

PARTITION PLAT NO. 2026-4

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

Russell Claus 5/15/26
RUSSELL CLAUS
107538PLS

MORROW COUNTY, OREGON 2026-58309
PLAT-PART
Crt#1 St#25 DR 05/19/2026 01:56:33 PM
\$20.00 \$11.00 \$30.00 \$80.00 \$80.00 \$486.00
0065453202600583090040047
1, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk



OREGON NORTH CENTRAL
STATE PLANE
NAD 83 (2011)

RECEIVED BY
Morrow County Surveyor
Date: 5-22-2026
Rec'd By: MPK
No.: 2026-2132 C
Folder No.: 2132

INDEX

- SHEET 1 OF 4 = INDEX SHEET
- SHEET 2 OF 4 = OVERALL BOUNDARY SHEET
- SHEET 3 OF 4 = DETAIL SHEET OF PARCEL 1
- SHEET 4 OF 4 = CERTIFICATION, NARRATIVE AND SIGNOFF SHEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Claus 5/15/26

OREGON
JANUARY 13, 2026
RUSSELL CLAUS
107538PLS

EXPIRES 12/31/2027

PARTITION PLAT
UNSURVEYED PARCEL 2 OF PARTITION PLAT NO. 2026-3
LOCATED IN SECTIONS 28, 29, 30, 31, 32 AND 33
TOWNSHIP 2 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN,
MORROW COUNTY, OREGON

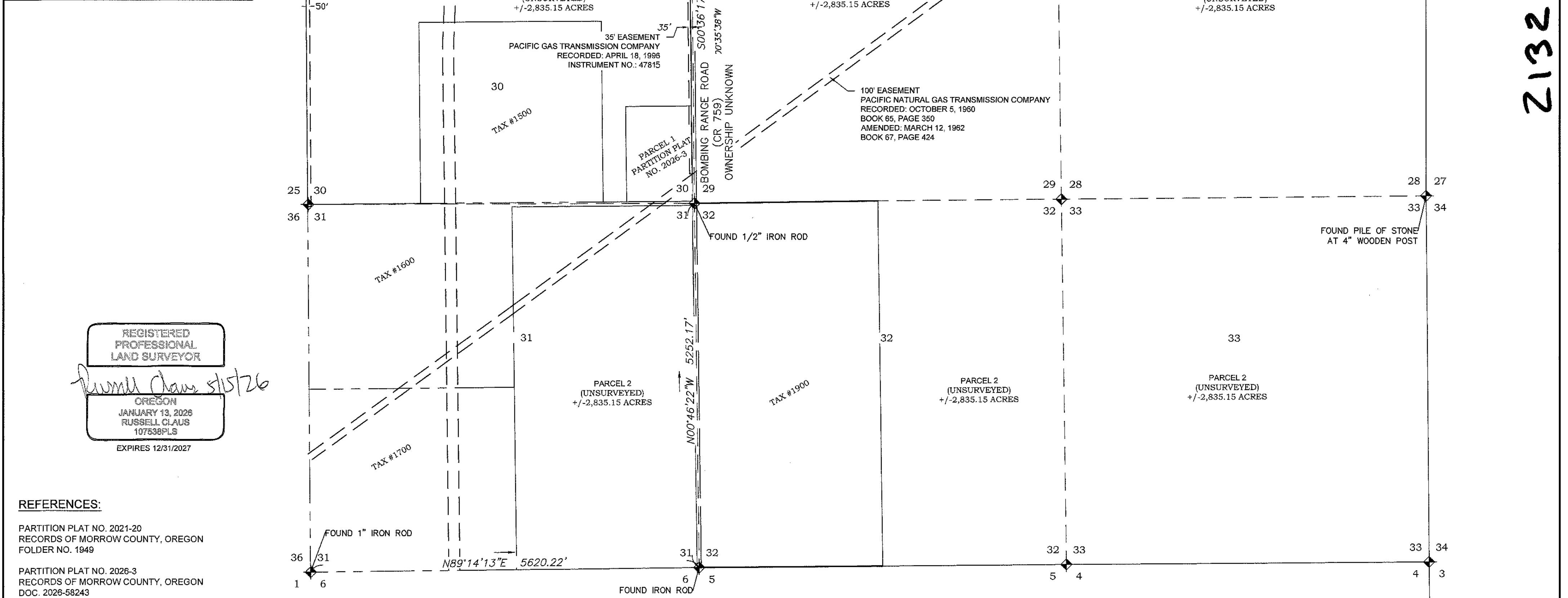
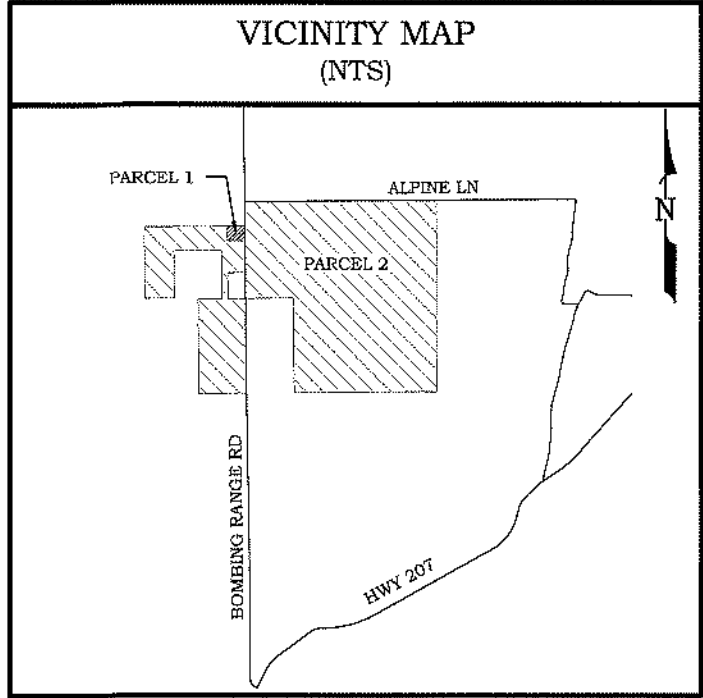
GALLATIN POWER PARTNERS, LLC
270 WEST KAGY BOULEVARD, SUITE E
BOZEMAN, MT 59715

encompass
Providing Solutions
405 WATER STREET, SUITE 3
GARDINER, MAINE 04345
207-203-0160
WWW.ENCOMPASSSERVICES.COM

REVISIONS:					
NO.	DATE	DESCRIPTION	DRAWN BY:	DATE:	PROJECT
0	5/15/2026	ISSUED FOR RECORDING	CJR	3/9/2026	68717
			RC	5/15/2026	

2132

2132



REFERENCES:

PARTITION PLAT NO. 2021-20
RECORDS OF MORROW COUNTY, OREGON
FOLDER NO. 1949

PARTITION PLAT NO. 2026-3
RECORDS OF MORROW COUNTY, OREGON
DOC. 2026-58243

TITLE COMMITMENT
AMERITITLE ORDER NO. 533993AM-4
DATED MARCH 2, 2026

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

PARTITION PLAT NO. 2026- 4

Russell Claus 5/15/26
RUSSELL CLAUS
107538PLS

- LEGEND:
- PROPOSED PROPERTY LINE
 - PARENT PARCEL PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - EASEMENT LINE
 - SECTION LINE
 - FLOOD ZONE "A" (SEE NOTES)
 - SECTION CORNER
 - IRON ROD/RR SPIKE FOUND
 - SET 5/8" x 24" REBAR & 1' ALUM. CAP "ENCOMPASS SERVICES"

PARTITION PLAT
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LOCATED IN SECTIONS 28, 29, 30, 31, 32 AND 33
TOWNSHIP 2 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN,
MORROW COUNTY, OREGON

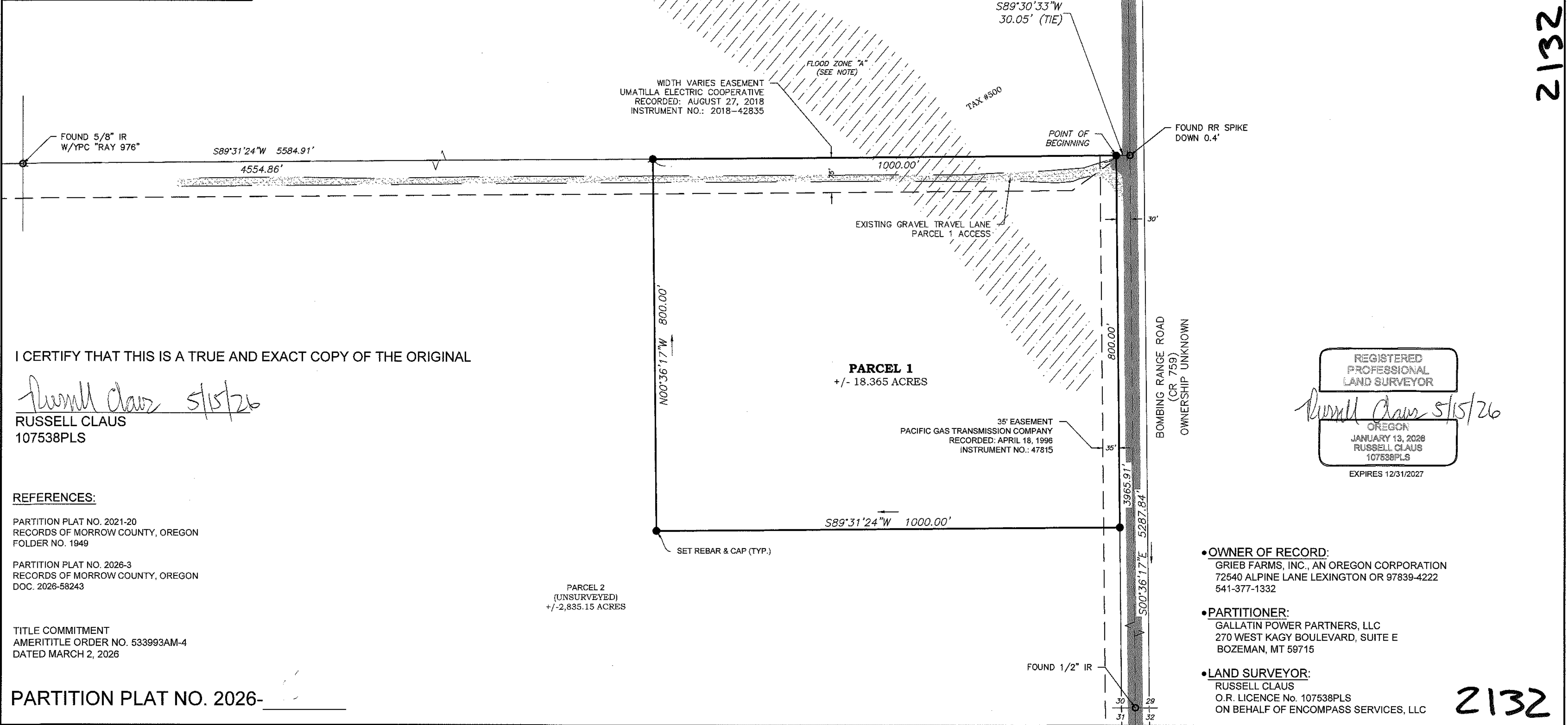
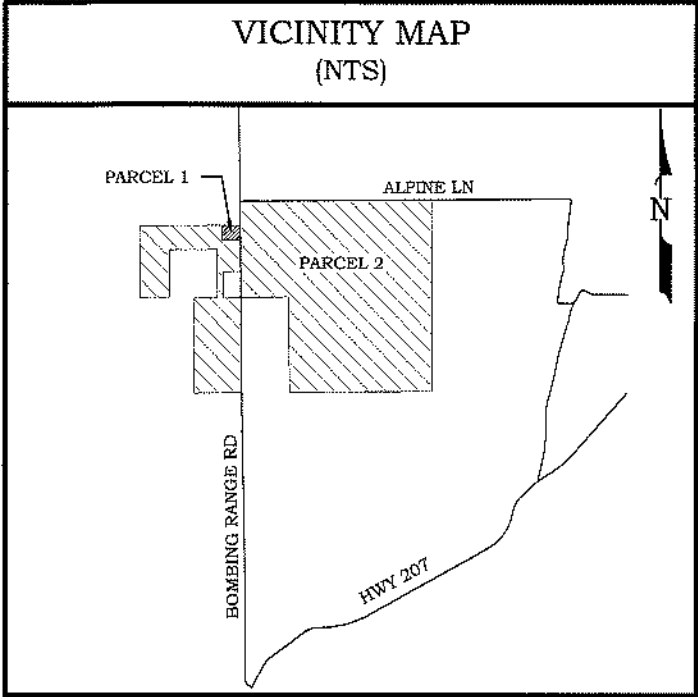
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REVISIONS:		
NO.	DATE	DESCRIPTION
0	5/15/2026	ISSUED FOR RECORDING

DRAWN BY: CJR	DATE: 3/9/2026	PROJECT 68717
CHECKED BY: RC	DATE: 5/15/2026	SCALE: 1" = 1000'
FIELD WORK COMPLETED: N/A		SHEET 2 OF 4





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Russell Claus 5/15/26
RUSSELL CLAUS
107538PLS

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AMERITITLE ORDER NO. 533993AM-4
DATED MARCH 2, 2026

PARTITION PLAT NO. 2026-_____

LEGEND:

—	PROPOSED PROPERTY LINE	◆	SECTION CORNER
—	PARENT PARCEL PROPERTY LINE	○	IRON ROD/RR SPIKE FOUND
---	ADJOINER PROPERTY LINE	●	SET 5/8" x 24' REBAR & 1' ALUM. CAP "ENCOMPASS SERVICES"
- - -	EASEMENT LINE		
- - -	SECTION LINE		
///	FLOOD ZONE "A" (SEE NOTES)		

PARTITION PLAT
UNSURVEYED PARCEL 2 OF PARTITION PLAT NO. 2026-3
LOCATED IN SECTIONS 28, 29, 30, 31, 32 AND 33
TOWNSHIP 2 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN,
MORROW COUNTY, OREGON

GALLATIN POWER PARTNERS, LLC
270 WEST KAGY BOULEVARD, SUITE E
BOZEMAN, MT 59715

REVISIONS:

NO.	DATE	DESCRIPTION
0	5/15/2026	ISSUED FOR RECORDING

encompass
Providing Solutions

405 WATER STREET, SUITE 3
GARDINER, MAINE 04345
207-203-0160
WWW.ENCOMPASSSERVICES.COM

150 0 150 300
HORIZONTAL SCALE IN FEET

DRAWN BY: CJR	DATE: 3/9/2026	PROJECT 68717
CHECKED BY: RC	DATE: 5/15/2026	SCALE: 1" = 150'
FIELD WORK COMPLETED: N/A		SHEET 3 OF 4

- OWNER OF RECORD:
GRIEB FARMS, INC., AN OREGON CORPORATION
72540 ALPINE LANE LEXINGTON OR 97839-4222
541-377-1332
- PARTITIONER:
GALLATIN POWER PARTNERS, LLC
270 WEST KAGY BOULEVARD, SUITE E
BOZEMAN, MT 59715
- LAND SURVEYOR:
RUSSELL CLAUS
O.R. LICENCE No. 107538PLS
ON BEHALF OF ENCOMPASS SERVICES, LLC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Claus 5/15/26

OREGON
JANUARY 13, 2026
RUSSELL CLAUS
107538PLS
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GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON THE NAD 1983[2011 EPOCH 2010] AND THE OREGON REFERENCE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AS DETERMINED BY GNSS OBSERVATION TO THE OREGON REALTIME GNSS NETWORK.
2. ALL DISTANCES ARE GRID BASED ON THE LOW DISTORTION ZONE.
3. ELEVATIONS ARE BASED NAVD 1988 AS ESTABLISHED BY GNSS OBSERVATION TO THE OREGON REAL-TIME GNSS NETWORK.
4. THE PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT OF WAY OF BOMBING RANGE ROAD.
5. FLOOD ZONE DESIGNATION - ACCORDING TO FEMA FLOOD MAP SERVICE THE FLOOD INSURANCE RATE MAP (FIRM) COVERING THE PROPOSED SUBDIVISION, MAP NO. 41049C0300D, WITH A MAP EFFECTIVE DATE OF DECEMBER 18, 2007 SHOWS A PORTION OF THE PROPERTY IN ZONE A; AN AREA WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES. THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

SURVEY'S CERTIFICATION:

I, RUSSELL CLAUS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPERTY MONUMENTS, THE LAND SHOWN ON THIS PLAT, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF OREGON.

PARENT PARCEL LEGAL DESCRIPTION:

PARCEL 2 OF PARTITION PLAT 2026-3 DESCRIBED AS FOLLOWS;

ALL OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

ALSO ALL OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

ALSO THE SOUTH HALF OF THE NORTH HALF, THE WEST HALF OF THE SOUTHWEST QUARTER, AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

EXCEPTING THEREFROM THE SOUTH 30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTH 30 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON)-S CONVEYED TO MORROW COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED OCTOBER 29, 1970, AS MICROFILM NO. M-2846, MICROFILM RECORDS OF MORROW COUNTY.

ALSO THE EAST HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

EXCEPTING THEREFROM THE NORTH 30 FEET OF THE EAST HALF OF SECTION 31 , TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, AS CONVEYED TO MORROW COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED OCTOBER 29, 1970, AS MICROFILM NO. M-2846, MICROFILM RECORDS OF MORROW COUNTY.

ALSO THE EAST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

ALSO ALL OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

EXCEPT THEREFROM PARCEL 1 OF PARTITION PLAT NO. 2026-3 MORROW COUNTY, OREGON

EXCEPT THEREFROM THE SOUTH 1405.58 FEET OF THE EAST 980.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 02 NORTH, RANGE 26 EAST, MORROW COUNTY, OREGON.

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION UNSURVEYED PARCEL 2 OF PARTITION PLAT NUMBER 2026-3, PER MORROW COUNTY PLANNING DECISION LP-N-547-26 & REPLAT R-N-096-26.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE OREGON COORDINATE SYSTEM (OGRS), NORTH CENTRAL ZONE, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN). THE BEARING ALONG THE EAST LINE OF SECTION 30, BETWEEN THE TWO FOUND 1/2' IRON RODS IS SOUTH 00°36'17" EAST AS SHOWN HEREON.

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DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GRIEB FARMS, INC., AN OREGON CORPORATION, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND RE-PLATTED INTO TWO (2) PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF OREGON REVISED STATUTES, CHAPTER 92. NO STREETS ARE BEING CREATED OR DEDICATED.

Ken A. Grieb
PRINT NAME

Ken A. Grieb
SIGNATURE
GRIEB FARMS, INC., EXECUTIVE DIRECTOR

5-19-26
DATE

ACKNOWLEDGMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 19th DAY OF May, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MORROW, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED GRIEB FARMS, EXECUTIVE DIRECTOR, AND WHO ACKNOWLEDGED TO ME THAT THE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

Jessica A. Peterson
PRINT NAME

Jessica A. Peterson
SIGNATURE
NOTARY PUBLIC FOR THE
STATE OF OREGON

5-19-2026
DATE

COMMISSION NO. 1041357

MY COMMISSION EXPIRES: October 18, 2027

APPROVALS

THE PLAT HEREIN HAS BEEN EXAMINED AND APPROVED.

Tracy M. Mallett
MORROW COUNTY PLANNING DIRECTOR

5-19-26
DATE

Mark K...
MORROW COUNTY SURVEYOR

5-19-2026
DATE

ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL ADVALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY OREGON REVISED STATUTES 92.095 TO BE PLACED ON THE 2026 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

Michael D. ...
MORROW COUNTY ASSESSOR/TAX COLLECTOR

5-19-26
DATE

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DAY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Claus 5/15/26

OREGON
JANUARY 13, 2026
RUSSELL CLAUS
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EXPIRES 12/31/2027

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CHECKED BY: RC DATE: 5/15/2026
FIELD WORK COMPLETED: N/A SHEET 4 OF 4