

FOUND 2 1/2" BRASS CAP
STAMPED: KRUMBEIN PLS 933
SURVEY D-623-K

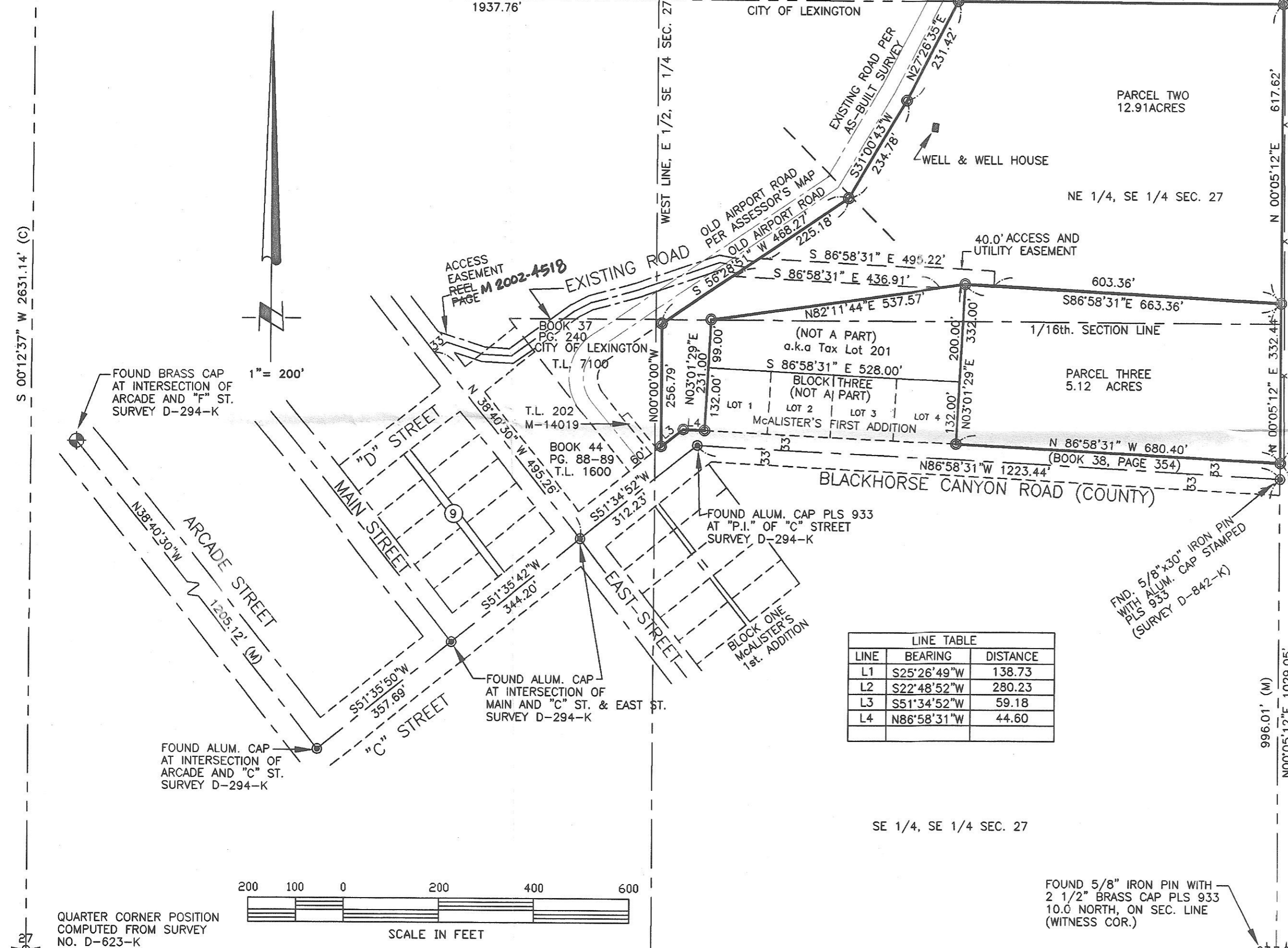
SURVEY NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER, 1999 AND COMPLETED IN MARCH 2002 AT THE REQUEST OF GEORGE DAMMEYER. THE PURPOSE OF THE SURVEY IS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS. THE PARTITION WAS ORIGINALLY SUBMITTED TO COUNTY PLANNING IN 2001 BUT WAS DENIED APPROVAL DUE TO DISCREPANCIES IN THE ORIGINAL DEED TO DAMMEYER. THOSE DISCREPANCIES HAVE NOW BEEN CORRECTED.

THE BASIS OF BEARING OF THIS SURVEY IS KRUMBEIN'S SURVEY FOR MORROW COUNTY AIRPORT FILED AS SURVEY D-623-K. THE EAST LINE OF THIS PLAT IS CONTROLLED BY THE NORTHEAST AND SOUTHEAST SECTION CORNERS AS SHOWN HEREON. THE EAST ONE-QUARTER CORNER WAS DESTROYED BUT REESTABLISHED FROM RECORD POSITION PER SURVEY D-623-K. THE CORNER WAS REMONUMENTED WITH A 2-1/2" BRASS CAP SET ON A 1"x30" GALVANIZED IRON PIPE AND STAMPED ACCORDING TO THE BLM MANUAL OF INSTRUCTION.

THE PORTION OF AIRPORT ROAD AS SHOWN ADJACENT TO "C" STREET NO LONGER EXIST, NOR IS THEIR ANY OFFICIAL COUNTY ROAD MAPS WHICH SHOW ITS ORIGINAL LOCATION. CONSEQUENTLY, WE HAVE PLOTTED THE APPROXIMATE LOCATION OF THE ROAD IN THIS AREA FROM THE CURRENT ASSESSOR'S MAP, WHICH IS THE ONLY REFERENCE WE COULD FIND AS TO ITS LOCATION. THE REMAINING PORTION OF THE ROAD RUNNING NORTHEASTERLY ALONG PARCELS ONE AND TWO WAS DERIVED FROM AS-BUILT SURVEY OF THE EXISTING ROAD CENTERLINE.

THIS SURVEY WAS PERFORMED USING A COMBINATION OF GPS FAST STATIC AND CONVENTIONAL TOTAL STATION INSTRUMENTS.



LINE	BEARING	DISTANCE
L1	S25°26'49"W	138.73
L2	S22°48'52"W	280.23
L3	S51°34'52"W	59.18
L4	N86°58'31"W	44.60

PARTITION PLAT NO. 2002-5

LOCATED IN THE SE 1/4 OF SECTION 27
TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M.
CITY OF LEXINGTON, MORROW COUNTY, OREGON

LEGAL DESCRIPTION (surveyed property)

The following legal description is a portion of that property described in Warranty Deed, Document #2001-2185, Morrow County Records

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, LYING EASTERLY OF THE EAST LINE OF THE COUNTY ROAD, SOMETIMES KNOWN AS AIRPORT ROAD AS ORIGINALLY LAID OUT AND ESTABLISHED ACCORDING TO THE MORROW COUNTY ROAD RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE N 89°55'52"W, 391.36 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE EASTERLY LINE OF AIRPORT ROAD; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING COURSES; THENCE S 25°26'49"W, 138.73 FEET; THENCE S22°48'52"W, 280.23 FEET; THENCE S 23°58'18"W, 301.30 FEET; THENCE S 27°26'35"W, 231.42 FEET; THENCE S 31°00'43"W, 234.78 FEET; THENCE S 56°28'51"W, 468.27 FEET TO THE EAST LINE OF THAT TRACT OF LAND DEEDED TO THE CITY OF LEXINGTON AS DESCRIBED IN BOOK 37, PAGE 240, MORROW COUNTY RECORDS; THENCE S 00°00'00"E, 256.79 FEET TO THE NORTHERLY RIGHT OF WAY OF "C" STREET; THENCE N 51°34'52"E, 59.18 FEET ALONG SAID RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY OF BLACKHORSE CANYON ROAD; THENCE S 86°58'31"E, 44.60 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHWEST CORNER OF BLOCK THREE, McALISTER'S FIRST ADDITION; THENCE N 03°01'29"E, 132.00 FEET ALONG THE WEST LINE OF SAID BLOCK TO THE NORTHWEST CORNER THEREOF; THENCE CONTINUING N 03°01'29"E, 99.00 FEET; THENCE N 82°11'44"E, 537.57 FEET; THENCE S 03°01'29"W, 332.00 FEET TO THE NORTHERLY RIGHT OF WAY OF BLACKHORSE CANYON ROAD; THENCE S 86°58'31"E, 680.40 FEET TO THE EAST LINE OF SAID SECTION 27; THENCE N 00°05'12"E, 2638.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE POINT OF BEGINNING.

OWNER'S DECLARATION

WE, GEORGE DAMMEYER AND MARY DAMMEYER, OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE THE 30' ACCESS EASEMENT AS SHOWN ACROSS PARCEL TWO, FOR THE BENEFIT OF PARCEL THREE.

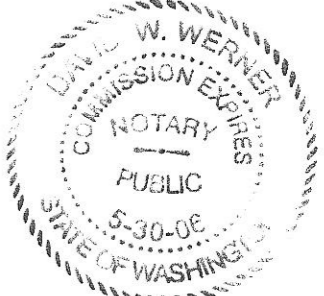
George Dammeyer
GEORGE DAMMEYER
Mary Dammeyer
MARY DAMMEYER

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF JUNE, 2002, PERSONALLY APPEARED BEFORE ME, GEORGE DAMMEYER AND MARY DAMMEYER, 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 WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Dan Jensen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
RESIDING AT KITSAP COUNTY
MY COMMISSION EXPIRES: 5-30-2006



APPROVALS

<i>[Signature]</i> MORROW COUNTY SURVEYOR	09/15/02 DATE
<i>[Signature]</i> MORROW COUNTY ASSESSOR	8-1-02 DATE
<i>[Signature]</i> MORROW COUNTY PLANNING DIRECTOR	7-25-02 DATE
<i>[Signature]</i> CITY OF LEXINGTON PLANNING COMMISSION	 DATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 30 DAY OF August, 2002 A.D.

AT 10 O'CLOCK (M) AND RECORDED AS FILE NO. _____
[Signature]
MORROW COUNTY TAX COLLECTOR
8-30-02
DATE

STATE OF OREGON } S.S.
COUNTY OF MORROW

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 30th DAY OF August, 2002 A.D. AT 11:25 O'CLOCK A.M. AND RECORDED AS FILE NO. 2002-5319

Barbara Bloodsworth
MORROW COUNTY CLERK
Date 09/01/02
[Signature]
DEPUTY
REV. 05/14/02

NOTES & LEGEND:

1. BASIS OF BEARING IS THE EAST LINE OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M. ACCORDING TO KRUMBEIN'S SURVEY FILED AS D-623-K.
2. (M) = MEASURED (R) = RECORD PER PARTITION PLAT 1992-7 (C) = COMPUTED (DEED)=DENOTES RECORD DIST. PER DEED RECORDED IN M-26110, MORROW CO. RECORDS
3. ○ = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'
4. ⊙ = DENOTES FOUND 1-1/2" ALUM. CAP ON REBAR 'KRUMBEIN' LS 933 FROM SURVEY NO. D-294-K
5. 27 26 = DENOTES 1/4 CORNER WAS MONUMENTED WITH A 2 1/2" BRASS CAP SET ON 1" x 30" GALVANIZED PIPE. CAP STAMPED PLS 02817.
6. ——— = HEAVY LINE INDICATES PARTITION PLAT BOUNDARY.

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 1999, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A LAND DIVISION OR PARTITION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92.

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary B. Wagner
GARY B. WAGNER
02817LS
RENEWS 6/30/2004

DATE 06/20/02

Gary B. Wagner
THIS IS AN EXACT DUPLICATE

RSI ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 627-5656
FAX: (509) 627-2994

CLIENT	GEORGE AND MARY DAMMEYER		JOB	OR02899	
PROJECT	PARTITION PLAT				
	SECTION 27, TOWNSHIP 1 S., RANGE 25 E., W.M.				
DRN. BY	GBW	SCALE	1" = 200'	F. B. NO.	015
APPROVED	GBW	DATE	11-01-99	VERSION	-ACAD14
				FILE:	OR02899.DWG
				SHEET	1
				OF	1