

PARTITION PLAT NO. 1999-5

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON.
DATE OF SURVEY: FEBRUARY, 1999.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF TRACY THOMPSON OF COLUMBIA DEVELOPMENTS, L.L.C., TO DIVIDE A TRACT OF LAND INTO THREE PARCELS.

CONTROLLING MONUMENTS FOUND AND THOSE ESTABLISHED ARE NOTED.

NO RECORD OF DEDICATION FOR THE RIGHT-OF-WAY OF WILLOW FORK DRIVE, EAST OF THE EAST LINE OF THE COLUMBIA TERRACE PLAT, WAS FOUND IN COUNTY RECORDS. THE ALIGNMENT OF WILLOW FORK DRIVE, EAST OF THE EAST LINE OF THE COLUMBIA TERRACE PLAT IS SHOWN PER "WORK MAP" PREPARED BY ROGERS SURVEYING INC., DATED SEPTEMBER, 1977, AND FOUND IN THE OFFICE OF TOM McELLIOTT OF MORROW COUNTY ABSTRACT AND TITLE COMPANY. SAID ALIGNMENT OF WILLOW FORK DRIVE FITS EXISTING IMPROVEMENTS, WHICH CONSIST, IN PART, OF SANITARY SEWER, WATER AND STORM SEWER LINES AND A 42 FOOT WIDE PAVED STREET WITH 2 FOOT CURB AND GUTTER SECTIONS ON EACH SIDE OF STREET.

THIS SURVEY WAS MADE WITH LEICA 399 GEODETIC GPS RECEIVERS USING STATIC AND REAL TIME KINEMATIC METHODS. A SOKKIA SET 48 FIVE SECOND TOTAL STATION WAS USED IN AREAS WHERE VEGETATION OBSCURED GPS SIGNAL RECEPTION.

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED.

REAL PROPERTY DESCRIPTION

FROM DEED RECORDED AT M-43722, MORROW COUNTY DEED RECORDS:

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON, LYING SOUTH OF THE SOUTH LINE OF KINKADE ROAD AND EAST OF THE EAST LINE OF THE PLAT OF COLUMBIA TERRACE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF COLUMBIA TERRACE PLAT, A 2 INCH BRASS CAP AND THE INITIAL POINT FOR THIS DESCRIPTION; THENCE NORTH 00°23'31" WEST ALONG THE EAST LINE OF THE COLUMBIA TERRACE PLAT AND ALONG THE EAST LINE OF LOCUST ROAD A DISTANCE OF 615.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINKADE ROAD, DEDICATED IN MICROFILM DOCUMENT M-12466, MORROW COUNTY DEED RECORDS; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF KINKADE ROAD, ON THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, (LONG CHORD BEARS NORTH 44°37'12" EAST A DISTANCE OF 28.29 FEET); THENCE NORTH 89°37'55" EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF KINKADE ROAD A DISTANCE OF 193.38 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00°24'38" EAST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 635.57 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89°39'44" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17 A DISTANCE OF 213.60 FEET TO THE INITIAL POINT.

Will. R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/00

OWNER'S DECLARATION & DEDICATION

I, MICHAEL TENNANT, OWNER, DO HEREBY CERTIFY THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND HEREBY SUBMIT FOR APPROVAL AND RECORDING SAID PARTITION PLAT.

I HEREBY DEDICATE TO THE CITY OF BOARDMAN, IT'S SUCCESSORS AND ASSIGNS, THE RIGHT-OF-WAY OF WILLOW FORK DRIVE, BETWEEN THE EAST LINE OF LOCUST ROAD AND THE EAST LINE OF SECTION 17, T.N., RANGE 25 EAST, W.M., AS NOTED. I ALSO DEDICATE TO THE CITY OF BOARDMAN, IT'S SUCCESSORS AND ASSIGNS, THE 10 FOOT UTILITY EASEMENTS, AS SHOWN ON THE WEST, NORTH AND EAST LINES OF PARCELS 2 AND 3.

Michael Tennant
MICHAEL TENNANT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF March, 1999.

Casille M. Scott
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6-19-02



APPROVALS:

WE THE UNDERSIGNED OFFICERS IN AND FOR THE CITY OF BOARDMAN AND MORROW COUNTY DO HEREBY APPROVE THIS PARTITION PLAT.

THE CITY OF BOARDMAN HEREBY APPROVES THIS PARTITION PLAT AND ACCEPTS THE RIGHT-OF-WAY OF WILLOW FORK DRIVE AND EASEMENTS DEDICATED IN THE "OWNER'S DECLARATION AND DEDICATION".

CITY OF BOARDMAN PLANNING COMMISSION, BY:

John A. Gray SIGNATURE TITLE DATE 3/15/99

J. Dennis Edwards 3/11/1999 MORROW COUNTY SURVEYOR DATE

Reg. Sore 3-16-1999 MORROW COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

Marilyn Childers 3-16-99 MORROW COUNTY TAX COLLECTOR DATE

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 16 DAY OF March, 1999, AT 10:59 O'CLOCK A.M., AND RECORDED IN MORROW COUNTY RECORDS AS FILE NO. M-57233

Barbara Bloodworth MORROW COUNTY CLERK
by Marlene Gray



RECEIVED BY

Morrow County Surveyor

Date 3/1999

Rec'd By *JP*

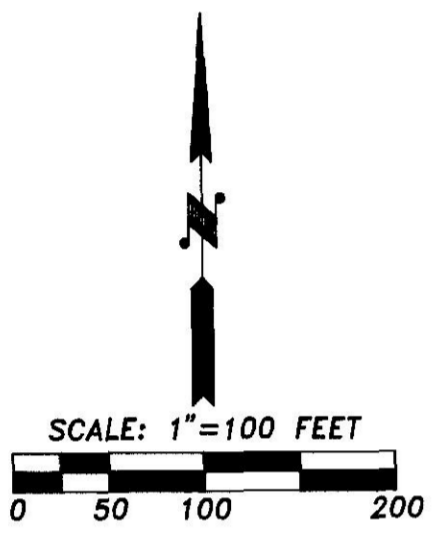
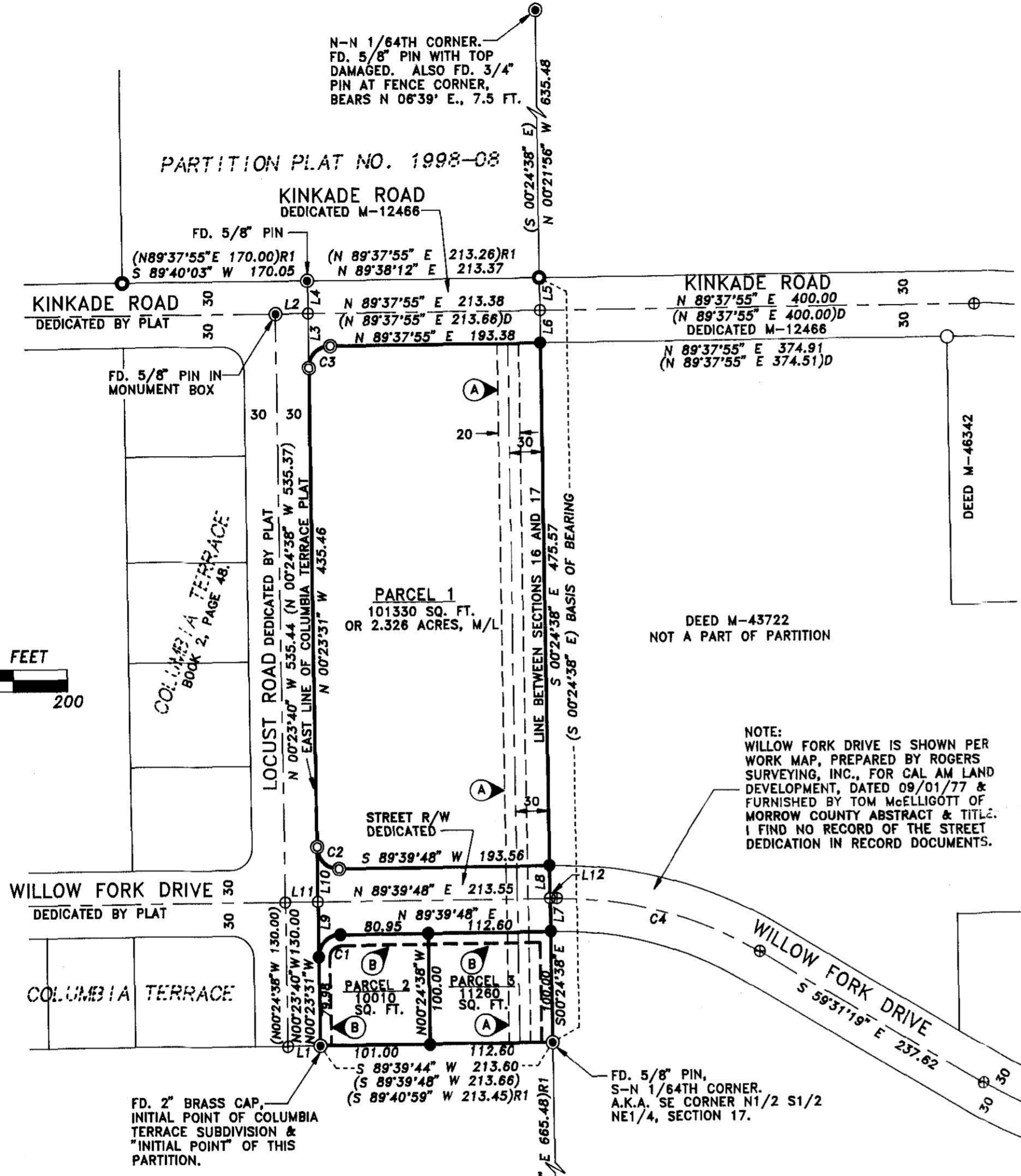
No. C-1210-E 984

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

PROJECT:
PARTITION PLAT FOR:
MICHAEL TENNANT
497 S.W. CENTURY DRIVE, BLDG. #A
BEND, OREGON 97702

DATE: 02/99 DR. BY: DMT/WRW
CK. BY: WRW NO: 99-804

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



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	90°03'19"	20.00	31.44	N 44°38'09" E 28.30
C2	89°56'41"	20.00	31.40	S 45°21'51" E 28.27
C3	90°01'25"	20.00	31.42	N 44°37'12" E 28.28
C4	30°48'52"	362.87	195.16	S 74°55'46" E 192.81

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°39'44" W	30.00
L2	N 89°37'55" E	30.03
L3	N 00°23'31" W	50.01
L4	N 00°23'31" W	29.95
L5	N 00°24'38" W	29.93
L6	S 00°24'38" E	30.00
L7	S 00°24'38" E	30.00
L8	S 00°24'38" E	30.00
L9	N 00°23'31" W	50.02
L10	N 00°23'31" W	49.98
L11	N 89°39'48" E	30.01
L12	N 89°39'48" E	6.53

LEGEND

- - FOUND 5/8" PIN, NO SURVEY RECORD FOUND.
- - SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "ORPLS 1106 WAPLS 17372".
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ⊙ - FOUND MONUMENT, AS NOTED, FROM COLUMBIA TERRACE PLAT.
- - FOUND 1/2" OR 5/8" IRON PIN SET PER SURVEY NO. B-373-K.
- - FOUND 5/8" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "GBW WA 30440 OR 02817LS", FROM PARTITION PLAT NO. 1998-08.
- (XOX)D - RECORD DIMENSION FROM DEED DESCRIPTION.
- (XOX) - RECORD DIMENSION FROM COLUMBIA TERRACE PLAT.
- (XOX)R1 - RECORD DIMENSION FROM PARTITION PLAT NO. 1998-08.
- Ⓐ - DENOTES EXISTING 20 FOOT EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN BOOK 73, PAGE 46, DEED RECORDS.
- Ⓑ - NEW 10 FOOT UTILITY EASEMENT DEDICATED BY THIS PLAT.

I CERTIFY THIS IS AN EXACT COPY.

Will. R. Wells
WILLIAM R. WELLS, PLS

S16
S17
1/4 CORNER