

# PARTITION PLAT 2002-6

A PORTION OF PARCEL 3, PARTITION PLAT 2001-06  
 LOCATED IN PORTIONS OF TOWNSHIPS 2 & 3 & 4 NORTH  
 RANGES 22, 23 & 24 EAST OF THE WILLAMETTE MERIDIAN  
 MORROW COUNTY AND GILLIAM COUNTY, OREGON

## LEGAL DESCRIPTION TOWER ROAD EXTENSION

A STRIP OF LAND SIXTY FEET WIDE, LYING THIRTY FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CORNER OF SECTIONS 16, 17, 20, 21 IN TOWNSHIP 3 NORTH, RANGE 24 EAST, W.M., MORROW COUNTY, OREGON BEING WITNESSED BY A 1939 GLO BRASS CAP; THENCE S88°51'49"W, ALONG THE NORTH LINE OF SAID SECTION 20, 327.37 FEET AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°59'07"E, 5239.79 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE S00°55'09"E, 507.11 FEET; THENCE S00°59'23"E, 5504.02 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, 748.83 FEET ALONG THE ARC OF A 1,030.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°39'18" TO A POINT OF TANGENT; THENCE S40°39'55"W, 5200.10 FEET TO THE NORTH LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 24 EAST, W.M.; THENCE CONTINUING S40°39'55"W, 319.50 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, 874.39 FEET ALONG THE ARC OF A 1,030.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°38'23" TO A POINT OF TANGENT; THENCE S89°18'18"W, 331.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 5; SAID POINT BEARS S00°11'52"E, 592.38 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE S89°19'01"W, PARALLEL WITH AND SIXTY FEET NORTHERLY OF THE SOUTH LINE OF THE P.G.E. TRANSMISSION LINE RIGHT OF WAY A DISTANCE OF 24,319.53 FEET; THENCE S63°40'27"W, 89.32 FEET TO SAID SOUTH RIGHT OF WAY; THENCE CONTINUING S63°40'27"W 830.85 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY 451.10 FEET ALONG THE ARC OF A 500.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°41'31" TO A POINT OF TANGENT; THENCE S11°58'56"W, 466.92 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, 129.06 FEET ALONG THE ARC OF A 100.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 73°56'55" TO A POINT OF TANGENT; THENCE S85°55'51"W, 275.75 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY 66.37 FEET ALONG THE ARC OF A 100.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°01'34" TO A POINT OF TANGENT; THENCE S47°54'17"W, 1,071.75 FEET; THENCE S57°44'54"W, 1,009.81 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, 497.20 FEET ALONG THE ARC OF A 2,005.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°12'30" TO A POINT OF TANGENT; THENCE S71°57'24"W, 1,103.62 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, 478.83 FEET ALONG THE ARC OF A 1,575.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°25'09" TO A POINT OF TANGENT; THENCE S54°32'15"W, 2,591.79 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, 277.41 FEET ALONG THE ARC OF A 1,600.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°56'03" TO A POINT OF TANGENT; THENCE S64°28'17"W, 292 FEET MORE OR LESS TO THE WEST LINE OF SECTION 8, SAID POINT BEING SOUTHERLY ALONG THE WEST SECTION LINES OF SECTIONS 8 & 5, 5755.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5, T. 2 N., R. 23 E. SAID SECTION CORNER IS MARKED BY A 1939 G.L.O. BRASS CAP, TOWNSHIP 2 NORTH, RANGE 23 EAST, W.M. AND THE TERMINUS OF SAID CENTERLINE.

ALL BEARINGS AND DISTANCE HEREIN ARE "GRID" VALUES, OREGON COORDINATE SYSTEM, NORTH ZONE, NAD83/91 DATUM. TO OBTAIN TRUE DISTANCES MULTIPLY BY A COMBINED FACTOR OF 1.000169118.

## LEGAL DESCRIPTION 40 FOOT EMERGENCY ACCESS EASEMENT

A STRIP OF LAND FORTY FEET WIDE, LYING TWENTY FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 24 EAST, W.M., MORROW COUNTY, OREGON, BEING WITNESSED BY A 1939 GLO BRASS CAP; THENCE S89°29'07" W ALONG THE NORTH LINE OF SAID SECTION 6, 3022.02 FEET TO THE NORTHWEST CORNER OF SAID SECTION 6, BEING WITNESSED BY A 1939 GLO BRASS CAP; THENCE S00°01'07" E ALONG THE WEST LINE OF SAID SECTION 6, 636.72 FEET; THENCE N89°19'01" E, 444.67 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°21'51" E, 1935.09 FEET TO A POINT OF CURVE; THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 59°46'48" AN ARC DISTANCE OF 313.01 FEET; THENCE S60°08'40" E, 1149.29 FEET TO A POINT OF CURVE; THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60°06'26" AN ARC DISTANCE OF 314.72 FEET; THENCE S00°02'14" E, 1124.98 FEET TO A POINT OF CURVE; THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59°38'10" AN ARC DISTANCE OF 312.08 FEET; THENCE S59°33'56" W, 1150.85 FEET TO A POINT OF CURVE; THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 59°39'14" AN ARC DISTANCE OF 312.35 FEET; THENCE S00°05'18" E, 2192.59 FEET AND THE TERMINUS OF SAID CENTERLINE.

## SURVEYOR'S NARRATIVE:

THIS SURVEY WAS UNDERTAKEN IN DECEMBER, 2000 AT THE REQUEST OF R.D. OFFUTT-COMPANY-NORTHWEST.

THE PURPOSE OF THE SURVEY IS TO SEGREGATE TWO PARCELS FOR CONSERVATION AREAS FROM THE OVERALL PROPERTY, AND TO PROVIDE AN OVERALL MAP FOR THE CONVEYANCE OF SAID PROPERTY FROM THE STATE OF OREGON TO R.D. OFFUTT.

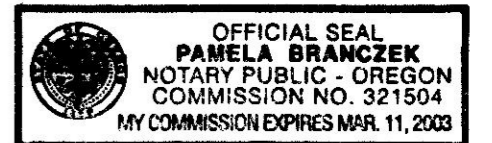
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM, NORTH ZONE, MAD 83/91 DATUM. THE SURVEY WAS PERFORMED WITH A 2 MAN SURVEY CREW USING TRIMBLE 4000SSI DUAL FREQUENCY GPS RECEIVERS. FAST STATIC AND RTK PROCEDURES WERE USED TO ESTABLISH PROJECT CONTROL AND POSITIONS OF G.L.O. SECTION MONUMENTS. THE HORIZONTAL CONTROL WAS ESTABLISHED FROM NATIONAL GEODETIC SURVEY STATIONS "CASTLE" AND "WILLOW".

THE CONSERVATION BOUNDARY LINE BORDERING THE EXISTING CULTIVATED FIELDS WAS STAKED AT INTERVALS OF 300-400 FEET WITH 2"x2"x12" WOOD HUBS MARKED WITH A "STAKE CHASER". ALL ANGLE POINTS ALONG THE BOUNDARY WERE STAKED WITH 5/8"DIAM. STEEL PINS WITH YELLOW PLASTIC CAPS STAMPED LS02817. THE SECTION LINES WHICH DEFINE THE BOUNDARIES AROUND P.G.E. OWNERSHIP IN SECTIONS 34, 35 AND 26 OF TOWNSHIP 3 NORTH, RANGE 24 EAST ARE FENCED AND THUS WERE NOT STAKED AS DESCRIBED ABOVE.

## OWNER'S DECLARATION

WE, THE OWNERS OF THE REAL PROPERTY SHOWN ON THIS PARTITION PLAT, DO STATE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92. WE HEREBY DEDICATE TO THE PUBLIC, THE TOWER ROAD EXTENSION AS SHOWN HEREON.

Laurie A. Warner  
 AUTHORIZED REPRESENTATIVE:  
 STATE OF OREGON, DEPT. OF GENERAL SERVICES



## ACKNOWLEDGMENT

STATE OF OREGON }  
 COUNTY OF Marion } s.s.

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF August, 2002, PERSONALLY APPEARED BEFORE ME, Laurie A. Warner, AUTHORIZED REPRESENTATIVE, STATE OF OREGON, DEPT. OF GENERAL SERVICES, 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.

Pamela Branczek  
 NOTARY PUBLIC IN AND FOR THE STATE OF OREGON  
 RESIDING AT Salem, Oregon  
 MY COMMISSION EXPIRES: 3/11/03

## APPROVALS

[Signature] Aug 28, 2002  
 MORROW COUNTY SURVEYOR DATE

[Signature] 9-2-02  
 MORROW COUNTY ASSESSOR DATE

[Signature] 9-03-02  
 MORROW COUNTY PLANNING DIRECTOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 2 DAY OF September, 2002 A.D.

AT 9 O'CLOCK AM AND RECORDED AS FILE NO. \_\_\_\_\_  
[Signature] 9-2-02  
 MORROW COUNTY TAX COLLECTOR DATE

RECEIVED BY  
Morrow County Surveyor  
 Date 09/03/02  
 Rec'd By [Signature]  
 No. C-1349-17

STATE OF OREGON }  
 COUNTY OF MORROW } s.s.

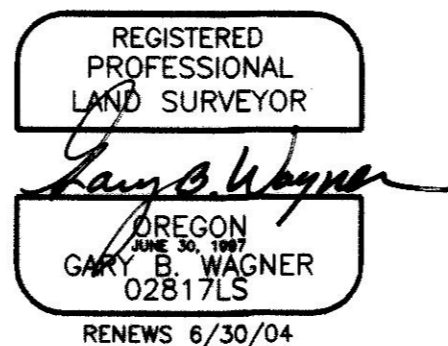
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 3 DAY OF Sep, 2002 A.D. AT 10:30 O'CLOCK A.M. AND RECORDED AS FILE NO. 2002-5337.

Barbara Bloodworth  
 MORROW COUNTY CLERK  
[Signature]  
 DEPUTY



## 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 THROUGH AUGUST 2002, 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.



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

CLIENT	B.A.I.C., INC.	JOB	30801
PROJECT	PARTITION PLAT THREE MILE CANYON FARMS		
DRN. BY	GBW	SCALE 1"= 4000'	F. B. NO. NONE
APPROVED	GBW	DATE 06/07/02.	VERSION - ACAD14 FILE: 30801-PP
			SHEET 5 OF 5