

MORROW COUNTY PARTITION PLAT 2001-1D

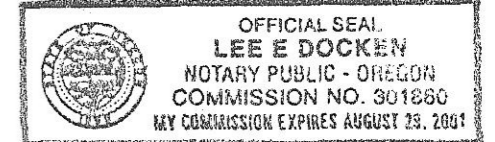
LP-N-248. NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, T 4 N. R 25 E., WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

Owner's Dedication:

Know All Men By These Presents, that the undersigned owners of the lands shown on this Plat, do hereby establish and acknowledge that I have caused this Plat to be created and do recognize this as the Official Map and Plat of that Tract of land described on M-45070, Morrow County, Oregon Deed Records  
 I also recognize and acknowledge the existing road Right-of-Ways as shown on this Plat.  
 I hereby Dedicate the easterly 20 feet of the NE 1/4 of the NW 1/4 of the SW 1/4 to the Public for roadway purposes ( Paul Smith Road ).  
 I also hereby Dedicate a 5 foot wide easement along the Northerly 5 feet of Parcels 1 and 2 for the use of and maintenance of an existing power line.  
 I also hereby Dedicate a 10 foot wide easement to the West Extension Irrigation Dist. along the South 10 feet of Parcels 1 and 2 for the installation and maintenance of a pressure distribution system to benefit Parcels 1, 2 and lands to the West.  
 I also hereby Dedicate the 10 foot wide utility easement shown along the North 10 feet of of the South 20 feet of Parcel 1 for the exclusive benefit of parcel 2.

*W.C. Hendrix*  
 W. C. HENDRIX ( BY RIGHT OF SURVIVORSHIP BARGAIN AND SALE 4/25/95, M-45070 )

CERTIFICATE OF DEATH 308389 TAG 152 6/13/00. RECORDED ON M-2000-1324.  
 MAXINE CROWDER



State of Oregon } SS  
 County of Morrow

On this 19 day of July, 2001  
 W. C. Hendrix appeared before me and acknowledged that he caused this instrument to be prepared and it is his free and voluntary act.

*Lee E. Docken*  
 Notary Public for Or.  
 My commission expires Aug. 29, 2001

Approvals:

Approved this 17th day of July, 2001  
*John L. Copcock*  
 County Surveyor  
 Approved this 12th day of July, 2001  
*Barbara Bloodworth*  
 West Extension Irrigation District  
 Approved this 20th day of July, 2001  
*Maxine Crowder*  
 Morrow County Planning Dept.  
 Approved this 1st day of August, 2001  
*Maxine Crowder*  
 Tax Collector  
 Approved this 1st day of August, 2001  
*Maxine Crowder*  
 Assessor

State of Oregon } SS  
 County of Morrow

I certify that the within instrument was received and filed for record on the 2 day of August, 2001, at 1:34pm file No. 2001-15169.

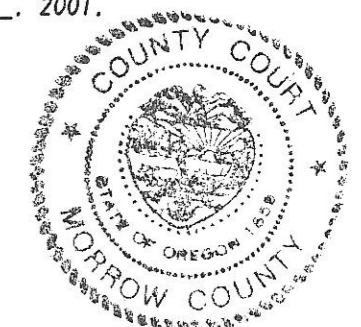
*Barbara Bloodworth*  
 Clerk  
*Robbi A. Childers*  
 Deputy

RECEIVED BY  
 Morrow County Surveyor

Date 09/10/01

Rec'd By RJM

No. C-1319-M Alder No. 1319



PARTITION PLAT FOR:  
 W. C. HENDRIX AND MAXINE CROWDER  
 69882 WILSON LANE  
 BOARDMAN, OR. 97818

REVISOR:  
 OCT. 24, 2000, JLC  
 MARCH 20, 2001, JLC  
 JULY 04, 2001, JLC  
 JULY 10, 2001, JLC  
 COPPOCK SURVEYING  
 P.O. BOX 340  
 HERMISTON, OR. 97838  
 Job No. 1199087  
 02/14/00  
 541-567-6974  
 FAX 567-3081  
 jud@ucinet.com

MARQUARDT P PLAT 2001-  
 NOT RECORDED AS OF 10 JULY 2001  
 NOT A PART

LEGAL DESCRIPTION:

LEGAL DESCRIPTION AS RECORDED ON M-45070, MORROW COUNTY DEED RECORDS RECORDED 4/26/95 AT 1:56 P.M..

THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION SEVENTEEN ( 17 ), TOWNSHIP FOUR ( 4 ) NORTH, RANGE TWENTY-FIVE ( 25 ) EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

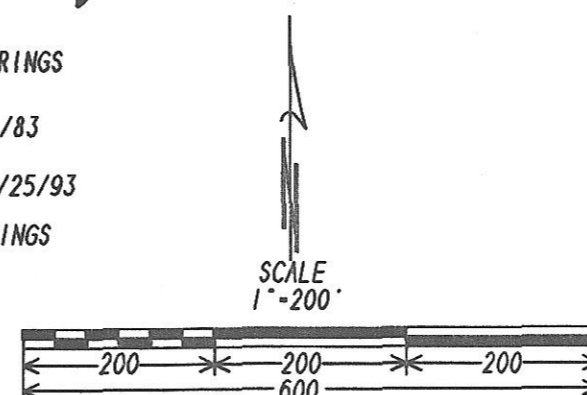
NOTE: LEGAL DESCRIPTION SHOULD INCLUDE THE FOLLOWING:

EXCEPTING THAT STRIP OF LAND CONVEYED TO MORROW COUNTY FOR THE WIDENING OF WILSON LANE BY A BARGAIN AND SALE DEED RECORDED ON M-34876, MORROW COUNTY DEED RECORDS.

SUBJECT TO THE UNRECORDED BUREAU OF RECLAMATION EASEMENT, THE CENTERLINE OF WHICH LIES ALONG THE EAST LINE OF THE ABOVE DESCRIBED TRACT. ALSO SUBJECT TO ANY AND ALL ROAD RIGHTS-OF-WAYS OR EASEMENTS. ALSO SUBJECT UMATILLA ELECTRIC COOPERATIVE ASS. RIGHT-OF-WAY EASEMENTS RECORDED ON M-42653 AND M-17535, MORROW COUNTY DEED RECORDS.

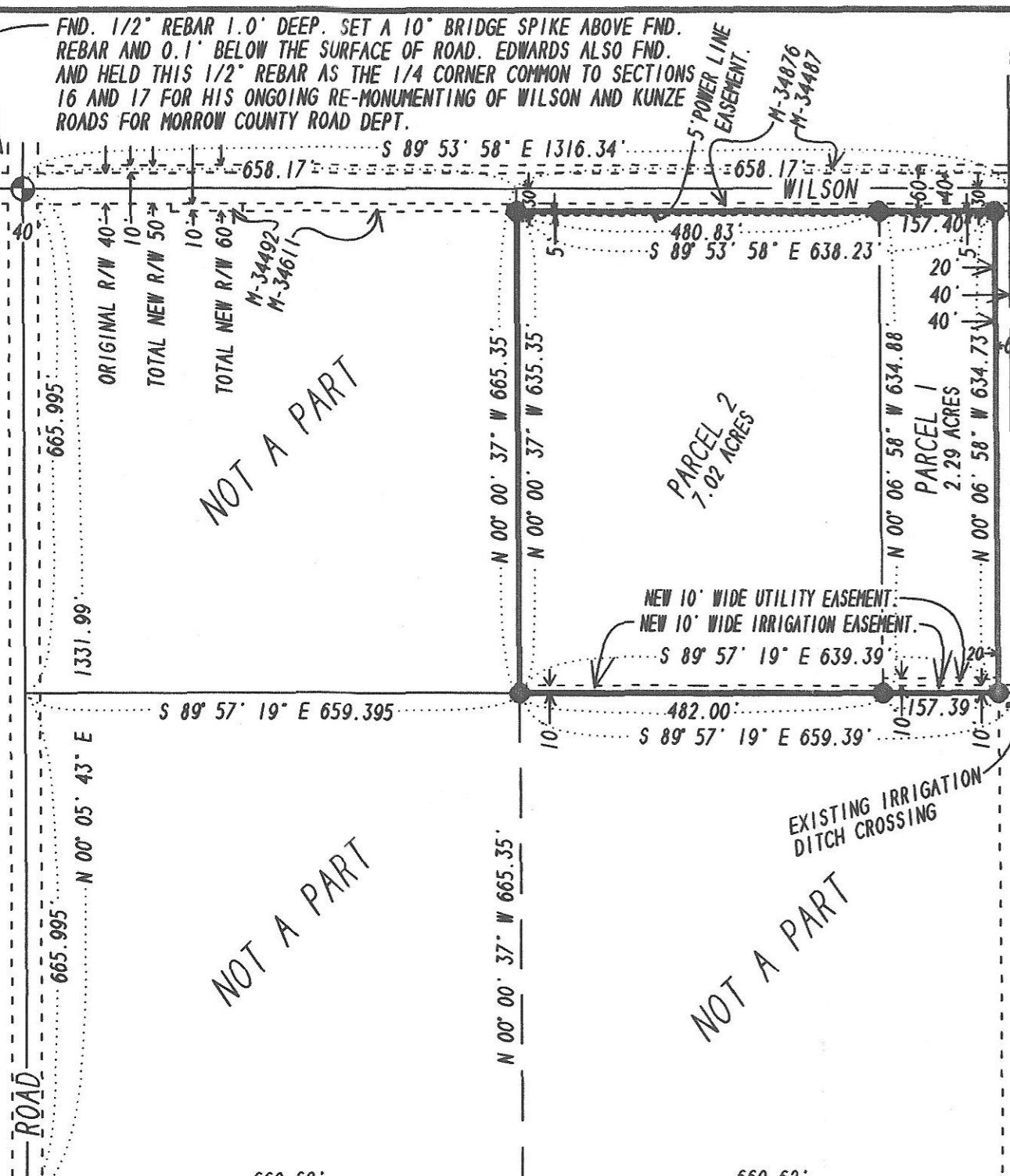
REGISTERED PROFESSIONAL LAND SURVEYOR  
*John L. Copcock*  
 OREGON  
 JANUARY 20 1998  
 JUDSON L. COPPOCK  
 2850  
 RENEWAL DATE: DEC. 31 2001

THIS IS A TRUE COPY OF THE ORIGINAL.  
*John L. Copcock*



LEGEND:

- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS2850.
- MONUMENTS FOUND AS NOTED.
- FND 5/8" REBAR, DRIVER FOR DESERT SPRINGS 1986.
- PARTITION BOUNDARY
- ( 000 D ) DRIVER FOR DESERT SPRINGS ESTATES SURVEY 1986.
- ( 000 E ) EDWARDS FOR DOCKEN 1993.
- ( 000 K ) STRATTON SHOWS THIS KRUNBEIN RECORD ON MOORE RANCE ESTATES.
- ( 000 S ) STRATTON FOR MOORE RANCE ESTATES 1996.

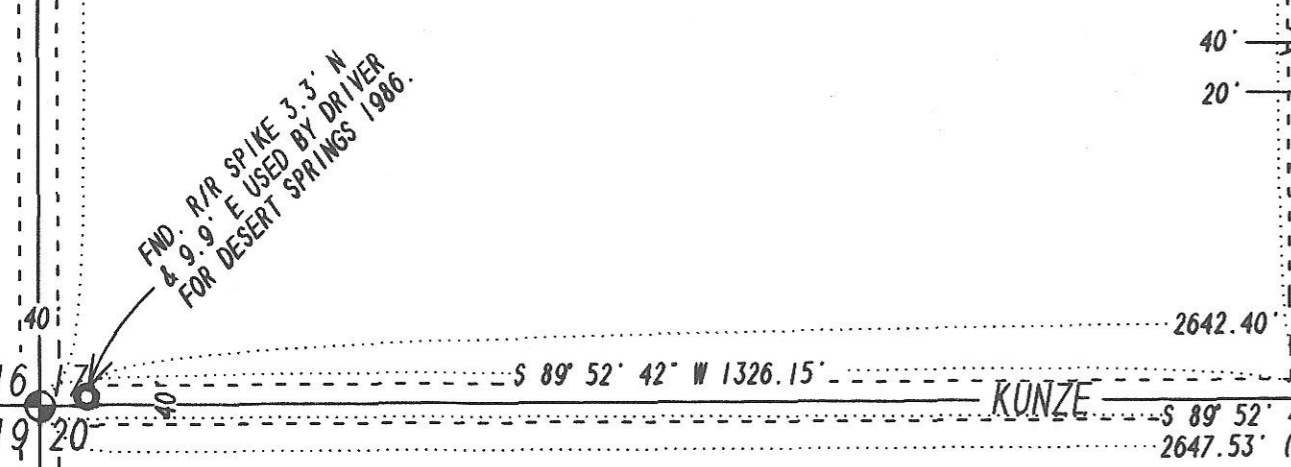


**SURVEYOR'S CERTIFICATE:**  
 I, JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS 92.070 ( 1 ).

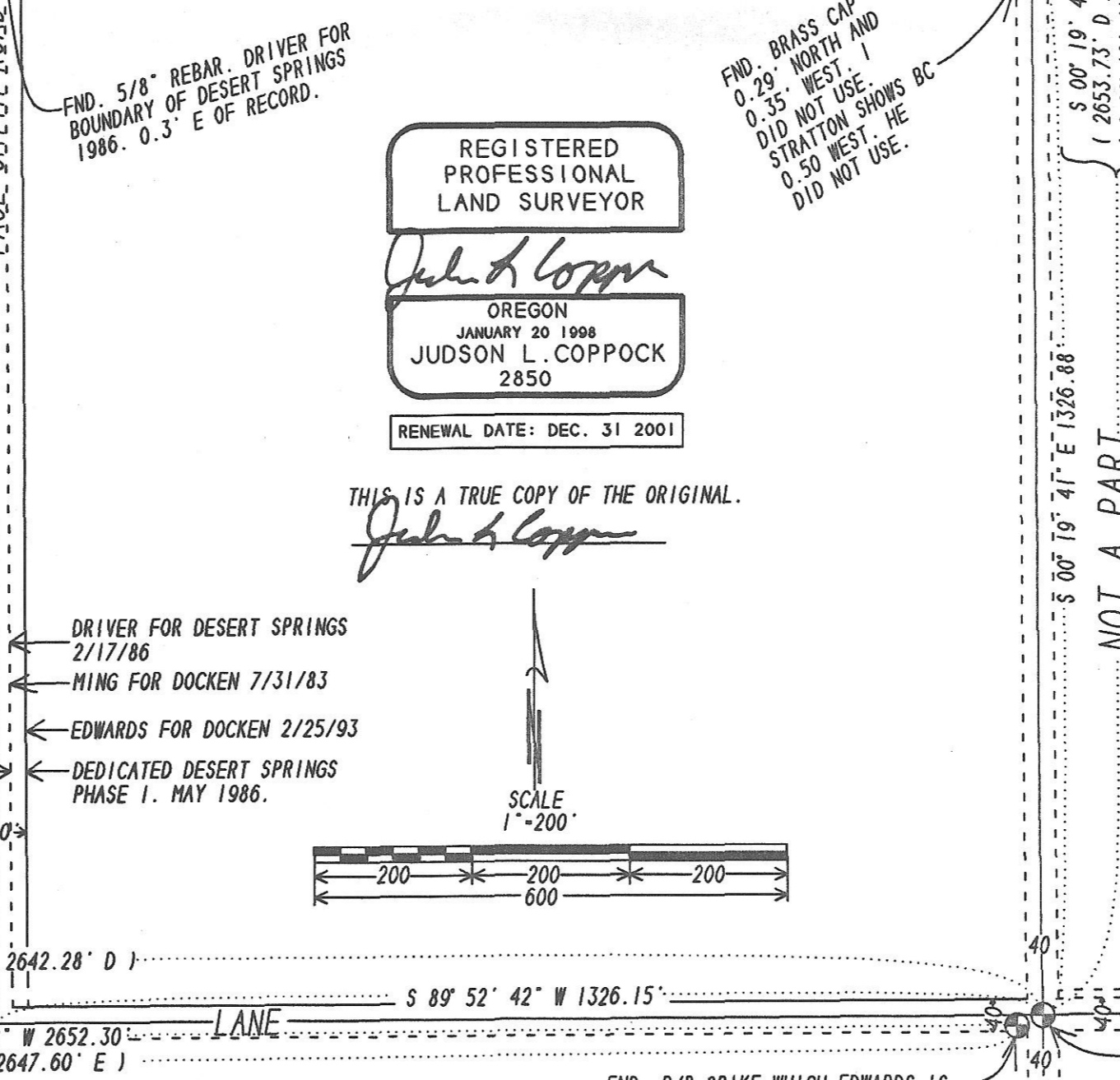
**SURVEYOR'S NARRATIVE:**  
 THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED ON MICROFILM NUMBER 42795, MORROW COUNTY DEED RECORDS INTO TWO PARCELS. FIRM DOCUMENTATION FOR THE PAUL SMITH ROAD RIGHT-OF-WAY WHICH LIES ALONG THE EASTERLY BOUNDARY OF THIS TRACT WAS NOT FOUND.

PAUL SMITH ROAD HAS BEEN SHOWN ON PREVIOUS SURVEYS WITH VARIOUS RIGHT-OF-WAY LOCATIONS. THEY ALL AGREE TO A 40 FOOT WIDTH BUT VARY WITH THE CENTERLINE BEING EITHER ON THE 1/16 LINE OR AS THE EXISTING TAX MAPS AND EDWARDS SHOW, THE CENTERLINE BEING 20 FEET EAST OF THE 1/16 LINE. I COULD FIND NO DESCRIPTIONS OF THIS ROAD IN EITHER THE COUNTY OR WEST EXTENSION IRRIGATION CO. RECORDS. IT IS A FACT THAT AN IRRIGATION DITCH RUNS ALONG THE 1/16 LINE AND PAUL SMITH ROAD HAS BEEN CONSTRUCTED TO THE EAST OF THE 1/16 LINE. IN ORDER TO QUIET THIS QUESTION FOR THE PRESENT OR FUTURE OWNERS OF PARCEL 1 A 20 FOOT WIDE DEDICATION TO THE PUBLIC FOR ROADWAY PURPOSES IS DEDICATED ON THIS PLAT. THIS 20 FOOT DEDICATION ALONG WITH THE 40 FOOT WIDE ROADWAY EASEMENT DEDICATED ON THE PLAT OF DESERT SPRINGS ALONG WITH THE 40 FOOT WIDE NEW EASEMENT DEDICATION ON THE PARTITION PLAT OF THE JOINING LANDS TO THE EAST WHICH ARE NOW IN THE FINAL STAGES OF BEING PARTITIONED WILL CREATE A 60 FOOT WIDE RIGHT-OF-WAY FOR PAUL SMITH ROAD AS REQUIRED BY MORROW COUNTY.

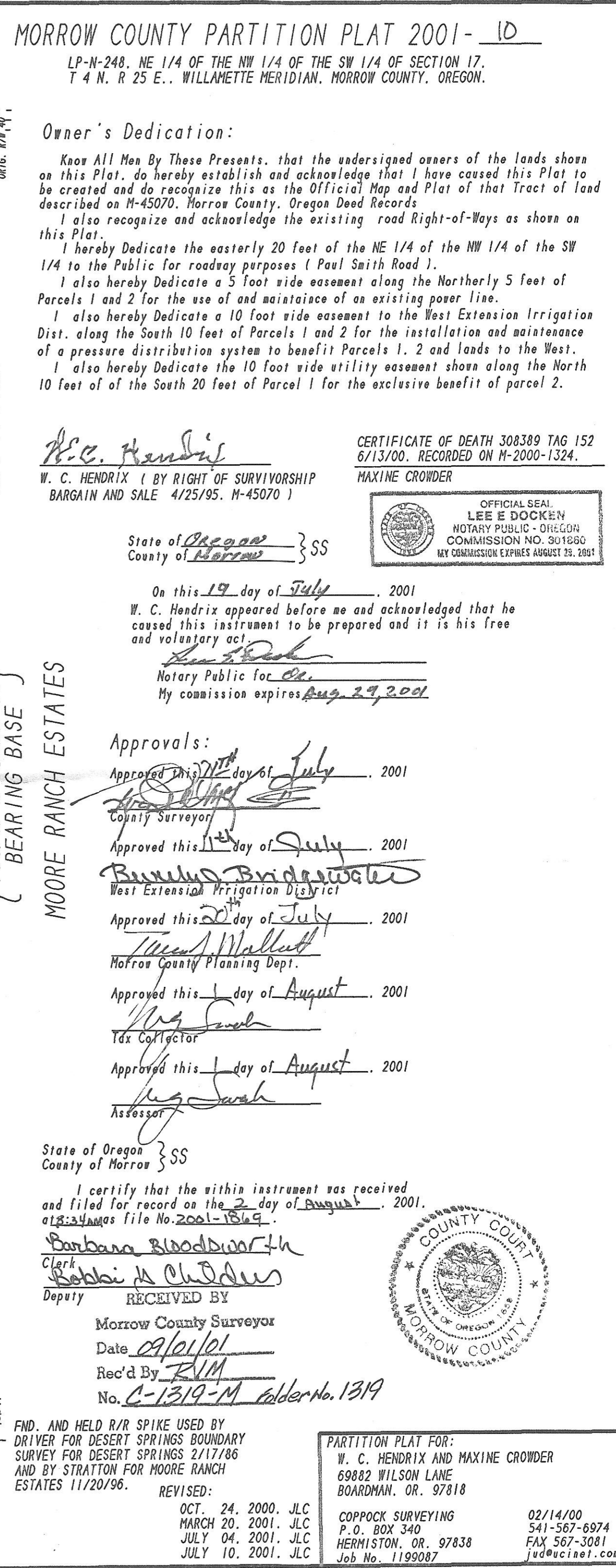
BEARINGS ARE BASED ON THE WEST LINE OF MOORE RANCH ESTATES ( STRATTON ). SURVEY BASED ON FIELD TIES TO MONUMENTS SHOWN, EXCEPT WHERE SO INDICATED.



FND. R/R SPIKE 0.8" DEEP SET OVER 5/8" IRON ROD FND BY EDWARDS 1.5" DEEP. DURING ONGOING SURVEY AND MONUMENTING OF WILSON AND KUNZE ROADS.



FND. R/R SPIKE WHICH EDWARDS IS PLANNING AS USING FOR THE 1/4 CORNER FOR HIS ONGOING SURVEY AND MONUMENTING OF WILSON AND KUNZE ROADS. THIS SPIKE IS 2.0' S & 4.8' W OF THE SPIKE WHICH I USED.



FND. AND HELD R/R SPIKE USED BY DRIVER FOR DESERT SPRINGS BOUNDARY SURVEY FOR DESERT SPRINGS 2/17/86 AND BY STRATTON FOR MOORE RANCE ESTATES 11/20/96.