

MORROW COUNTY PARTITION NO. 1996 -18
MORROW COUNTY LP-N-190
APPROVALS

MORROW COUNTY SURVEYOR
I, G. DENNIS EDWARDS, MORROW COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

DATED THIS 22 DAY OF Dec., 1996.

G. Dennis Edwards
G. DENNIS EDWARDS, MORROW COUNTY SURVEYOR
MORROW COUNTY PLANNING DIRECTOR

I, TAMRA J. MABBOTT, MORROW COUNTY PLANNING DIRECTOR, HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH MORROW COUNTY REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

DATED THIS 30th DAY OF Dec., 1996.

Tamra J. Mabbott
TAMRA J. MABBOTT, MORROW COUNTY PLANNING DIRECTOR

MORROW COUNTY ASSESSOR AND TAX COLLECTOR
WE, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID PLAT.

DATED THIS 30th DAY OF Dec., 1996.

Jessie Pal Sual *Marilyn Childress*
JESSIE PAL SUAL, MARYLYN CHILDRESS
MORROW COUNTY CLERK, TAX COLLECTOR

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 31st DAY OF December, 1996, AT 8:06 A.M. AS FILE NO. M-49883

Barbara Bloodworth
BARBARA BLOODWORTH, MORROW COUNTY CLERK
Deborah M'Neal
DEBORAH M'NEAL, CHIEF DEPUTY

SURVEYORS CERTIFICATION

I, PAUL W.P. TOMKINS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PARTITION PLAT, AS SHOWN ON THE ANNEXED MAP, HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH O.R.S. CHAPTER 92. THE ENTIRE PARCEL BEING DESCRIBED AS FOLLOWS:

PARCEL I:
THE EAST HALF OF LOT 9, BLOCK 16 WEST, IN SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON

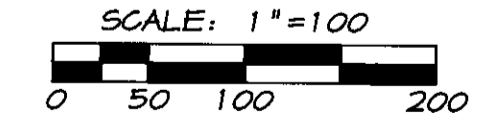
ALSO A PERPETUAL NONEXCLUSIVE EASEMENT TO USE A STRIP OF LAND 16.00 FEET IN WIDTH, WHICH IS THE WEST 8.00 FEET OF LOT 11 AND THE EAST 8.00 FEET OF LOT 12 IN BLOCK 16 WEST, SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

PARCEL II:
TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON; THAT PORTION OF LOT 9, BLOCK 16 WEST IN SECTION 25, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF LOT 9, BLOCK 16 WEST; THENCE WEST A DISTANCE OF 78.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 180.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 78.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.78 ACRES MORE OR LESS.

Paul W.P. Tomkins
PAUL W.P. TOMKINS, OPLS 2360

BASIS OF BEARINGS

N00°25'42"W ALONG THE CENTERLINE OF DIVISION STREET BETWEEN THE FOUND P.K. NAIL AT DIVISION AND CALIFORNIA AND THE FOUND "36" RAILROAD DATE NAIL AT DIVISION AND UTAH, AS SHOWN ON MORROW COUNTY SURVEY NO. C-1083-E. (NOT SHOWN ON THIS SURVEY)



REGISTERED PROFESSIONAL LAND SURVEYOR

Paul W.P. Tomkins
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

RENEWS 6/30/10
12/17/96

A PARTITION LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 25, TWP. 5 NORTH, RGE. 27 EAST, W.M., MORROW COUNTY, OREGON.

FOR: DOUG DIAMOND, RT. #2, BOX 423-6
IRRIGON, OREGON 97844

PAUL W.P. TOMKINS, L.S.
20 EAST POPLAR SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843

DATE
DEC., 1996
SCALE
1" = 100'

Morrow County Surveyor
Date 1-7-97
Rec'd By SKB
No. C-117-E(890)

FOUND 1" IRON ROD AS SHOWN ON SURVEY D-865 K-661. N.E. COR. OF THE N.E. 1/4 OF THE S.W. 1/4, OF SEC. 25

MONUMENT NOT FOUND THE POSITION WAS CALCULATED BY USING A PROPORTIONATE DISTANCE BETWEEN THE FOUND MONUMENTS TO THE NORTH AND SOUTH AND HOLDING THE RECORD DISTANCE FROM THE FOUND MONUMENT TO THE EAST. DISTANCES USED FOR THE CALCULATION WERE THOSE SHOWN IN SURVEY NO. D-865 K-661. N.W. COR. OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 25

SHORT LINE TABLE

NO.	BEARINGS	DISTANCE
L1	N 00°24'58" W	39.04'
L2	N 00°24'32" W	43.92'
L3	N 89°41'57" E	30.00'
L4	N 89°41'57" E	30.00'
L5	N 89°40'04" E	78.00'

SURVEY REFERENCES

PLAT OF THE SUBDIVISION OF SECTION 25, T.5 N., R.26 E. AS COPIED BY TAMBLYN FILE NO. 56136, RECORDS OF MORROW COUNTY, OREGON MORROW COUNTY SURVEY NO. D-865 K-661

- LEGEND
- SECTION SUBDIVISION LINE
 - PLATTED LOT LINE OF BLOCK 16 WEST
 - PROPERTY OR PARCEL LINE
 - FENCE
 - OVER HEAD POWER LINE
 - FOUND SURVEY MONUMENT AS NOTED
 - FOUND SURVEY MARKER AS NOTED
 - SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "NA 25843 OR2360" ATTACHED.
 - CALCULATED POSITION NOT FOUND OR SET
 - (XOX) TAMBLYN RECORD DIMENSION AS NOTED
 - POWER POLE

OWNERS DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, DOUGLAS J. DIAMOND AND NONA C. DIAMOND, OWNERS OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DO HEREBY GRANT THE 20 FOOT WIDE INGRESS AND EGRESS EASEMENT AS SHOWN HEREON.

Douglas J. Diamond 12-19-96
DOUGLAS J. DIAMOND DATE
Nona C. Diamond 12-19-96
NONA C. DIAMOND DATE

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF MORROW } SS
KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 19th DAY OF December, 1996, APPEARED DOUGLAS J. DIAMOND AND NONA C. DIAMOND, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND AND GRANTING OF EASEMENT TO BE A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL.

Sharon M. Junius
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 11/26/97

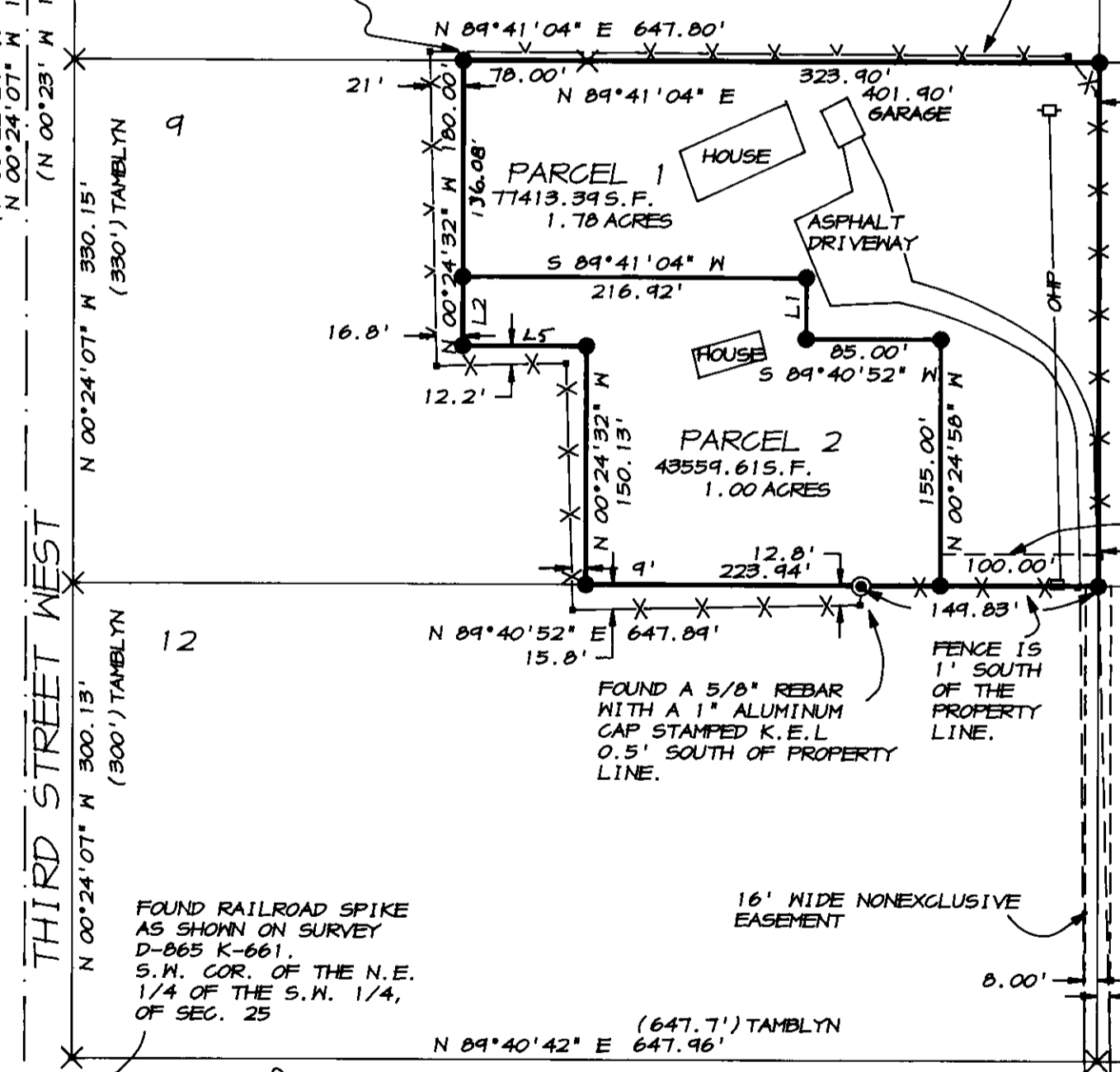
NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DOUG DIAMOND IN ORDER TO PARTITION THE LAND AS DESCRIBED INTO 2 PARCELS. THE FOUND MONUMENTS OF RECORD DELINEATING THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 25 WERE USED TO CALCULATE LOTS 7 THROUGH 12 OF BLOCK 16 WEST WITH THE EXCEPTION OF THE N.W. CORNER THEREOF WHICH WAS CALCULATED AS NOTED. RECORD AND MEASURED DISTANCES WERE USED TO CALCULATE THE PROPORTIONATE LENGTHS FOR THE RESPECTIVE LOT LINES.

THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE AND TRIMBLE 4400 R.T.K. 6.P.S. RECEIVERS HAVING A STANDARD ERROR OF 1 CM + 2 PPM TIMES DISTANCE. ALL MONUMENTS SHOWN WERE VISITED IN NOVEMBER AND DECEMBER OF 1996.

STATEMENT OF WATER RIGHTS

THE SUBJECT PROPERTY HAS NO GROUND WATER RIGHTS AND IS SUBJECT TO DECREED SURFACE WATER RIGHTS OF THE WEST EXTENSION IRRIGATION DISTRICT.



SURVEYOR'S EXACT COPY STATEMENT

I, PAUL W.P. TOMKINS, REGISTERED OREGON SURVEYOR NO. 2360 DO HEREBY CERTIFY THIS PARTITION PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION PLAT AS THE SAME IS ON FILE IN MORROW COUNTY FILE NO. AND SAID EXACT COPY IS SUBMITTED PER O.R.S. 92.120.

Paul W.P. Tomkins
PAUL W.P. TOMKINS, OPLS 2360

WEST EXTENSION IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED'S BOARD OF DIRECTORS, ADOPTED THIS 19 DAY OF December, 1996 AND DULY FILED.

William B. Jofsa CHAIRMAN
Beverly D. Bridgewater SECRETARY

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