

PARTITION PLAT NO. 1999-6

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, 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 TWO PARCELS.

CONTROLLING MONUMENTS FOUND AND THOSE ESTABLISHED ARE NOTED.

NO RECORD OF DEDICATION FOR THE RIGHT-OF-WAY OF WILLOW FORK DRIVE OR DILLABAUGH STREETS WAS FOUND IN COUNTY RECORDS. THE ALIGNMENT OF WILLOW FORK DRIVE AND DILLABAUGH STREETS, 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 AND DILLABAUGH STREET FITS EXISTING IMPROVEMENTS AND DEED DESCRIPTIONS FOR EXISTING TRACTS ABUTTING THE ROADS, AND RECORDED AND UNRECORDED MONUMENTS FOUND.

THIS SURVEY WAS MADE WITH LEICA 399 GEODETIC GPS RECEIVERS USING STATIC AND REAL TIME KINEMATIC METHODS. A SOKKIA SET 4B 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 AND 2 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: A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INITIAL POINT OF COLUMBIA TERRACE PLAT, A 2 INCH BRASS CAP; THENCE NORTH 89°39'44" EAST A DISTANCE OF 213.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 00°24'38" WEST ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 180.00 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE NORTH 00°24'38" WEST ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 475.57 FEET TO A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF KINKADE ROAD, DEDICATED IN MICROFILM DOCUMENT M-12466, MORROW COUNTY DEED RECORDS; THENCE NORTH 89°37'55" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID KINKADE ROAD A DISTANCE OF 374.91 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO MORROW COUNTY HEALTH DISTRICT IN QUITCLAIM DEED RECORDED IN MICROFILM DOCUMENT M-46342, DEED RECORDS; THENCE SOUTH 00°24'22" EAST ALONG THE WEST LINE OF SAID MORROW COUNTY HEALTH DISTRICT TRACT A DISTANCE OF 242.06 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°37'04" EAST ALONG THE SOUTH LINE OF SAID MORROW COUNTY HEALTH DISTRICT TRACT A DISTANCE OF 152.31 FEET TO THE SOUTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO HAYDEN BROTHERS PARTNERSHIP IN MICROFILM DOCUMENT M-55900, DEED RECORDS; THENCE NORTH 89°35'22" EAST ALONG THE SOUTH LINE OF SAID HAYDEN BROTHERS PARTNERSHIP TRACT A DISTANCE OF 124.88 FEET TO A POINT ON THE APPARENT WEST RIGHT-OF-WAY LINE OF DILLABAUGH STREET, SAID POINT ALSO BEING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00°24'38" EAST ALONG THE APPARENT WEST RIGHT-OF-WAY LINE OF DILLABAUGH STREET A DISTANCE OF 283.40 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO FIRST BAPTIST CHURCH IN MICROFILM DOCUMENT M-16290, DEED RECORDS; THENCE SOUTH 89°37'47" WEST ALONG THE NORTH LINE OF SAID FIRST BAPTIST CHURCH TRACT A DISTANCE OF 277.21 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°22'07" EAST ALONG THE WEST LINE OF SAID FIRST BAPTIST CHURCH TRACT A DISTANCE OF 105.61 FEET TO A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF WILLOW FORK DRIVE; THENCE NORTH 59°31'19" WEST ALONG THE APPARENT NORTH RIGHT-OF-WAY OF WILLOW FORK DRIVE A DISTANCE OF 194.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE CONTINUING ALONG THE APPARENT NORTH RIGHT-OF-WAY LINE OF WILLOW FORK DRIVE, ON THE ARC OF A 392.87 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 211.29 FEET, (LONG CHORD BEARS NORTH 74°55'45" WEST A DISTANCE OF 208.75 FEET), TO POINT OF TANGENCY; THENCE SOUTH 89°39'48" WEST, CONTINUING ALONG THE APPARENT NORTH RIGHT-OF-WAY LINE OF WILLOW FORK DRIVE A DISTANCE OF 6.57 FEET TO THE "INITIAL POINT".

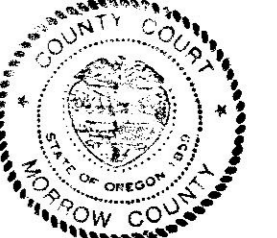
APPROVALS:

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

John A. Gray 3/15/99
CITY OF BOARDMAN, BY: TITLE DATE
W. Dennis Elwood 3/11/1999
MORROW COUNTY SURVEYOR DATE
Steve Swab 3-16-1999
MORROW COUNTY ASSESSOR DATE
Marilyn Childers 3-16-99
MORROW COUNTY TAX COLLECTOR DATE

I HEREBY CERTIFY THAT ALL TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 16 DAY OF March, 1999, AT 11:10 O'CLOCK A.M., AND RECORDED IN MORROW COUNTY RECORDS AS FILE NO. M-57334

Barbara Bloodworth
MORROW COUNTY CLERK
by *Marlene Gray*



RECEIVED BY

Morrow County Surveyor
Date 3/1999
Rec'd By *WR*
No. C-121-E(985)

OWNER'S DECLARATION

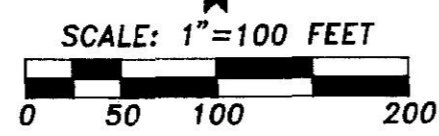
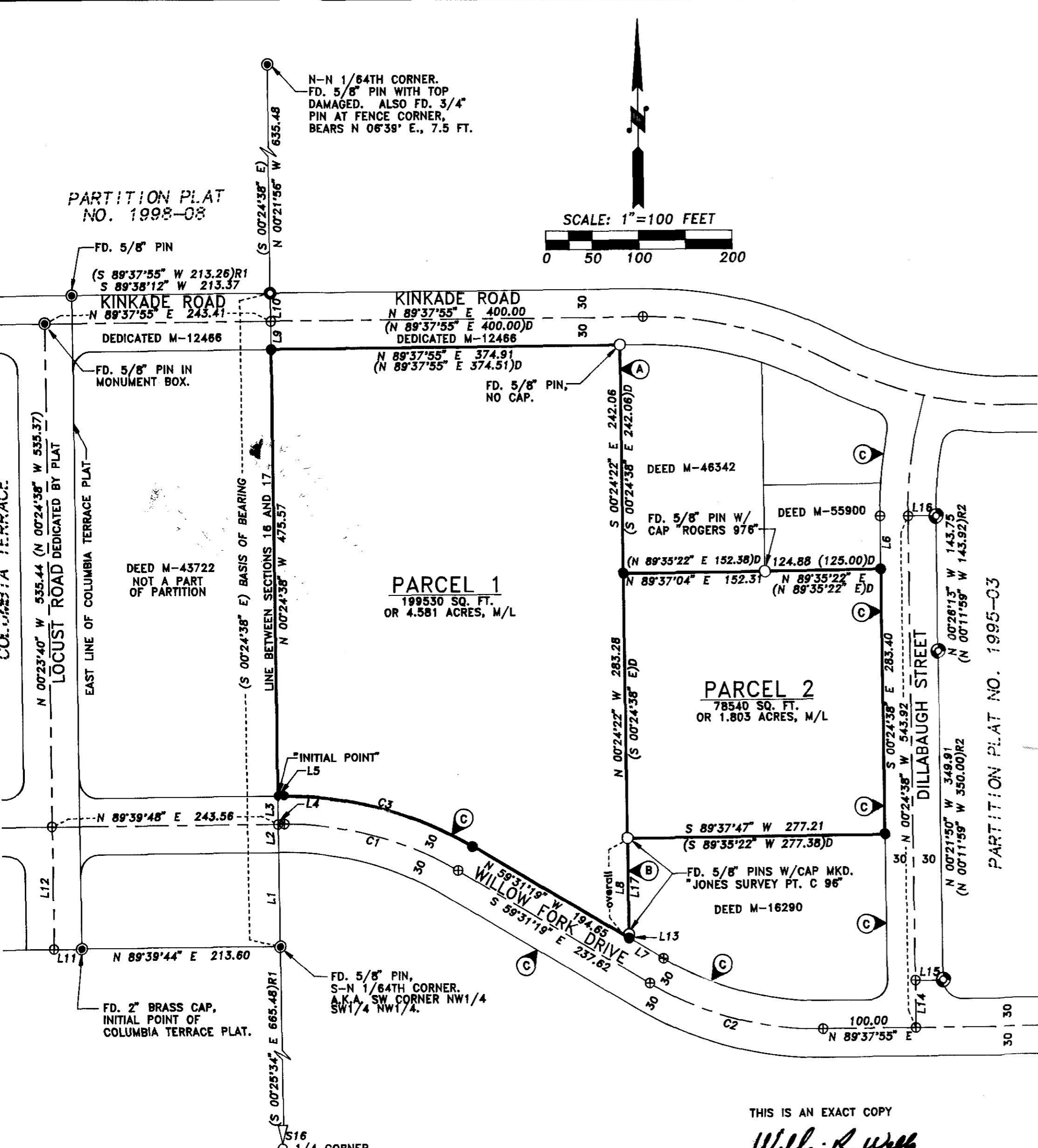
I, MICHAEL TENNANT, OWNER, DO HEREBY CERTIFY THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND HEREBY SUBMIT FOR APPROVAL AND RECORDING SAID PARTITION PLAT.

Michael Tennant
MICHAEL TENNANT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF

March 1999.
Carole M. Dorn
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6-14-02



THIS IS AN EXACT COPY
William R. Wells
WILLIAM R. WELLS, PLS

LINE NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 00°24'38" W	100.00	
L2	N 00°24'38" W	30.00	
L3	N 00°24'38" W	30.00	
L4	N 89°39'48" E	6.53	
L5	N 89°39'48" E	6.57	
L6	N 00°24'38" W	55.82	
L7	S 59°31'19" E	42.97	
L8	S 00°22'07" E	105.61	(S 00°24'38" E)D
L9	N 00°24'38" W	30.00	
L10	N 00°24'38" W	29.93	
L11	S 89°39'44" W	30.00	(S 89°39'48" W 30.00)
L12	N 00°23'40" W	130.00	(N 00°24'38" W 130.00)
L13	S 00°22'07" E	3.83	
L14	N 00°24'38" W	49.96	
L15	N 89°35'22" E	29.79	
L16	S 89°49'32" E	30.01	
L17	S 00°22'07" E	101.78	(S 00°24'38" E 101.81)D

CURVE TABLE	DELTA	RADIUS	LENGTH	LONG CHORD
C1	30°48'52"	362.87	195.16	S 74°55'45" E 192.81
C2	30°50'45"	362.48	195.15	S 74°56'42" E 192.80
C3	30°48'52"	392.87	211.29	S 74°55'45" E 208.75

- 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 1737Z".
 - ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - ⊙ - FOUND MONUMENT, AS NOTED, FROM COLUMBIA TERRACE PLAT.
 - ⊙ - FOUND 5/8" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "GBW WA 30440 OR D2817LS", FROM PARTITION PLAT NO. 1998-08.
 - ⊙ - FOUND 5/8" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "R.V. McKINNIS PLS 2431", FROM PARTITION PLAT NO. 1995-03.
 - (XOX)D - RECORD DIMENSION FROM DEED DESCRIPTION.
 - (XOX) - RECORD DIMENSION FROM COLUMBIA TERRACE PLAT.
 - (XOX)R1 - RECORD DIMENSION FROM PARTITION PLAT NO. 1998-08.
 - (XOX)R2 - RECORD DIMENSION FROM PARTITION PLAT NO. 1995-03.

NOTES

- ⓐ EXCEPTION IN DEED AT M-43722 CONTAINS ERROR ON WEST LINE OF DESCRIPTION CONTAINED IN M-46342. HELD DESCRIPTION IN M-46342.
- ⓑ CALCULATION SHEET BY "JONES" FOR WEST LINE OF CHURCH TRACT DESCRIBED IN M-16290, SHOWS ERROR IN DISTANCE CALCULATED TO THE NORTH LINE OF WILLOW FORK DRIVE. FOR PRESENT SURVEY, I EXTEND WEST LINE OF CHURCH TRACT TO APPARENT NORTH RIGHT-OF-WAY LINE OF WILLOW FORK DRIVE.
- ⓒ WILLOW FORK DRIVE AND DILLABAUGH STREETS ARE SHOWN PER WORK MAP, PREPARED BY ROGERS SURVEYING, INC., FOR CAL AM LAND DEVELOPMENT, DATED 09/01/77 AND FURNISHED BY TOM McELLIOTT OF MORROW COUNTY TITLE AND ABSTRACT CO. I FIND NO RECORD OF WILLOW FORK DRIVE OR DILLABAUGH STREET BEING DEDICATED, ALTHOUGH IMPROVEMENTS ARE IN PLACE.

William R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

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



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: 99-604

LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON.