

PARTITION PLAT FOR MARK & ELAINE MILLER

P.O. BOX 701, HEPPNER, OR 97039

CURRENT PROPERTY OWNER: LEE R. WAGENBLAST, P.O. BOX 394, LEXINGTON, OREGON 97039
 LOCATED IN THE SW 1/4, SECTION 27, & E 1/2 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M.,
 CITY OF LEXINGTON & MORROW COUNTY, OREGON.

PARTITION PLAT 96-9

RECEIVED BY
 Morrow County Surveyor
 Date 7/23/96
 Rec'd By SKB
 No. C-1096-E (869)

OWNER'S DECLARATION

I, LEE R. WAGENBLAST, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND MORROW COUNTY AND CITY OF LEXINGTON ORDINANCES.

Lee R. Wagenblast
 LEE R. WAGENBLAST
 SUBSCRIBED AND SWORN BY ME ON THIS
13 DAY OF June, 1996.
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES 8/28/96



APPROVALS

CITY OF LEXINGTON:
 THIS PARTITION PLAT IS APPROVED THIS
12th DAY OF June, 1996.
Bill Shestson
 MAYOR, CITY OF LEXINGTON

RECORDER, CITY OF LEXINGTON

MORROW COUNTY PLANNING:
 THIS PARTITION PLAT IS APPROVED THIS
12th DAY OF June, 1996.
James J. Mallett
 MORROW PLANNING DIRECTOR

LAND PARTITION APPROVAL NO. LP-S-179
James J. Mallett
 MORROW COUNTY SURVEYOR:
 THIS PARTITION PLAT IS APPROVED THIS
12 DAY OF JUNE, 1996.
St. Demi Church
 COUNTY SURVEYOR

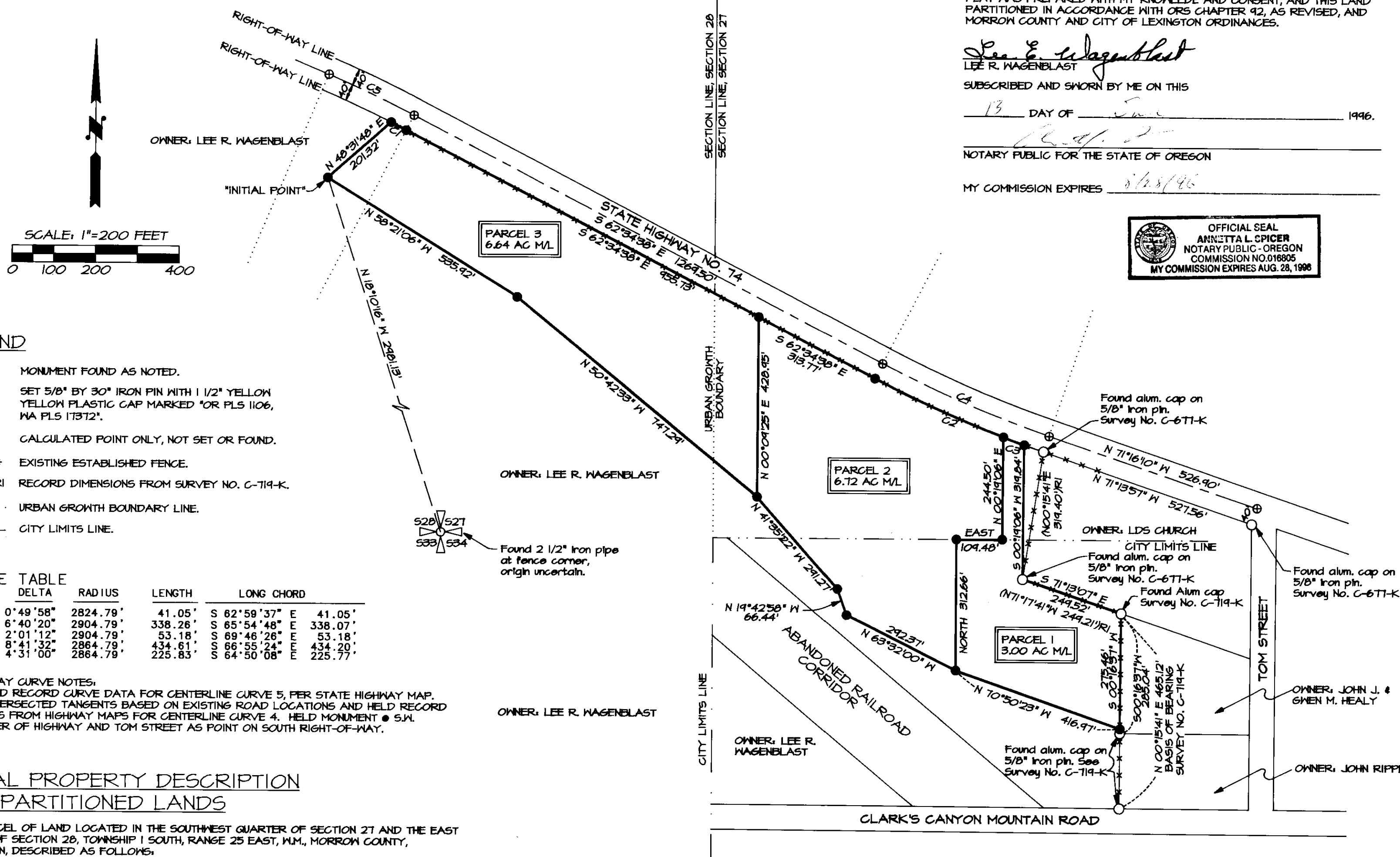
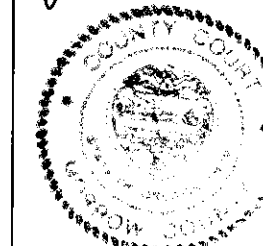
MORROW COUNTY ASSESSOR:
 THIS PARTITION PLAT IS APPROVED THIS
18th DAY OF June, 1996.
St. Demi Church
 COUNTY ASSESSOR

MORROW COUNTY TAX COLLECTOR:
 EXAMINED AND APPROVED THIS
19th DAY OF JUNE, 1996.
Marilyn Childers
 COUNTY TAX COLLECTOR

RECORDING INFORMATION
 MORROW COUNTY CLERK:

File Number - M-48314
 Filed June 18, 1996 at 2:40 pm

Barbara Bloodworth
 By Shirley McCarl, Chief Deputy



LEGEND

- MONUMENT FOUND AS NOTED.
- SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW YELLOW PLASTIC CAP MARKED *OR PLS 1106, WA PLS 11372'.
- ⊕ CALCULATED POINT ONLY, NOT SET OR FOUND.
- *** EXISTING ESTABLISHED FENCE.
- (XOX) RECORD DIMENSIONS FROM SURVEY NO. C-719-K.
- URBAN GROWTH BOUNDARY LINE.
- CITY LIMITS LINE.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	0°49'58"	2824.79'	41.05'	S 62°59'37" E 41.05'
C2	6°40'20"	2904.79'	338.26'	S 65°54'48" E 338.07'
C3	2°01'12"	2904.79'	53.18'	S 69°46'26" E 53.18'
C4	8°41'32"	2864.79'	434.81'	S 66°55'24" E 434.20'
C5	4°31'00"	2864.79'	225.83'	S 64°50'08" E 225.77'

HIGHWAY CURVE NOTES:

- HELD RECORD CURVE DATA FOR CENTERLINE CURVE 5, PER STATE HIGHWAY MAP.
- INTERSECTED TANGENTS BASED ON EXISTING ROAD LOCATIONS AND HELD RECORD RADIUS FROM HIGHWAY MAPS FOR CENTERLINE CURVE 4. HELD MONUMENT ● SW CORNER OF HIGHWAY AND TOM STREET AS POINT ON SOUTH RIGHT-OF-WAY.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON; THENCE NORTH 18°10'16" WEST A DISTANCE OF 2481.13 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE NORTH 48°31'46" EAST A DISTANCE OF 201.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 74; THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 2824.79 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 41.05 FEET TO THE POINT OF TANGENCY; (LONG CHORD BEARS SOUTH 62°59'37" EAST A DISTANCE OF 41.05 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 62°54'38" EAST A DISTANCE OF 1264.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 2904.79 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 341.44 FEET (LONG CHORD BEARS SOUTH 66°26'16" EAST A DISTANCE OF 341.15 FEET); THENCE SOUTH 00°14'06" WEST A DISTANCE OF 319.84 FEET; THENCE SOUTH 71°13'07" EAST A DISTANCE OF 244.52 FEET; THENCE SOUTH 00°16'37" WEST A DISTANCE OF 275.46 FEET; THENCE NORTH 10°50'23" WEST A DISTANCE OF 416.91 FEET; THENCE NORTH 63°32'00" WEST A DISTANCE OF 242.37 FEET; THENCE NORTH 19°42'58" WEST A DISTANCE OF 66.44 FEET; THENCE NORTH 41°35'22" WEST A DISTANCE OF 241.27 FEET; THENCE NORTH 50°42'33" WEST A DISTANCE OF 147.24 FEET; THENCE NORTH 56°21'06" WEST A DISTANCE OF 535.92 FEET TO THE "INITIAL POINT".

SURVEYOR'S CERTIFICATE AND NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE MORROW COUNTY ORDINANCE.

THE BOUNDARIES OF PARCEL 1, 2, AND 3 WERE MONUMENTED AS SHOWN. THIS SURVEY WAS MADE AT THE REQUEST OF MARK AND ELAINE MILLER, ON LANDS TO BE PURCHASED FROM LEE R. WAGENBLAST.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA 4B 5 SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

William R. Wells
 WILLIAM R. WELLS, PLS

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1996-_____

William R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/96

WILLIAM R. WELLS, PLS
 357 N.E. HWY. 11
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 3/28/96 DR. BY: WRW
 CK. BY: WRW NO: 96-369

PROJECT:
 PARTITION PLAT FOR:
 MARK & ELAINE
 MILLER

LOCATED IN THE SW 1/4, SECTION 27,
 AND E 1/2 SECTION 28, TOWNSHIP 1
 SOUTH, RANGE 25 EAST, W.M.,
 CITY OF LEXINGTON,
 MORROW COUNTY, OREGON.

MEM

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