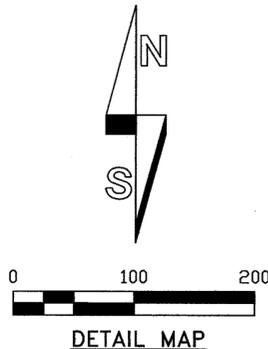
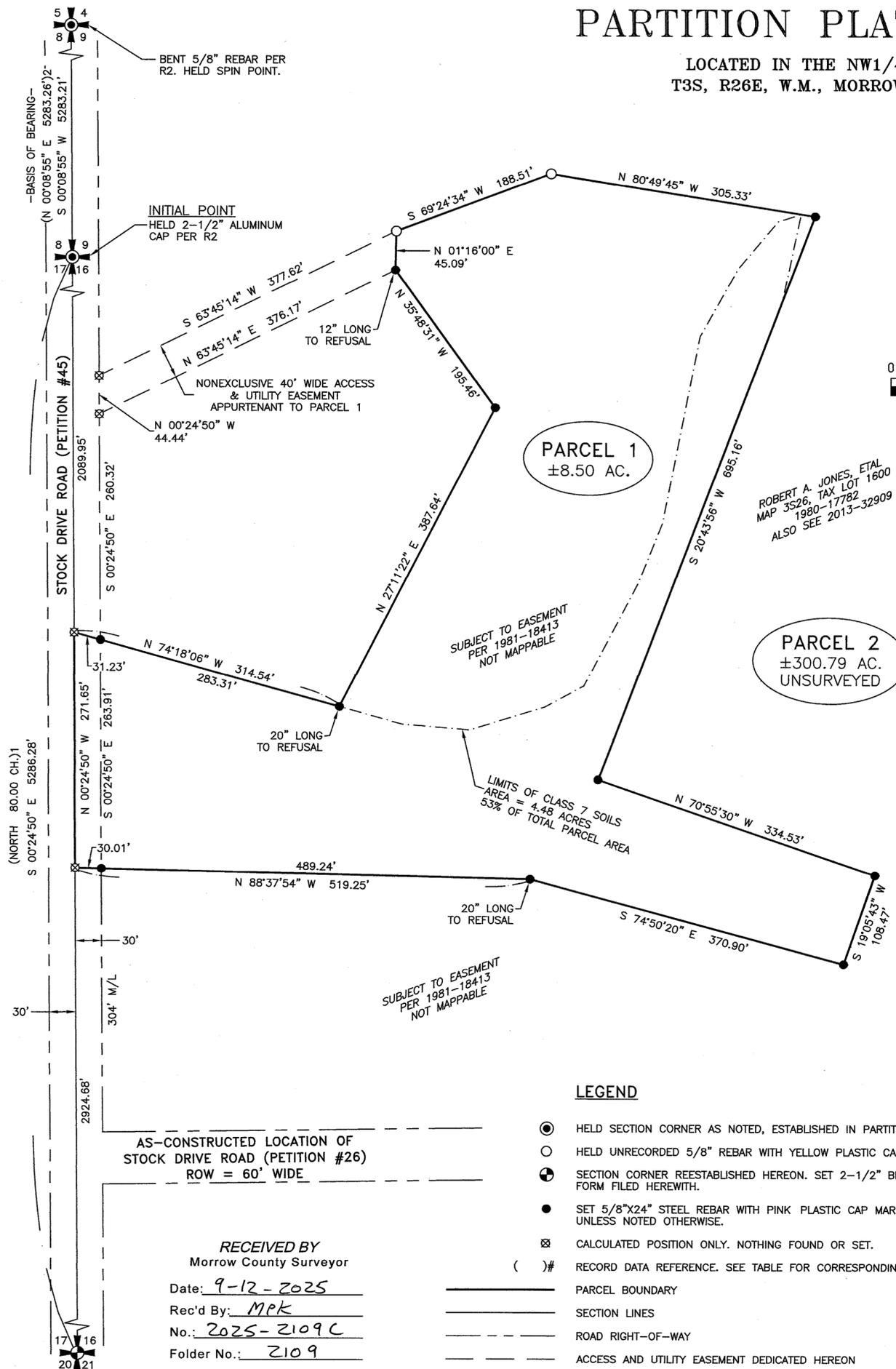


PARTITION PLAT 2025-11

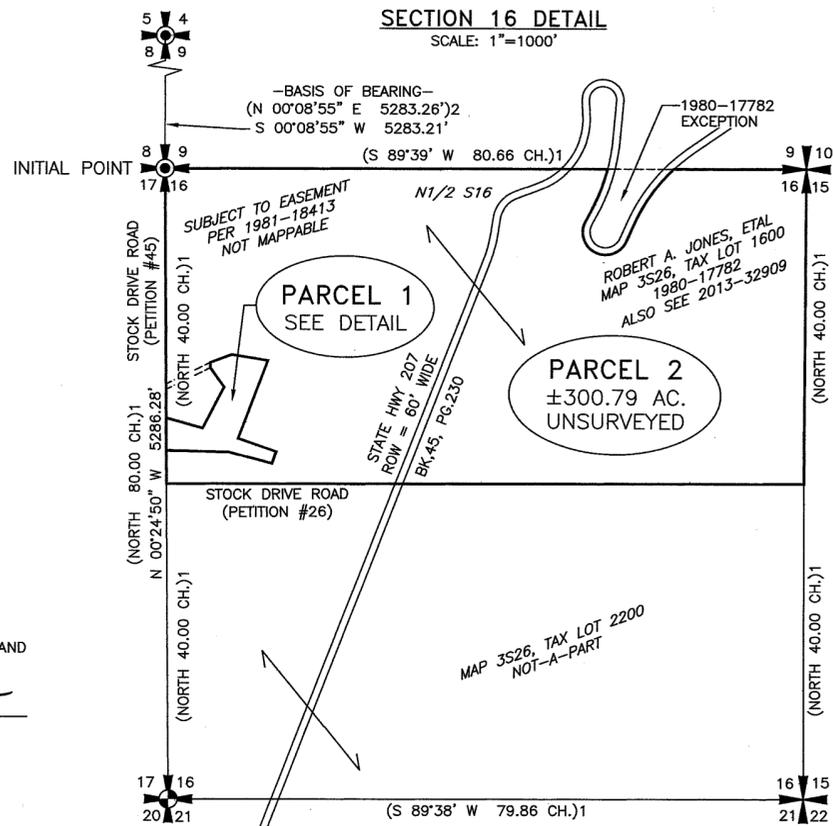
LOCATED IN THE NW1/4 OF SECTION 16,
T3S, R26E, W.M., MORROW COUNTY, OREGON

SECTION 16 DETAIL
SCALE: 1"=1000'



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

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS



SURVEY NARRATIVE

THIS LAND PARTITION HAS BEEN PREPARED AT THE REQUEST OF ROBERT JONES. THE PURPOSE IS TO PROVIDE THE SURVEY AND MAPPING REQUIREMENTS ACCORDING TO APPROVED LAND PARTITION REQUEST LUD-S-082-25 AND LP-S-532-25, MORROW COUNTY PLANNING DEPARTMENT. THE PROPERTY SUBJECT TO THIS PARTITION IS MAP 3526, TAX LOT 1600. ORIGINAL DEED TO JONES CAN BE FOUND UNDER DOCUMENT NO. 1980-017782, RECORDED 9-15-1980. CURRENT VESTING DEED CAN BE FOUND UNDER DOCUMENT NO. 2013-32909.

THE BOUNDARY OF PARCEL 1 AS MAPPED HEREON HAS BEEN COMPUTED AT THE DIRECTION OF MY CLIENT. THE BOUNDARY CONTAINS ALL IMPROVEMENTS CURRENTLY IN PLACE OVER THE EXISTING HOME SITE. PARCEL 1 IS SERVED BY A 40-FOOT ACCESS AND UTILITY EASEMENT AS DEDICATED HEREON. THIS EASEMENT CONNECTS TO A PUBLIC ROAD KNOWN AS STOCK DRIVE ROAD, A COUNTY MAINTAINED GRAVEL ROAD. THE LAND WITHIN PROPOSED PARCEL 1, BEING 8.50 ACRES IN TOTAL, IS MADE UP OF 53% OF CLASS 7 SOILS AS IDENTIFIED AND MAPPED HEREON. THE LIMITS OF THE CLASS 7 SOILS WERE DETERMINED BY FIELD INVESTIGATION AND SURVEY MEASUREMENT. PARCEL 2 IS THE REMAINDER AND WAS NOT SURVEYED.

THE PROPERTY IS BEING PARTITIONED ACCORDING TO THE LEGAL LOT OF RECORD AS DESCRIBED UNDER SAID 1980-017782. A LAND PARTITION FOR FINANCIAL PURPOSES WAS EXECUTED IN 2003 AT WHICH TIME THE HOUSE OVER PROPOSED PARCEL 1 OF THIS PLAT WAS CONSTRUCTED. DURING THE COURSE OF THIS SURVEY THE LANDOWNER IDENTIFIED EXISTING SURVEY MONUMENTS ESTABLISHED BY COPPOCK SURVEYING. THESE MONUMENTS ARE UNRECORDED BUT DO SEEM TO MATCH THE LEGAL DESCRIPTION PROVIDED BY LS2850 UNDER DOCUMENT NO. 2003-09023. ALL LOANS RELATED TO THIS FINANCIAL LAND PARTITION HAVE SINCE BEEN SATISFIED AND THE PROPERTY HAS BEEN RETURNED TO ITS ORIGINAL CONFIGURATION. FOR THIS REASON, THE SURVEY MONUMENTS ESTABLISHED BY LS2850 ARE NO LONGER RELEVANT. TWO OF THESE MONUMENTS WERE HELD FOR THE BOUNDARY OF PARCEL 1 OF THIS SURVEY AS THEIR LOCATION MATCHED THAT DESIRED BY THE OWNER.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS SURVEY FOLDER 1845 ALONG THE WEST LINE OF SECTION 9. DISTANCES ARE GROUND, INTERNATIONAL FEET.

RECORDS OF REFERENCE

- SUBDIVISION OF T3S, R26E BY GEORGE WILLIAMS, CONTRACT NO. 176, DATED JULY 20, 1872.
- PARTITION PLAT NO. 2018-7 (SURVEY FOLDER 1845), RECORDED NOVEMBER 27, 2018.

REGISTERED PROFESSIONAL LAND SURVEYOR

Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-27

KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

LOCATED IN THE NW1/4 OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 26 EAST, W.M.,
MORROW COUNTY, OR.

CLIENT: **ROBERT JONES**

PROJECT: 2519

DATE: JULY 28, 2025

SHEET 1 OF 2

2109

2109

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

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

PARTITION PLAT 2025-11

LOCATED IN THE NW1/4 OF SECTION 16,
T3S, R26E, W.M., MORROW COUNTY, OREGON

OWNER'S DECLARATION

I, ROBERT A. JONES, TRUSTEE OF THE BOB AND SUE JONES FAMILY TRUST AND THE SUE JONES CREDIT SHELTER TRUST, OWNERS OF THE LAND BEING DIVIDED BY THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY SUBDIVISION ORDINANCE. I HEREBY DEDICATE THE PERPETUAL, NONEXCLUSIVE, AND RECIPROCAL 40.00-FOOT WIDE ACCESS AND UTILITY EASEMENT AS MAPPED ON SHEET 1. THIS EASEMENT IS APPURTENANT TO PARCEL 1.

Robert A. Jones 7-29-25
ROBERT A. JONES, TRUSTEE DATE
BOB AND SUE JONES FAMILY TRUST
SUE JONES CREDIT SHELTER TRUST

STATE OF OREGON

COUNTY OF MORROW

ON THE 29th DAY OF July, 2025, ROBERT A. JONES APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Jessica Peterson
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Jessica Ann Peterson

COMMISSION NUMBER: 1041351

MY COMMISSION EXPIRES: October 18, 2027

SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY SUBDIVISION ORDINANCE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE NORTHWEST CORNER OF SECTION 16 (NORTHWEST CORNER OF PARCEL 2 OF THIS PLAT). I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew Patrick Kenny 7-29-2025
MATTHEW PATRICK KENNY, PLS DATE
CERTIFICATE NO. 89374

LEGAL DESCRIPTION

THE NORTH ONE-HALF OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE SECTION LINE 1133 FEET WEST OF THE SECTION CORNER COMMON TO SECTION 9, 10, 15, AND 16, TOWNSHIP 3 SOUTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 45°40' WEST A DISTANCE OF 275 FEET; THENCE ON A 8' CURVE TO THE LEFT A DISTANCE OF 235 FEET; THENCE SOUTH 24°10' WEST A DISTANCE OF 240 FEET; THENCE ON A 36° CURVE TO THE RIGHT A DISTANCE OF 500 FEET; THENCE NORTH 23°39' EAST A DISTANCE OF 135 FEET; THENCE ON A 2' CURVE TO THE LEFT A DISTANCE OF 280 FEET; THENCE NORTH 18°50' EAST A DISTANCE OF 85 FEET TO A POINT ON THE SECTION LINE 1661 FEET WEST OF THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 3 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN; THENCE EAST ON THE SECTION LINE 528 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING A TRACT DEEDED TO THE STATE OF OREGON BY DEED RECORDED IN BOOK 45 OF DEEDS, PAGE 230, RECORDS OF MORROW COUNTY, OREGON.

SUBJECT TO:
EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, M-18413, MORROW COUNTY CLERK RECORDS. (NOT MAPPABLE BUT NOTED ON SHEET 1 - AFFECTS BOTH PARCELS 1 AND 2)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-27

DK
KENNY LAND SURVEYING

LOCATED IN THE NW1/4 OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 26 EAST, W.M.,
MORROW COUNTY, OR.
CLIENT: **ROBERT JONES**
PROJECT: 2519 DATE: JULY 28, 2025 SHEET 2 OF 2

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS
17th DAY OF AUGUST, 2025.

Judd R. Catterton
GILLIAM COUNTY SURVEYOR
O.R.S. 92.100(4)

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS
19th DAY OF August, 2025.

Tyler Malbell
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS
25 DAY OF August, 2025.

Michael O'Connell
MORROW COUNTY ASSESSOR /
MORROW COUNTY TAX COLLECTOR

MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2025-56942
PLAT-PART 08/25/2025 01:39:12 PM
Cnt=1 Str=23 DR \$476.00

\$5.00 \$11.00 \$30.00 \$80.00 \$80.00 \$476.00
00056623202500569420010016

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

P.O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

6012

2109