FEET; THENCE NORTH 89°51'00" EAST A DISTANCE OF 167.38 FEET TO A 5/8" IRON ROD (REBAR) ON THE WESTERLY RIGHT-OF-WAY OF NW COLUMBIA AVENUE; THENCE ALONG SAID RIGHT OF WAY NORTH 2°31'44" WEST A DISTANCE OF 23.22 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY ALONG A CURVE RIGHT WITH A RADIUS OF 162.93 FEET, LONG CHORD BEARING OF NORTH 16°59'43" EAST, LONG CHORD OF 107.15 FEET, DELTA OF 38°23'17", AND AN ARC LENGTH OF 109.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.839 ACRES, MORE OR LESS.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

- REFERENCES:** NOTE: (D) MORROW COUNTY DEED RECORDS = MCDR
- (R1) ASSESSOR'S MAP 4N25E08DB, 4N25E08DC
 - (R2) COUNTY SURVEY A-881K-71, KRUMBEIN FOR RUSSELL, 5/07/1974. ORIGINAL FRENCH LOT.
 - (R3) COUNTY SURVEY A-879-K-69, KRUMBEIN FOR DOONEN, 6/13/1974. LOT 1, BLOCK 1 FIRST ADD.
 - (R4) BAKER ADDITION, C-12-K-292, KRUMBEIN FOR BAKER, 8/26/1975.
 - (R5) COUNTY SURVEY C-275-K-420, CH2MHILL FOR USACE, 4/10/1979.
 - (R6) COUNTY SURVEY 1524-D, WELLS FOR CHRISMAN DEVELOPMENT, 4/22/2008.
 - (D1) WARRANTY DEED, B69, P277, RUSSELL TO USA, 6/14/1963
 - (D2) COURT JUDGMENT, B69, P541, GOV'T. TAKING LINE BOUNDARY ADJUCATION, 10/14/1963.
 - (D3) WARRANTY DEED, DOC.NO. 1974-06670, RUSSELL TO PETERSON, 3/28/1974.
 - (D4) STATUTORY WARRANTY DEED, DOC.NO. 2002-03364, PETERSON TO PHILLIPS, 12/14/2001.
 - (D5) WARRANTY DEED, DOC.NO. 2002-05003, CUMMINGS TO STOLTZ, 7/19/2002.
 - (D6) SPECIAL WARRANTY DEED, DOC.NO. 2019-43891, POPE TO POPE TRUST, 3/21/2019.
 - (D7) STATUTORY WARRANTY DEED, DOC.NO. 2022-51969, PHILLIPS TO FRENCH, 9/23/2022.
 - (D8) PERSONAL REPRESENTATIVES DEED, DOC.NO. 2023-53027, MOORE TO GRAHAM, 5/31/2023.
 - (D9) MID COLUMBIA TITLE CO., PRELIMINARY TITLE REPORT FILE NO. 12222 FOR FRENCH, 09/23/2022.

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN MORROW COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

- LEGEND**
- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
 - FOUND MONUMENT, AS NOTED.
 - XXX(R#) RECORD AND REFERENCE TO SURVEY
 - PROPERTY LINE
 - EXISTING FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/25

MORROW COUNTY, OREGON 2024-54508

PLAT-PART
Cmt:1 Sht:23 TO
05/24/2024 09:19:34 AM
\$5.00 \$11.00 \$30.00 \$80.00 \$30.00 \$476.00

00053124202400545080010019

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

MORROW COUNTY
PARTITION PLAT 2024-3

A PARTITION OF LAND DESCRIBED BY STATUTORY WARRANTY DEED NO. 2022-51969, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON.

APPROVALS
MORROW COUNTY SURVEYOR
I, MATTHEW KENNEY, MORROW COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF MORROW COUNTY, OREGON.

APPROVED THIS 24 DAY OF May, 2024.

Matthew Kenney
MORROW COUNTY SURVEYOR

MORROW COUNTY TAXATION DEPT.
TAXES ARE PAID IN FULL.

THIS 24 DAY OF May, 2024.

Michael D. Johnson
MORROW COUNTY ASSESSOR & TAX COLLECTOR

CITY OF BOARDMAN:
THE ACCOMPANYING PLAT HAS BEEN APPROVED

THIS 17th DAY OF May, 2024.

Carla M. Lane
CITY OF BOARDMAN COMMUNITY DEVELOPMENT DIRECTOR

OWNER'S DECLARATION:

WE, RICHARD AND AMY FRENCH, OWNERS, OF THAT PARCEL OF LAND DESCRIBED BY STATUTORY WARRANTY DEED 2022-512969, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 4 NORTH, RANGE 25, EAST OF THE WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE DIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND MORROW COUNTY ORDINANCE.

Richard French
RICHARD FRENCH, OWNER

Amy French
AMY FRENCH, OWNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF MORROW

ON THIS 17th DAY OF May, IN THE YEAR 2024,
BEFORE ME *Deborah Lynn Wheeler* THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD AND AMY FRENCH, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Deborah Lynn Wheeler
NOTARY SIGNATURE

Deborah Lynn Wheeler
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 1027384
MY COMMISSION EXPIRES: Aug. 24, 2026

OFFICIAL STAMP
DEBORAH LYNN WHEELER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1027384
MY COMMISSION EXPIRES AUGUST 24, 2026

DATE: 02/28/24	DWN.BY: RDE	PARTITION PLAT FOR: RICHARD & AMY FRENCH 318 NW COLUMBIA AVENUE BOARDMAN, OR 97818
SCALE: 1"=50'	CHK. BY: RDE	
JOB NO. 2023-034	REV.DATE: 05/10/24	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 CELL:541-969-6564
DWG NO. FRENCH PPLAT2024.DWG		