

PARTITION PLAT 2002-13

LP-N-236

IN BLOCK 12W OF THE SUBDIVISION OF SEC. 24,
IN SW 1/4, SEC. 24, T5N, R26E, W.M.,
MORROW COUNTY, OREGON

SURVEYORS CERTIFICATION AND NARRATIVE:

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

THE PURPOSE OF THIS SURVEY IS TO SPLIT A TRACT OF LAND WHICH IS DESCRIBED ON A DEED TO NORMAN AND BONNIE CLOW RECORDED ON M-12736 INTO TWO PARCELS, EACH OF WHICH WILL CONTAIN A HOME.

ALSO THE PURPOSE OF THIS SURVEY IS TO DO A BOUNDARY LINE ADJUSTMENT ON THE WEST SIDE OF THIS TRACT TO MAKE THE FENCE LINE THE PROPERTY LINE.

EXAMINATION OF THE DEEDS IN THIS AREA SHOWS THAT THE LOTS ALONG WASHINGTON AVENUE ARE THE NORTH 300 FEET OF BLOCK 12 WEST AND THE LOTS ALONG OREGON AVENUE ARE THE SOUTH 300 FEET OF BLOCK 12 WEST. THE ORIGINAL SURVEY SHOWS THE BLOCK BEING 600 FEET NORTH AND SOUTH, BUT MODERN SURVEYS SHOW THE BLOCK BEING 600.3 MORE OR LESS. ON THIS SURVEY I SPLIT THE BLOCK INTO THE NORTH HALF AND SOUTH HALF, NOT THE NORTH AND SOUTH 300 FEET, SO AS NOT TO LEAVE A GAP BETWEEN PROPERTIES.

I BASED THE BEARINGS ON MY 1993 SURVEY FOR BRADLEY IN BLOCK 12 WEST WHICH WAS BASED ON KRUMBEIN'S 1983 SURVEY FOR MORROW COUNTY IN SECTION 24.

DESCRIPTION: THAT PORTION OF BLOCK 12 WEST OF THE SUBDIVISION OF SECTION 24, T5N, R26E, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 2 OF SAID BLOCK 12 WEST AND RUNNING; THENCE N 89° 51' 13" E ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 120.00 FEET TO A 5/8" IRON REBAR; THENCE S 0° 20' 42" E PARALLEL WITH THE WEST LINE OF SAID LOT 2 A DISTANCE OF 300.17 FEET TO A 5/8" IRON REBAR WHICH LIES ON THE EAST-WEST CENTER LINE OF SAID BLOCK 12 WEST; THENCE S 89° 51' 08" W ALONG SAID EAST-WEST CENTER LINE 294.37 FEET TO A 5/8" IRON REBAR WHICH LIES 174.37 FEET WEST OF THE EAST LINE OF LOT 3 OF SAID BLOCK 12 WEST WHEN MEASURED AT RIGHT ANGLES; THENCE N 0° 32' 16" W 300.18 FEET TO A 5/8" IRON REBAR ON THE NORTH LINE OF SAID LOT 3; THENCE N 89° 51' 13" E ALONG SAID NORTH LINE 175.38 FEET TO THE POINT OF BEGINNING.

OWNERS DECLARATION:

WE, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED.

WE HEREBY DEDICATE THE EAST 10 FEET OF PARCEL ONE FOR AN EXISTING POWER LINE EASEMENT AND FOR OTHER UTILITIES.

WE ALSO DEDICATE A 25 FOOT ACCESS EASEMENT THE CENTER LINE OF WHICH IS COINCIDENTAL WITH THE NORTH 110.58 FEET OF THE LINE COMMON TO PARCELS ONE AND TWO, FOR THE BENEFIT OF PARCELS ONE AND TWO.

WE ALSO DEDICATE A 15 FOOT IRRIGATION EASEMENT ALONG THE SOUTH LINE OF PARCEL ONE FOR THE USE OF BOTH PARCELS.

Norman R. Clow *Bonnie R. Clow*
NORMAN R. CLOW BONNIE R. CLOW

STATE OF OREGON }
COUNTY OF MORROW }

SUBSCRIBED, AND SWORN BEFORE ME ON THIS
14th DAY OF November, 2002

David W. Hadley
NOTARY PUBLIC FOR OREGON

DAVID W. HADLEY
PRINTED NAME
COMMISSION NO. 350064
MY COMMISSION EXPIRES 12-22-05

APPROVALS:

G. Dennis Edwards 11/13/02
MORROW COUNTY SURVEYOR DATE

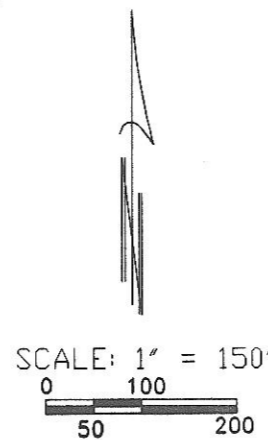
Beverly D. Bridgewater 12/10/02
MANAGER, WEST EXTENSION IRRIGATION DISTRICT DATE

Carl B. McFane 12/10/02
MORROW COUNTY PLANNING DIRECTOR DATE

Lee 12-13-02
MORROW COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXED AND ASSESSMENTS AGAINST THE LAND DESCRIBED HERE ON HAVE BEEN PAID IN FULL THIS 13 DAY OF December, 2002, A.D.

Lee 12-13-02
MORROW COUNTY TAX COLLECTOR DATE



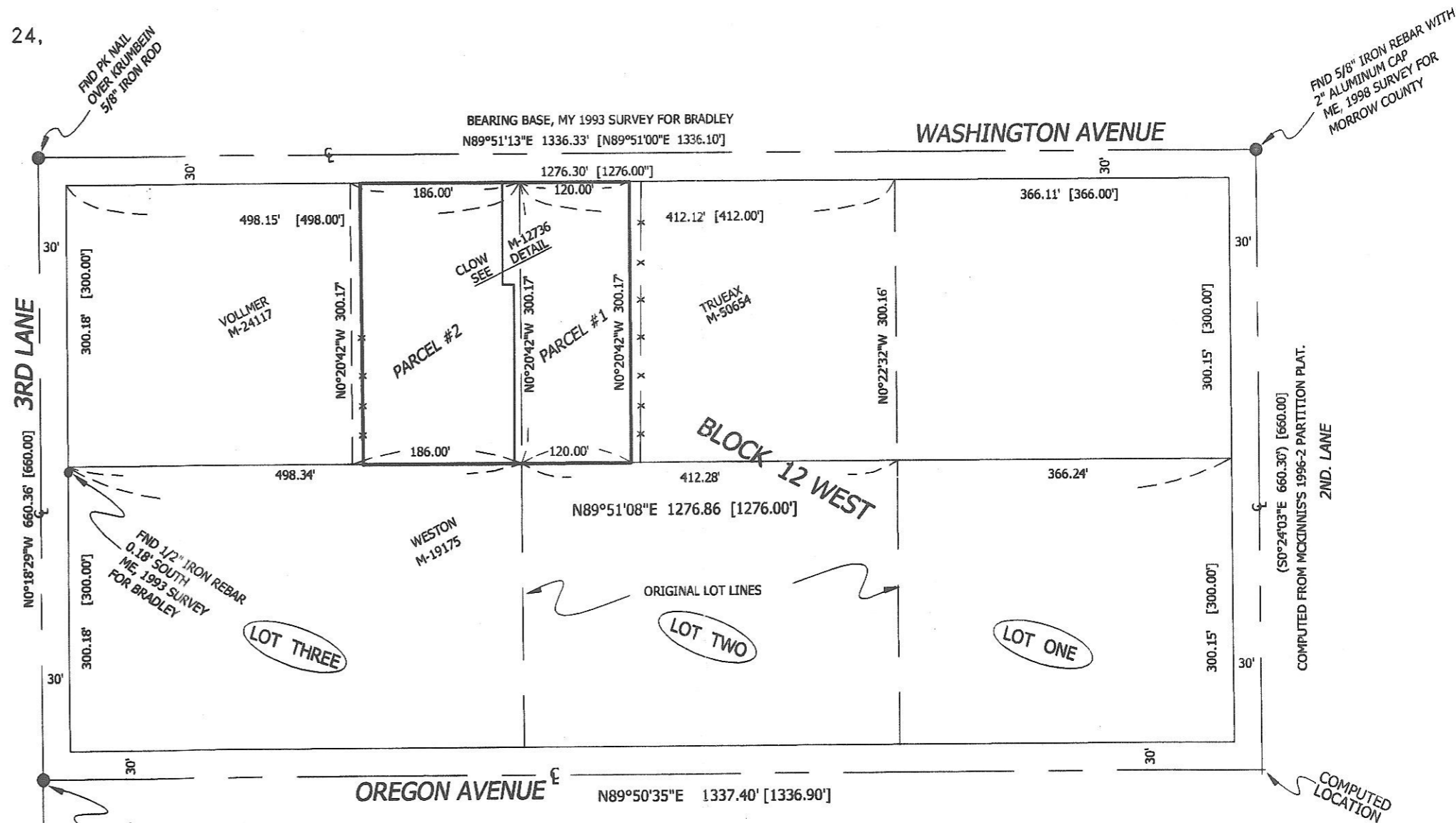
REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. Dennis Edwards

OREGON
JULY 16, 1971
G. DENNIS EDWARDS
9 5 1
RENEWS 12/31/2003

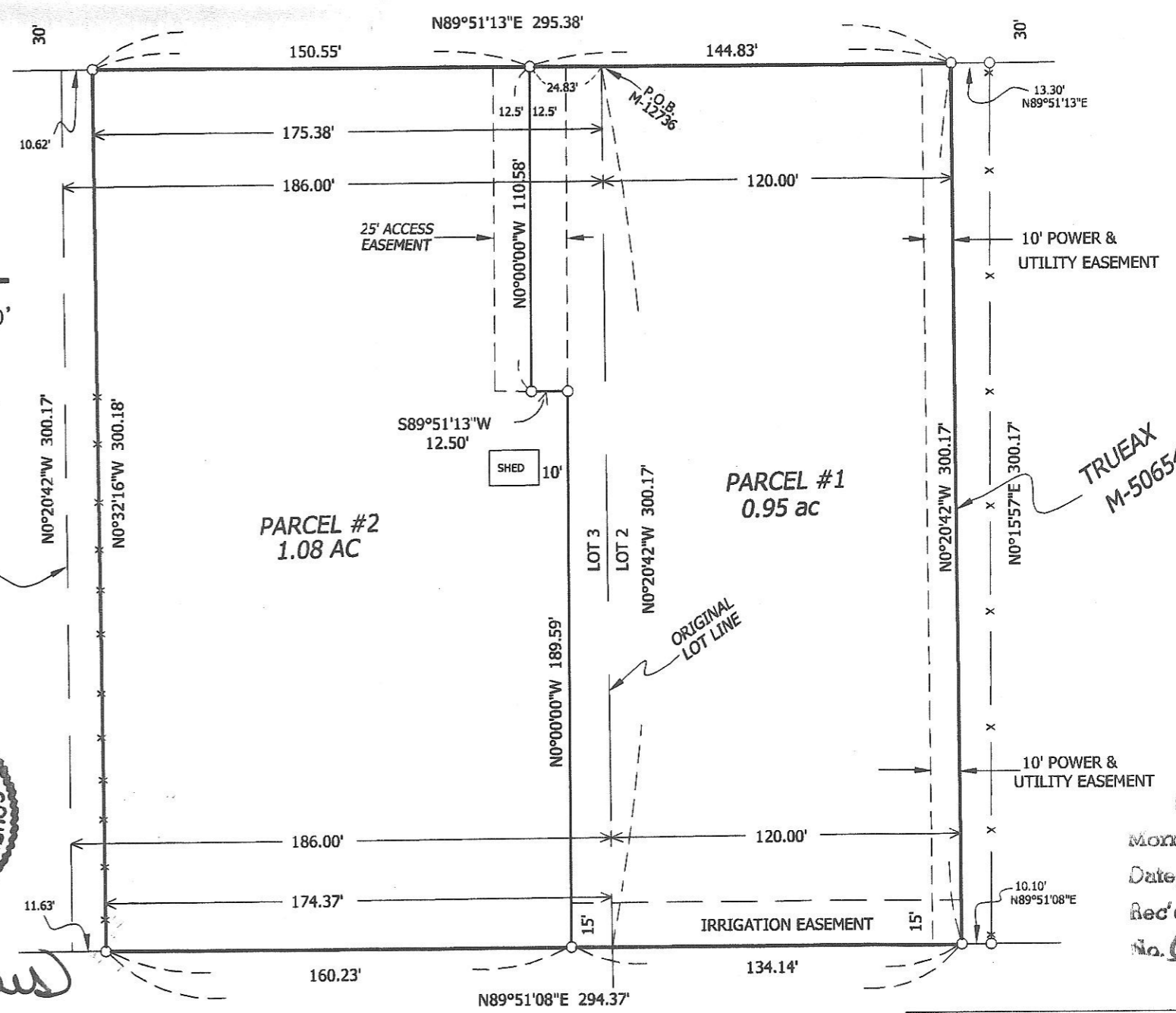
LEGEND:

- MONUMENTS FOUND AS NOTED
- 5/8"x30" IRON REBAR SET WITH PLASTIC CAP #951
- (000) OF RECORD PARTITION PLAT 1996-2
- [000] OF RECORD TAMBLYN'S 1935 PLAT OF SEC. 24
- PARTITION BOUNDARY



DETAIL

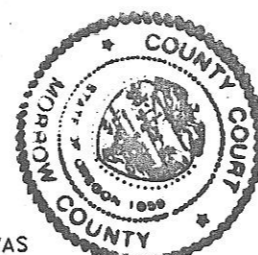
SCALE: 1" = 50'



STATE OF OREGON } SS
COUNTY OF MORROW }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 13 DAY OF December, 2002, A.D. AT 10 O'CLOCK P.M. AND RECORDED AS FILE NO. 2002-6279
Barbara Bloodworth by Bobbi M Childers
MORROW COUNTY CLERK

MY COMMISSION EXPIRES: _____



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

RECEIVED BY
Morrow County Surveyor
Date 01/02/03
Rec'd By *RJM*
No. C-1360-M

JOB# S9905155
EDWARDS SURVEYING P.O. BOX 763
541-567-3335 HERMISTON, OREGON 97838
DRAWN BY NJF