

PARTITION PLAT No. 2026-8

MORROW COUNTY, OREGON  
TOWNSHIP 1 NORTH, RANGE 25 EAST, W.M.,  
NORTH HALF OF SECTION 24

OWNER INFORMATION

NORTH LEX POWER AND LAND, LLC  
72967 STRAWBERRY LANE  
LEXINGTON, OREGON 97839-4242

OWNER'S DECLARATION

WE, THE OWNERS OF THE LANDS PORTRAYED ON THIS PLAT DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED, WE AUTHORIZE THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, WE HEREBY DEDICATE A NONEXCLUSIVE PERPETUAL 40-FOOT WIDE PRIVATE ACCESS EASEMENT APPURTENANT TO PARCEL 2 AS DEPICTED ON THIS PLAT, AND WE RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF PARTITION AS FILED IN THE COUNTY OF MORROW, STATE OF OREGON.

NORTH LEX POWER AND LAND, LLC,  
AN OREGON LIMITED LIABILITY COMPANY

BY: Christian K. Rauch  
CHRISTIAN K. RAUCH  
MANAGING MEMBER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF OREGON  
COUNTY OF MORROW

ON THIS 2nd DAY OF SEPTEMBER, 2026, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE PLAT DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY OF THEIR OWN WILL.

BY: Stefan M. Workman  
NOTARY PUBLIC FOR OREGON

MY PRINTED NAME IS: STEFAN M. WORKMAN

MY COMMISSION NUMBER: 1044055

MY COMMISSION EXPIRES: JANUARY 21, 2028

SURVEYOR'S CERTIFICATE

I, BRIAN W. REEVES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING LOCATED IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THE PARCEL OF LAND DESCRIBED IN MORROW COUNTY RECORDS, DEED RECORDED ON MARCH 24, 2010 IN INSTRUMENT NUMBER 2010-25742, TRACT XV, BEING THE NORTH HALF (N1/2) OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF SECTION 24 (UNSURVEYED), EXCEPTING THEREFROM THE RIGHT OF WAYS FOR STRAWBERRY LANE AND BARAK MARTIN ROAD.

BASIS OF BEARING: OREGON STATE PLANE NORTH COORDINATE SYSTEM, NAD 83(2011). BEARINGS AND DISTANCES ARE GRID VALUES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 19, 1994  
BRIAN W. REEVES  
2677  
RENEWAL DATE: 12-31-2026

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

BRIAN W. REEVES  
DATE

SURVEYOR'S NARRATIVE

WE BEGAN THIS SURVEY BY ACCEPTING OUR PREVIOUS WORK ON PARTITION PLAT 2020-1. STARTING AT THE SOUTHWEST CORNER OF PARCEL 1 AND USING THE CALCULATED POSITION OF THE SECTION CORNER TO SECTIONS 13, 14, 23, 24, THENCE WEST USING THE RECORD GLO BEARINGS AND DISTANCES TO A FOUND RAILROAD SPIKE WITH A PUNCH MARK (HELD). THE GLO BEARINGS WERE ROTATED TO FIT THE RAILROAD SPIKE. THE NORTH HALF OF SECTION 24 WAS CALCULATED PER RECORD GLO BEARINGS AND DISTANCES, ROTATED TO MATCH THE BEARINGS TO THE FOUND RAILROAD SPIKE.

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 4th DAY OF SEPTEMBER, 2026.

MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 10th DAY OF September, 2026.

MORROW COUNTY PLANNING DIRECTOR

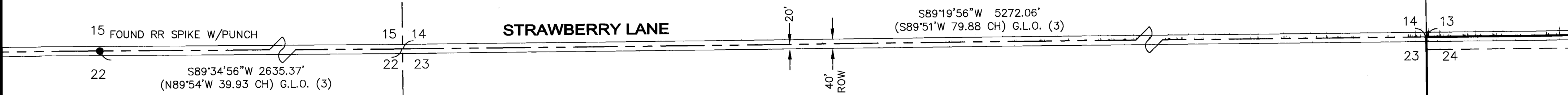
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 10th DAY OF Sept, 2026.

MORROW COUNTY ASSESSOR  
MORROW COUNTY TAX COLLECTOR

MORROW COUNTY CLERK  
RECORDING INFORMATION:

MORROW COUNTY, OREGON 2026-59116  
PLAT-PART 09/10/2026 01:32:21 PM  
Cnt=1 Stn=23 DR \$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$471.00  
00059440202600591160020025  
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

RECEIVED BY  
Morrow County Surveyor  
Date: 9-18-2026  
Rec'd By: MPK  
No.: 2026-2143 C  
Folder No.: 2143



DETAIL A  
SCALE 1" = 300'  
SEE SHEET 2

AUGUST 18, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596  
WWW.QUALUSCORP.COM (925) 932-6868

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NORTH HALF OF SECTION 24

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72967 STRAWBERRY LANE  
LEXINGTON, OREGON 97839-4242

REFERENCES:

- (1) PARTITION PLAT NO. 2020-1, RECORDED IN MORROW COUNTY RECORDS #2020-45753, DATED JANUARY 9, 2020 AND MORROW COUNTY SURVEY RECORDS FOLDER 01881.
- (2) PARTITION PLAT NO. 2025-4, RECORDED IN MORROW COUNTY RECORDS #2025-55996, DATED MARCH 26, 2025 AND MORROW COUNTY SURVEY RECORDS FOLDER 01881.
- (3) G.L.O. CONTRACT NO. 122, COMPLETED AUGUST 18, 1867 BY THOMPSON AND PENGRA.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

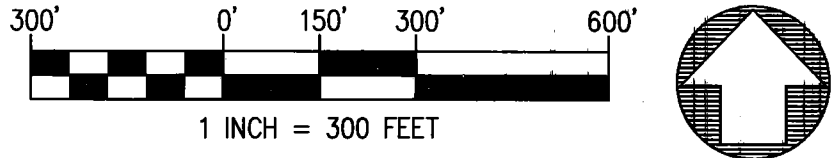
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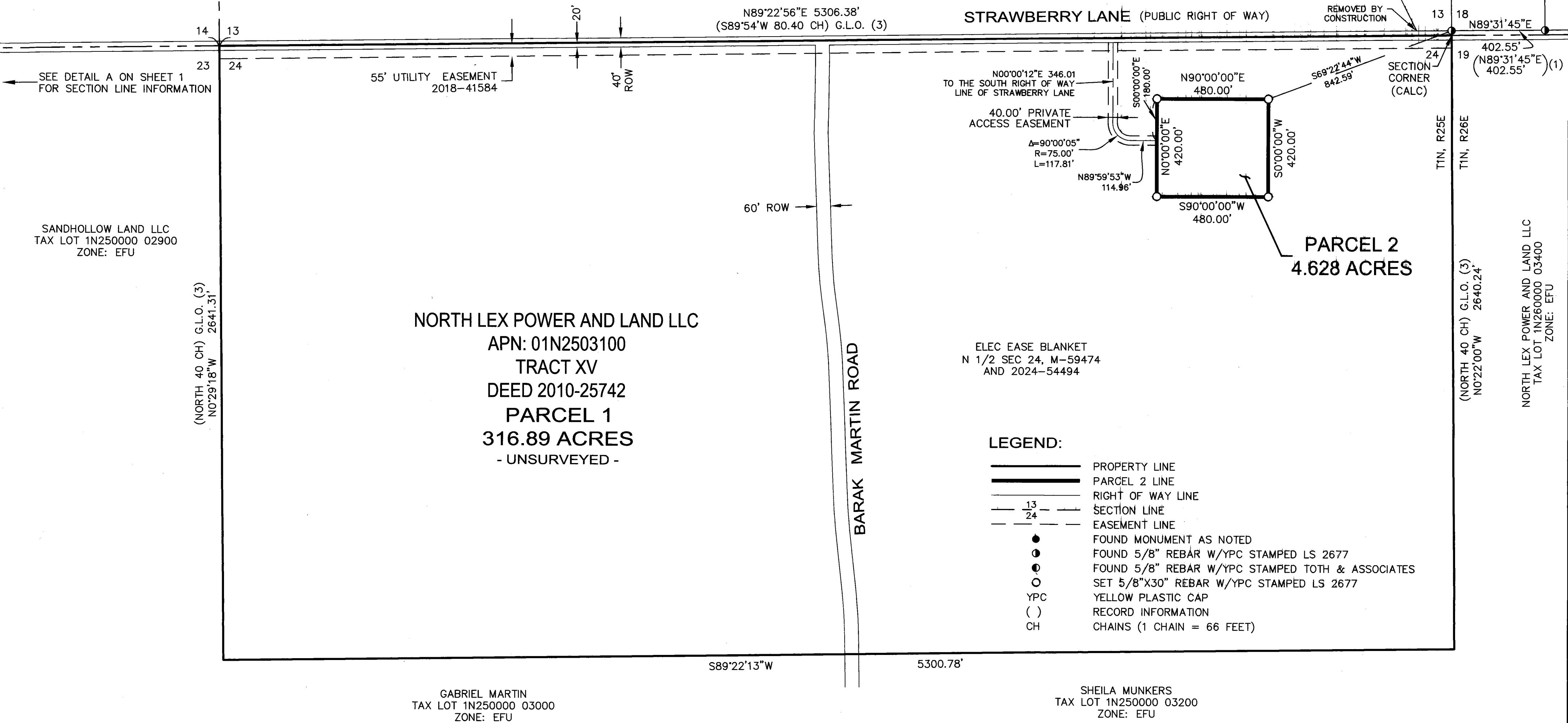


2143

NORTH LEX POWER AND LAND LLC  
TAX LOT 1N250000 01600  
ZONE: EFU

PARCEL 1  
PARTITION PLAT NO. 2025-4  
UNSURVEYED

NORTH LEX POWER  
AND LAND LLC  
PARCEL 1, PARTITION  
PLAT NO. 2020-1  
ZONE: EFU



2143