

**Lot Line Adjustment of
PARTITION PLAT No. 1995 - 9**
A Replat of Vacated Desert Delight Acres
Morrow County, Oregon LPN-160 & LPN-163
Township 5N., Range 26E., W.M., Section 35
Northwest 1/4 of the Southwest 1/4

For
Darrell Gale & Michelle Gale
Route 2 Box 268
Irrigon, Oregon 97844

PROPERTY DESCRIPTION: From Original Plat

The property being partitioned is described in the Morrow County Deed Records Microfilm M - 11959 as:

Parcel 10: A parcel of land situated in the SW 1/4 of Section 35, Township 5 North, Range 26 East, more particularly described as follows:

Commencing at a 5/8" pin at the SW corner of said lot 10 of Desert Delight Acres, the Initial Point as well as the true Point of Beginning; thence N 0° 02' 15" E along the westerly line of said Lot 10 - 659.035 feet; thence N 89° 50' 05" E along the E-W centerline of said Lot 10 - 192.00 feet; thence S 0° 02' 15" W 658.96 feet; thence S 89° 48' 40" W along the southerly line of said Lot 10 - 192.00 feet to the Point of Beginning.

Parcel 11: A parcel of land situated in the SW 1/4 of Section 35, Township 5 North, Range 26 East, more particularly described as follows:

Commencing at a 5/8" pin at the SW corner of said lot 10 of Desert Delight Acres, the Initial Point; thence N 0° 02' 15" E along the westerly line of said Lot 10 - 659.035 feet; thence N 89° 50' 05" E along the E-W centerline of said Lot 10 - 192.00 feet to the True Point of Beginning; thence N 89° 50' 05" E along the said centerline - 188.00 feet; thence S 0° 02' 15" W - 658.88 feet; thence S 89° 48' 40" W along the southerly line of said Lot 10 - 188.00 feet; thence N 0° 02' 15" E - 658.96 feet to the True Point of Beginning.

NOTING that the Northerly 15 feet of the above described Parcels is reserved for Road Purposes.

ALSO NOTING McNary - Maupin Transmission line easement right of way through the Southerly portion of the above described Parcels of land.

NARRATIVE: From Original Plat

This survey is based on the survey for Desert Delight Acres in Morrow County. The centerline of Eighth Street West along the West side of Desert Delight Acres was the Basis of Bearing for this survey. I established the boundaries of the Parcels 10 and 11 by the found monuments and the Deed Description. I then separated the East 67.00 feet of Parcel 11 to be adjusted into the adjacent 188.00 foot lot. The remaining land was then divided into three separate lots. A 15.00 feet easement is present along the North side of the original Parcels 10 & 11 as was an Easement for the B.P.A. Transmission Line.

NARRATIVE: For Lot Line Adjustment

Mr. Gale needed to adjust the lot Lines of the Original Plat to accommodate the sale of a parcel without leaving improvements on or near an adjacent lot or lot line. I was the surveyor for the Original Plat and therefore changed my original work to reflect the changes required to meet both Mr. Gale and the County Planning Departments requirements for set-backs. I adjusted the lot line between Parcels 2 & 3 by moving it 40.00 feet South and parallel to its existing location. I have shown both the Original and Adjusted lines for the adjusted lots.

ACKNOWLEDGEMENT:

I Darrell Gale, having a vested interest in the lots shown adjusted on this survey, acknowledge that I have caused this survey to be performed and the Original Plat modified as shown on this survey.

Darrell Gale Michelle Gale
Darrell Gale Michelle Gale

ADJUSTED LOT LEGALS:

- ② Parcel 2 of Partition Plat 1995-9.
IN ADDITION to the North 40.00 Feet of Parcel 3 of Partition Plat 1995-9.
- ③ Parcel 3 of Partition Plat 1995-9.
EXCEPTING the North 40.00 Feet of said Parcel 3 of Partition Plat 1995-9.

APPROVALS:

I certify that I have examined and approved this Partition Plat on this 18th day of February, 1998

Tamara J. Mablott
Morrow County Planning Dept.

I certify that I have examined and approved this Partition Plat on this 16th day of Feb., 1998

J. Dennis E. ...
Morrow County Surveyor

Assigned the following
County Survey Number

RECEIVED BY

Morrow County Surveyor

Date 3/3/98

Rec'd By DE

No. C-116A-E 938

LEGEND

- ⊙ SET MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - L.S. # 2431
- FOUND MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - L.S. # 2431
- FOUND MONUMENT - As Noted (Driver, 1976 for Desert Delight Acres.)
- ⊕ FOUND SECTION MONUMENTS - As Noted
- CALCULATED POINT - Not Set
- SECTION LINES
- PARTITION BOUNDARIES
- (000) Record Bearing and Distance (Des. Del. Acres)
- [000] Record Bearing and Distance (Deed)
- oo ORIGINAL LOT information to be Changed
- 000 NEW LOT information as Adjusted

SCALE 1" = 100 Ft.
February, 1998

ENGINEERING - SURVEYING - WATER RIGHTS
R V MCKINNIS ENGINEERING
Rt 1 Box 1122 Hermiston, Oregon 97838
541-567-2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ronald V. McKinnis
RONALD V. MCKINNIS
JAN. 23, 1980
2431
Expires 12-31-98

