

# PARTITION PLAT 2000-11

LP-N-221  
IN BLOCK 45W, IN W 1/2, SECTION 23, T 5 N,  
R 26 E, W.M., MORROW COUNTY, OREGON

## NARRATIVE:

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH LEGAL MONUMENTS THE LAND SHOWN ON THIS PLAT.

THE PURPOSE OF THIS SURVEY IS TO PARTITION TWO ONE ACRE PARCELS OFF OF THAT TRACT OF LAND DEEDED TO DOLORES FRITZ RECORDED ON M-43025 MORROW COUNTY DEED RECORDS SO THEY CAN BE SOLD.

IVAN DRIVER SURVEYED THIS TRACT IN A 1984 FOR FRITZ AND WILLIS. HE ALSO SURVEYED "MAGIC GARDENS" IN 1985. I BASED THE BEARING AND THIS SURVEY ON THE PLAT OF "MAGIC GARDENS".

THE INITIAL POINT IS A 1/2" IRON REBAR IN THE CENTER LINE OF A CONCRETE LINED CANAL WHICH IS THE SOUTHEAST CORNER OF BLOCK 3 "MAGIC GARDENS ESTATES".

DESCRIPTION THAT PORTION OF BLOCK 45W OF THE SUBDIVISION OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST, MORROW COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE ABOVE DESCRIBED INITIAL POINT AND RUNNING: THENCE N 0° 04' 23" E ALONG THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF 571.67 FEET TO THE NORTHWEST CORNER OF BLOCK 2 OF SAID "MAGIC GARDENS"; THENCE S 47° 58' 12" E ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2 A DISTANCE OF 700.32 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE S 0° 25' 27" E ALONG THE WEST LINE OF WEST SEVENTH STREET 104.33 FEET TO THE CENTER LINE OF A CONCRETE DITCH; THENCE N 87° 55' 12" W ALONG SAID DITCH CENTER LINE 166.35 FEET; THENCE CONTINUING ALONG SAID DITCH CENTER LINE N 89° 20' 42" W 201.55 FEET; THENCE CONTINUING ALONG SAID DITCH CENTER LINE S 89° 36' 47" W 132.38 FEET; THENCE CONTINUING ALONG SAID DITCH CENTER LINE S 74° 38' 51" W 22.33 FEET TO THE INITIAL POINT. CONTAINING 3.98 ACRES.

## OWNERS DECLARATION:

I, THE OWNER OF THE ABOVE DESCRIBED LAND, HEREBY DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED.

I HEREBY DEDICATE THE 20 FOOT EASEMENT ALONG THE WEST SIDE OF PARCEL 3 FOR INGRESS AND EGRESS AND UTILITIES AND IRRIGATION LINES FOR THE USE OF PARCELS 2 AND 3.

I ALSO HEREBY DEDICATE A 10 FOOT EASEMENT ALONG THE NORTHEASTERLY LINES OF PARCELS 1 AND 3 FOR THE USE OF WEST EXTENSION IRRIGATION DISTRICT FOR THE USE AND MAINTENANCE OF IRRIGATION LINES.

*Dolores L. Fritz*  
DOLORES L. FRITZ

STATE OF OREGON }  
COUNTY OF MORROW }  
SUBSCRIBED, AND SWORN BEFORE ME ON THIS  
5<sup>th</sup> DAY OF APRIL, 2000  
*Sharon G. Timms*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 11/26/01

REGISTERED PROFESSIONAL LAND SURVEYOR  
*G. Dennis Edwards*  
OREGON  
JULY 16, 1971  
G. DENNIS EDWARDS  
9 5 1  
RENEWS 12/31/2001

OFFICIAL SEAL  
SHARON G. TIMMS  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 304683  
MY COMMISSION EXPIRES NOV. 26, 2001

THIS IS AN EXACT COPY: *G. Dennis Edwards*  
G. DENNIS EDWARDS

## APPROVALS:

*David H. Klein* 3/16/2000  
COUNTY SURVEYOR (UMATILLA COUNTY) DATE

*Beverly D. Bridgewater* 3/23/2000  
MANAGER, WEST EXTENSION IRRIGATION DISTRICT DATE

*Tammy J. Wallatt* 4-6-00  
MORROW COUNTY PLANNING DIRECTOR DATE

*Regis Paul Smith*  
MORROW COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXED AND ASSESSMENTS AGAINST THE LAND DESCRIBED HERE ON HAVE BEEN PAID IN FULL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, A.D.

*Marilyn Childers by Cynthia R. Doherty* 6-26-00  
MORROW COUNTY TAX COLLECTOR DATE

RECEIVED BY  
Morrow County Surveyor  
Date 7/2000  
Rec'd By DE  
No. C-1272-E (1045)

PARTITION PLAT FOR DOLORES FRITZ  
IN BLOCK 45W, IN W 1/2, SEC. 23, T5 N,  
R 26 E, W.M., MORROW COUNTY, OREGON  
3/9/2000 JOB# S0001026  
EDWARDS SURVEYING P.O. BOX 763  
541-567-3336 HERMISTON, OREGON 97838  
DRAWN BY NJF

BEARING BASE PLAT OF "MAGIC GARDENS"  
N 89°37'20" E 496.40' (496.58')

MAGIC GARDENS LANE

LOT 1

"MAGIC GARDENS ESTATES"

LOT 2

PARCEL #3  
1.00 C.

PARCEL #2  
1.00 AC.

PARCEL #1  
1.98 AC.

BLOCK 3  
"MAGIC GARDENS ESTATES"

BLOCK 1

FND. 5/8" I. REBAR DRIVER 1985

FND. 5/8" I. REBAR DRIVER 1985

MONTANA AVE.

7TH STREET

WASHINGTON AVE.

20' ACCESS & UTILITY EASEMENT M-57851

20' ACCESS, UTILITY & IRRIGATION EASEMENT

10' IRRIGATION EASEMENT

CONC. LINED IRR. DITCH

CONC. LINED IRR. DITCH

CONC. LINED IRR. DITCH

INITIAL POINT IN 1/2" IRON ROD IN CONC. DITCH DRIVER 1985

SET 3.5' NORTH OF CORNER

SET 6.5' WEST OF CORNER

FND. 5/8" IRON REBAR SET BY MING IN 1987 OVER 8" CONC. MON.

CURVE DATA			
#	Δ	RADIUS	LENGTH
C1	15°34'39"	75.00'	20.39'
		CHORD S86°25'18" W 20.33'	

## LEGEND:

- FND. MONUMENT AS NOTED
- SET 5/8"X30" IRON REBAR WITH PLASTIC CAP #951
- (000) OF RECORD PLAT OF "MAGIC GARDENS ESTATES"
- [000] OF RECORD TAMBLYN'S 1935 PLAT OF SECTION 23

STATE OF OREGON }  
COUNTY OF MORROW } SS  
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 27<sup>th</sup> DAY OF June, 2000 A.D. AT 10:05 O'CLOCK A.M. AND RECORDED AS FILE NO. M-3000-1421

*Barbara Bloodworth*  
MORROW COUNTY CLERK  
*Shirley M. Cool*  
DEPUTY



SCALE: 1"=50'