

# PARTITION PLAT NO. 1998-8

LOCATED IN THE NE 1/4, SECTION 17,  
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.  
CITY OF BOARDMAN, MORROW COUNTY, OREGON  
RECORD LEGAL DESCRIPTION

(SEE DOCUMENT NO. 53294)  
THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER AND NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER, EXCEPTING THEREFROM ALL OF THAT LAND CONTAINED WITHIN THE PLAT OF COLUMBIA TERRACE, AN ADDITION TO THE CITY OF BOARDMAN, AS RECORDED ON OCTOBER 5, 1976, IN PLAT BOOK NO. 2, PAGE 48, NO. 115715. ALSO EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHTS OF WAY. ALSO EXCEPTING THEREFROM THAT PROPERTY DEEDED TO MICHAEL TENNANT, IN DEED.

ALL BEING IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN.

## OWNER'S DECLARATION

WE, GARY MAUGHAN AND CAROL MAUGHAN, HUSBAND AND WIFE, THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON TO THE USE OF THE PUBLIC.

*Gary Maughan*  
GARY MAUGHAN: OWNER

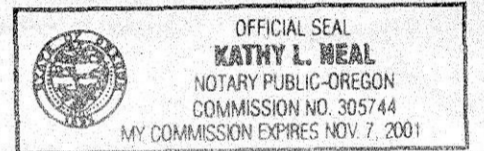
*Carol Maughan*  
CAROL MAUGHAN: OWNER

## ACKNOWLEDGEMENT

STATE OF OREGON } S.S.  
COUNTY OF MORROW }

THIS IS TO CERTIFY THAT ON THIS 2ND DAY OF SEPTEMBER, 1998, PERSONALLY APPEARED BEFORE ME, GARY MAUGHAN AND CAROL MAUGHAN, HUSBAND AND WIFE TO ME KNOWN TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING 'OWNERS DECLARATION', AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Nathy L. Neal*  
NOTARY PUBLIC IN AND FOR THE STATE OF  
RESIDING AT BOARDMAN  
MY COMMISSION EXPIRES: 11-07-01



## APPROVALS

WE HEREBY CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS PARTITION PLAT FOR FILING IN THE COUNTY OF MORROW.

<i>Kathy A. Moore</i> CITY OF BOARDMAN	9/3/98 DATE
<i>Beverly J. Bridgewater</i> WEST EXTENSION IRRIGATION DISTRICT	9/4/98 DATE
<i>J. Dennis Chase</i> MORROW COUNTY SURVEYOR	8/21/98 DATE
<i>Reginald Paul</i> MORROW COUNTY ASSESSOR	9-8-98 DATE

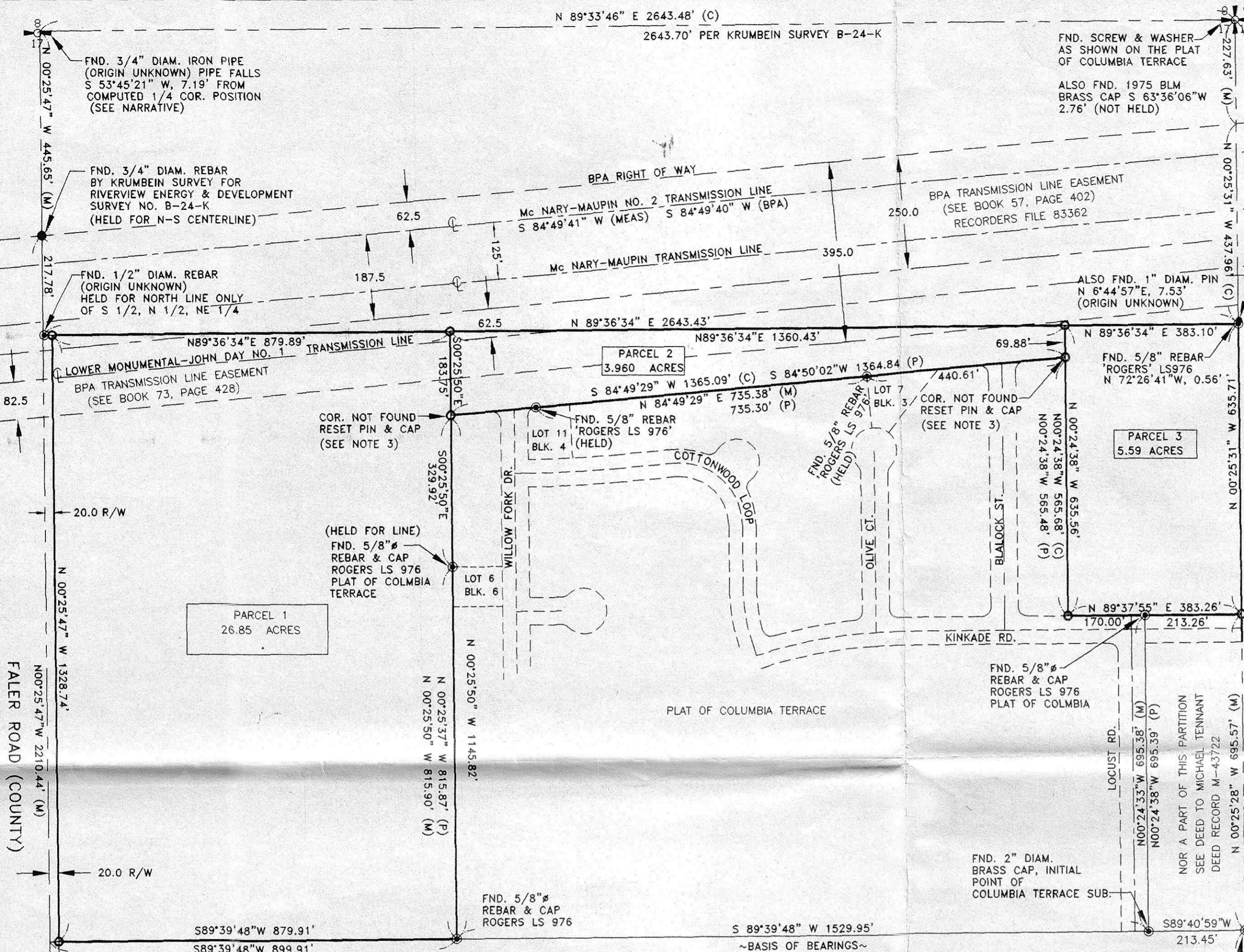
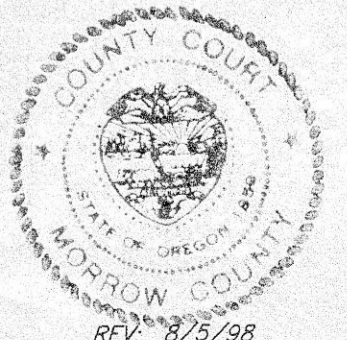
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 8th DAY OF September, 1998 A.D.  
AT        O'CLOCK        M. AND RECORDED AS FILE NO.       

*Therilyn Childress*  
MORROW COUNTY TAX COLLECTOR  
DATE Sept 8, 98

STATE OF OREGON } S.S.  
COUNTY OF MORROW }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 8th DAY OF September, 1998 A.D. AT 4:25 O'CLOCK P. M. AND RECORDED AS FILE NO. M-55296

*Sabrina Bloodworth*  
MORROW COUNTY CLERK



## LEGAL DESCRIPTION (AS SURVEYED)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S 00°25'31"E, 665.59 FEET ALONG THE EAST LINE THEROF TO THE TRUE POINT OF BEGINNING; THENCE S 00°25'31"E, 635.71 FEET TO THE NORTHERLY MARGIN OF KINKADE ROAD; THENCE S 89°37'55"W, 213.26 FEET ALONG SAID MARGIN TO THE EASTERLY MARGIN OF LOCUST ROAD; THENCE S 89°37'55"W, 170.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PLAT OF COLUMBIA TERRACE; THENCE N 00°24'38"W, 565.68 FEET ALONG THE EAST LINE OF SAID PLAT TO THE NORTHEAST CORNER THEREOF; THENCE S 84°49'29"W, 1365.09 FEET ALONG THE NORTH LINE OF SAID PLAT TO THE NORTHWEST CORNER THEREOF; THENCE S 00°25'50"E, 1145.82 FEET ALONG THE WEST LINE OF SAID PLAT TO THE SOUTHWEST CORNER THEREOF; THENCE S 89°39'48"W, 879.91 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT TO THE EASTERLY MARGIN OF FALER ROAD; THENCE N 00°25'47"W, 1328.74 FEET ALONG SAID MARGIN, PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17 TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE N 89°36'34"E, 2623.43 FEET ALONG SAID LINE TO THE EAST LINE OF SAID SECTION 17 AND THE TRUE POINT OF BEGINNING.  
CONTAINING 36.40 ACRES

## SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF AMERICAN WEST PROPERTIES IN ORDER TO PARTITION THE ABOVE DESCRIBED TRACT OF LAND INTO 3 PARCELS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE PLAT OF COLUMBIA TERRACE. BOTH THE INITIAL POINT AND THE SOUTHWEST CORNER OF THE PLAT WERE FOUND, AS WELL AS ADDITIONAL PINS ALONG THE WEST, NORTH AND EAST BOUNDARIES. THE PLAT BOUNDARY WAS COMPUTED HOLDING THESE FOUND PINS AS THEY FIT THE RECORD DIMENSIONS AND ANGLES VERY WELL. THE N-S CENTERLINE OF SECTION 17 WAS ESTABLISHED HOLDING THE 2" PIPE AT THE CENTER SECTION CORNER AND THE FOUND KRUMBEIN PIPE ALONG SAID LINE AT THE INTERSECTION OF THE BPA TRANSMISSION LINE EASEMENT. NO EVIDENCE WAS FOUND OF THE N 1/4 CORNER BRASS CAP THAT KRUMBEIN SHOWS ON SURVEY B-24-K FOR RIVERVIEW ENERGY. THE NORTH LINE OF THE PROPERTY WAS ESTABLISHED BY HOLDING THE NORTHING POSITION OF THE ROGERS LINE ON THE SECTION LINE AND THE NORTHING POSITION OF THE FOUND 1/2" REBAR AT THE C-N 1/16th. CORNER. THIS PIN FALLS 3.08' EAST OF THE N-S CENTERLINE BUT FITS THE ESTABLISHED FENCE LINE ALONG THE NORTH BOUNDARY.

THIS SURVEY WAS PERFORMED USING TRIMBLE 4000SSI REAL TIME KINEMATIC EQUIPMENT AND PROCEDURES AND A SOKKIA SET 38 TOTAL STATION.

## SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JUNE, 1998, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JUNE 30, 1997  
GARY B. WAGNER  
02817LS

RENEWS 6/30/00

DATE 8/20/98

*Gary B. Wagner*  
This is an exact duplicate

FND. RAILROAD SPIKE  
(SEE PLAT OF COLUMBIA TERRACE)  
ALSO SEE SURVEY C-877-K

Morrow County Surveyor DEPUTY

Date 10-98

Rec'd By LC

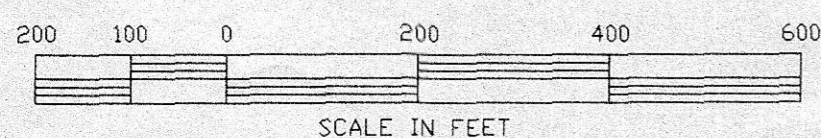
No. C-1191-E (965)

**ROGERS SURVEYING INC.**  
2304 N. 1ST STREET  
HERMISTON, OR. 97838  
PHONE (541) 567-5859  
FAX: (541) 567-6757

CLIENT	AMERICAN WEST PROPERTIES	JOB NO.	OR05298
PROJECT	PARTITION PLAT PORTION OF NE 1/4. 17-4-25		
DRAWN BY:	RPJ	SCALE:	1" = 200'
APPROVED:	GBW	DATE:	7-1-98
F. B. NO.:	NONE	VERSION:	ACAD12
FILE:	OR05098.DWG	SHEET	1
		OF	1

## NOTES:

- BASIS OF BEARING: THE SOUTH LINE OF THE PLAT OF COLUMBIA TERRACE HELD AS S 89°39'48"W ACCORDING TO THE PLAT THEROF.
- (M) = MEASURED (C) = COMPUTED ( ) = PLAT PER COLUMBIA TERRACE [ ] = RECORD DISTANCE PER KRUMBEIN SURVEY C-877-K
- = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "GBW 2817LS"
- = DENOTES FOUND 5/8" REBAR STAMPED "ROGERS 976" UNLESS OTHERWISE NOTED.



SCALE IN FEET