

PARTITION PLAT NO. 2026-
within the SE1/4 of Section 36,
Township 5 North, Range 26 East, W.M.,
Morrow County, Oregon

REFERENCE TABLE

- R1 SURVEY NO. C-1195-E (969): COPPOCK SURVEYING, LOCATED IN IRRIGON, OR. BY JUDSON L. COPPOCK
- R2 RECORD OF SURVEY, C-1370-M. FOR LYLE E. BORUD, LOCATED IRRIGON, OR. AND SURVEYED BY RONALD MCKINNIS DATED: MARCH 03, 2003.
- R3 FOLDER NO. 1978 (2021-1978C) PARTITION PLAT NO. 2021-30, A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 2009-06, LOCATED IN MORROW COUNTY, OR. SURVEYED BY RONALD V. MCKINNIS. DATED: DECEMBER 23, 2021.
- R4 FOLDER NO. 904 PARTITION PLAT 1997-6, SURVEY NO. C-1131, LOCATED IN MORROW COUNTY, OR. BY G. DENNIS EDWARDS [951], DATED: OCTOBER 15, 2009.

LEGEND

- PARTITION BOUNDARY
- NEW PARCEL BOUNDARY LINE
- SECTIONAL LINE (SEC.)
- EXISTING RIGHT-OF-WAY (R-O-W)
- NEW RIGHT-OF-WAY (R-O-W)
- CENTERLINE OF R-O-W (CL)
- OTHER LOT LINES
- DISTANCE LINE
- () DATA OF RECORD
- [] CALCULATED DISTANCE
- ⊕ MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
- FND. 5/8 REBAR AS NOTED
- FND PIPE
- △ CALCULATED POINT
- ② SEE OWNERS DECLARATION

RECEIVED BY

Morrow County Surveyor

Date: **7-17-2026**

Rec'd By: **MPK**

No.: **2026-2138C**

Folder No.: **2138**

COPY

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Janet King
**OREGON
MAY 10, 2011
LANCE CLARK KING
61420**

RENEWS: 6/30/2027

MORROW COUNTY OFFICE OF RECORDS

MORROW COUNTY, OREGON **2026-58733**
 PLAT-PART **07/08/2026 08:38:40 AM**
 Cnt=1 Sht=23 LIR \$10.00 \$11.00 \$30.00 \$60.00 \$80.00 **\$471.00**



L. Dabbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.
 Babbal Childers - County Clerk

SURVEY FOR:

COLUMBIA BASIN FARMING

CK3, LLC

ENGINEERING-SURVEYING & PLANNING



ONTARIO 368 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2345
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

CHECKED BY: LCK FIELDBOOK No. 0-339 PAGE(S): 45-46

DRAWN BY: RLM DWG FILE No.: B-1389

APPROVED BY: LCK FILENAME: VO25022.dwg JOB No.: VO-25022

DATE: 6/17/2026 DATE REVISED: SHEET: 1 of 2

CURVE TABLE						
CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING CHORD	CHORD
C1	228.67	55°23'42"	221.08	120.04	S85°34'30"W	212.57
C2	60.00	300°00'00"	314.16	34.64	N89°02'39"W	60.00
C3	203.56	53°05'37"	188.63	101.70	S86°43'32"W	181.95
C4	28.67	55°23'42"	27.72	15.05	S65°34'30"W	28.65

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	N86°43'39"W	88.53'
L2	N88°51'20"W	60.55'
L3	N1°09'37"W	261.58'
L4	S88°51'20"E	60.55'
L5	S40°10'44"W	143.81'
L6	S1°09'37"E	45.36'
L7	N89°02'39"E	53.24'
L8	S40°10'44"W	31.12'

SOUTH 1/4 CORNER
 FOUND 2 1/2" BRASS CAP
 PER RECORD (R1)(R2)

SOUTHEAST CORNER
 FND 2 1/2" BRASS CAP
 PER RECORD (R1)(R3)

2138

PARTITION PLAT NO. 2026-2138
within the SE1/4 of Section 36,
Township 5 North, Range 26 East, W.M.,
Morrow County, Oregon

OWNER DECLARATION

STATE OF OREGON } s.s.
COUNTY OF MORROW }

KNOW ALL MEN BY THESE PRESENTS: THAT CLEAVER LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY, THE UNDERSIGNED, THE OWNER OF THE LANDS AS SHOWN ON THIS PLAT AND DESCRIBED IN STATUTORY WARRANTY DEED INST. NO. 2007-20171, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH OREGON REVISED STATUTE, CHAPTER 92.

I HEREBY ACKNOWLEDGE THE FOLLOWING EASEMENT:

- ① EXISTING POWER EASEMENT, RECORDED OCTOBER 11, 1977, IN MICROFILM RECORDS NO. 12117.
- ② EXISTING BLANKET TELEPHONE EASEMENT OVER THE EAST 18 ACRES OF THE E1/2SE1/4 RECORDED NOVEMBER 15, 1946, IN BOOK 49, PAGE 571.
- ③ I HEREBY CREATE A PERPETUAL IRRIGATION EASEMENT OVER, UNDER, AND ACROSS THE AREAS SHOWN AS "IRRIGATION EASEMENT" ON THIS PLAT. THIS EASEMENT RUNS WITH THE LAND AND IS FOR THE BENEFIT OF ALL PROPERTY RECEIVING IRRIGATION DISTRICT-DELIVERED WATER. THE EASEMENT AUTHORIZES ALL CUSTOMARY IRRIGATION ACTIVITIES, INCLUDING INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE IRRIGATION WORKS.
- ④ I HEREBY DEDICATE, IN PERPETUITY, TO THE PUBLIC, A 60' RIGHT OF WAY FOR ACCESS PURPOSES, FROM DEPOT LANE TO PARCEL 3, AS SHOWN.

Cleaver Land, LLC, An Oregon Limited Liability Company DATE

ACKNOWLEDGMENT

Umatilla STATE OF OREGON } s.s.
MORROW COUNTY }

BEFORE ME THIS 18th DAY OF June, 2026 APPEARED THE OWNERS AND ACKNOWLEDGED THE FOREGOING DECLARATION.

Yvonne Lannette Herrera
NOTARY PUBLIC FOR OREGON

Yvonne Lannette Herrera
PRINTED NAME

COMMISSION NO. 1064406

MY COMMISSION EXPIRES December 23, 2029

ROAD ACCEPTANCE (ORS 92.014)

WE HEREBY ACCEPT, ON BEHALF OF THE PUBLIC, THE ROAD DEDICATION FOR TROY ROAD AS SHOWN HEREON, FOR PUBLIC ROAD PURPOSES.

Patricia 7/1/26
MORROW COUNTY COMMISSIONER DATE

Jeff Wenzel 7/1/26
MORROW COUNTY COMMISSIONER DATE

Robert Robinson 7/1/26
MORROW COUNTY COMMISSIONER DATE

SURVEYOR'S NARRATIVE & CERTIFICATE

ORS 209.250(2)
THIS SURVEY WAS MADE AT THE REQUEST OF COLUMBIA BASIN FARMING FOR THE PURPOSE OF SURVEYING AND PARTITIONING TAX LOT 200, TAX MAP 05N26E36, INTO PARCEL 1 (27.65 ACRES), PARCEL 2 (3.44 ACRES), AND PARCEL 3 (3.13 ACRES), AS APPROVED BY THE MORROW COUNTY, OREGON PLANNING DEPARTMENT.

CONTROL FOR THIS SURVEY IS BASED UPON FOUND PLSS MONUMENTS AS SHOWN AND DESCRIBED IN THE REFERENCE TABLE.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, BETWEEN THE EAST QUARTER CORNER, FOUND A 2-1/2 INCH BRASS CAP MONUMENT, AND THE SOUTHEAST CORNER, FOUND A 2-1/2 INCH BRASS CAP MONUMENT.

THE NORTH AND WEST BOUNDARIES OF THE SUBJECT PROPERTY ARE ALIQUOT PARTS AND WERE RETRACED AND ESTABLISHED BASED UPON PRIOR SURVEYS OF RECORD AS LISTED IN THE REFERENCE TABLE.

THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY IS BOUND BY THE RIGHT-OF-WAY OF THE WEST EXTENSION IRRIGATION CANAL AND WAS ESTABLISHED BY AS-BUILT LOCATION OF SAID CANAL AS SHOWN.

THE EAST BOUNDARY OF THE SUBJECT PROPERTY IS BASED UPON THE DEED EXCEPTION OF THE EAST 7.80 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER. SAID DEED EXCEPTION WAS LOCATED BY ACREAGE CALCULATION WITHIN SAID ALIQUOT PART AS INDICATED IN THE CURRENT RECORD DEED, THERE IS NO PHYSICAL EVIDENCE OF USAGE ALONG SAID LINE.

ORS 92.070(1)
I, LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES OF PARCELS 1, 2, AND 3 IN ACCORDANCE WITH ORS CHAPTER 92; THAT THE INITIAL POINT IS SHOWN ON THIS MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1); THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 4/8/2026, THAT ADJOINING PROPERTIES AND ALL PROPERTY ACCESSIBLE IN THIS SURVEY WERE ACCESSED IN ACCORDANCE WITH ORS 672.047; THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE MONUMENTS ARE AS SHOWN; AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITIONED IS ENCOMPASSED BY STATUTORY WARRANTY DEED INST. NO. 2007-20171, DESCRIBED IN SAID DEED AS FOLLOWS:

PARCEL 5:

TOWNSHIP 5 NORTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON:

SECTION 36:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND WEST OF IRRIGATION CANAL, EXCEPTING THE EAST 7.80 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 LYING NORTH OF THE WEST EXTENSION IRRIGATION CANAL.

ALSO THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND WEST OF IRRIGATION CANAL.



RENEWS: 6/30/2027

I, LANCE KING, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.

Lance King

RECEIVED BY
Morrow County Surveyor

Date: 7-17-2026

Rec'd By: MPK

No.: 2026-2138C

Folder No.: 2138

APPROVALS:

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AND THE MORROW COUNTY SUBDIVISION ORDINANCE ON THIS 23rd DAY OF June, 2026.

Jeff Marshall
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 24 DAY OF JUNE, 2026.

Mark King
MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 8 DAY OF July, 2026.

Robert Robinson
MORROW COUNTY ASSESSOR &
MORROW COUNTY TAX COLLECTOR

COPY

MORROW COUNTY OFFICE OF RECORDS

MORROW COUNTY, OREGON 2026-58733

PLAT-PART 07/08/2026 08:38:40 AM

Chk=1 Str=23 DR \$10.00 \$11.00 \$30.00 \$50.00 \$80.00 \$471.00



7006894820260058/330020027
I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.
Bobbi Childers - County Clerk

SURVEY FOR:

COLUMBIA BASIN FARMING

CK3, LLC

ENGINEERING-SURVEYING & PLANNING

ONTARIO 368 SW 5TH AVE. 945 W. ORCHARD AVE.
ONTARIO, OR 97914 HERMISTON, OR 97838
PHONE (541) 889-5411 PHONE (541) 567-2345
FAX (541) 889-2074 FAX (541) 567-2305
WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No. O-339	PAGE(S): 45-46
DRAWN BY: RLM	DWG FILE No.: B-1389	
APPROVED BY: LCK	FILENAME: VO25022.dwg	JOB No.: VO-25022
DATE: 6/17/2026	DATE REVISED:	SHEET: 2 of 2

2138