

MORROW COUNTY PARTITION PLAT 2003-5

LP-N-285, NE 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 they have caused this Plat to be created and do recognize this as the Official Map and Plat of the Tract described on M-42795, and filed in the deed records of Morrow County, Oregon.

We also recognize and acknowledge the existing dedicated roadway easements as shown on this Plat.

We hereby Dedicate the East 60 feet NE 1/4 of the SW 1/4 of Section 17, T 4 N, R 25 E., W.M. as shown on this Plat for a roadway and utility easement for the benefit of Parcels 1, 2 and 3.

We hereby Dedicate the North 35 feet and the West 40 feet of the NE 1/4 of the SW 1/4 of Section 17, T 4 N, R 25 E., W.M. which includes areas previously dedicated and hereby re-dedicated to the public for roadway purposes.

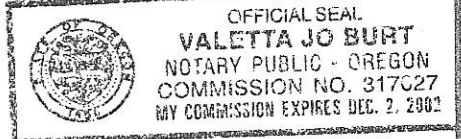
We hereby Dedicate the 10 foot wide Irrigation Easement shown along the westerly 10 feet of the Northerly 218.40 feet of Parcel 2, for the benefit of Parcel 1.

Bill B. Marquardt *Reina June Marquardt*
 BILL B. MARQUARDT REINA JUNE MARQUARDT
Betty Marquardt *Majo Marquardt Hughes Trust*
 BETTY MARQUARDT Majo Marquardt Hughes Trust
 Mary Kay Bella My, Trustee
 MARY KAY BELLA MY, TRUSTEE

State of Oregon } SS
 County of Morrow }

On this 9th day of April, 2001
 Bill B. Marquardt and Reina June Marquardt "Husband and Wife", Betty Marquardt "Majo Marquardt Hughes Trust by Mary Kay Bella My, Trustee", appeared before me and acknowledged that their having caused this instrument to be prepared is their free and voluntary act.

Vallette Jo Burt
 Notary Public for Oregon
 My commission expires 12-02-02



Approvals:

Approved this 31 day of March, 2001
[Signature]
 County Surveyor

Approved this 3 day of Oct, 2001
[Signature]
 West Extension Irrigation District

Approved this 30 day of March, 2001
[Signature]
 City of Boardman

Approved this 30 day of MARCH, 2001
[Signature]
 Morrow County Planning Dept.

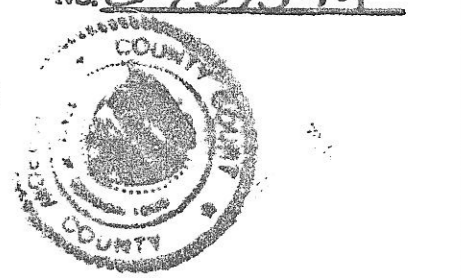
Approved this 3 day of April, 2003
[Signature]
 Tax Collector

Approved this 3 day of April, 2003
[Signature]
 Assessor

State of Oregon } SS
 County of Morrow }

I certify that the within instrument was received and filed for record on the 3 day of April, 2003 at 3:25 as file No. 2003-9736

[Signature]
 Clerk
[Signature]
 Deputy



REVISED 27 MARCH 2001, JLC
 REVISED 26 MARCH 2001, JLC
 REVISED 28 JANUARY 2001, JLC
 REVISED 23 OCTOBER 2000, JLC

PARTITION PLAT FOR:
 BILL & REINA MARQUARDT: husband and wife,
 BETTY MARQUARDT and MOJO MARQUARDT TRUST
 ALL OF LEXINGTON OR. 97839

COPPOCK SURVEYING 12/21/99
 P.O. BOX 340 541-567-6974
 HERMISTON, OR. 97838 FAX 567-3081
 Job No. 0899070 jud@ucinet.com

THIS IS A TRUE COPY OF THE ORIGINAL.
[Signature]

FND. 1/2" REBAR 1.0' DEEP. SET A 10" BRIDGE SPIKE ABOVE FND. REBAR AND 0.1' BELOW THE SURFACE OF ROAD. EDWARDS ALSO FOUND AND HELD THIS 1/2" REBAR AS THE 1/4 CORNER COMMON TO SECTIONS 16 AND 17 FOR HIS ONGOING RE-MONUMENTING OF WILSON AND KUNZE ROADS FOR MORROW COUNTY ROAD DEPT.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION AS RECORDED ON M-42795, MORROW COUNTY DEED RECORDS RECORDED 5/26/94 AT 11:28 A.M..

NORTHEAST QUARTER (NE 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-FIVE (25) EAST OF WILLAMETTE MERIDIAN.

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 THE APPROPRIATE PROVISIONS OF ORS CHAPTER 92.

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 THREE EQUAL AREA PARCELS.

THE LOCATION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, T 4 N, R 25 E., W.M., MORROW COUNTY, OREGON IS STRAIGHT-FORWARD AS SHOWN ON THIS PLAT.

A NEW 35 FOOT WIDE DEDICATION TO THE PUBLIC ALONG THE NORTHERLY BOUNDARY OF THIS TRACT FOR ROADWAY PURPOSES WAS DEDICATED IN ORDER TO MATCH THE RIGHT-OF-WAY WIDTH WHICH WAS DEDICATED ON THE MOORE RANCH ESTATES PLAT TO THE EAST. THIS NEW DEDICATION INCLUDES THE AREA OF AN EARLIER DONATION DEED (RECORDED ON M-28028 MCDR 1) WHICH WAS BASED ON A NO LONGER EXISTING (ROAD IMPROVEMENTS HAVE MOVED THE PHYSICAL CENTERLINE SOUTH) CENTERLINE OF WILSON ROAD.

FIRM DOCUMENTATION FOR PAUL SMITH ROAD WHICH LIES ALONG THE WESTERLY BOUNDARY OF THIS TRACT AND DOCUMENTATION FOR THE 40 FOOT WIDE UNOPENED ROAD DESCRIBED IN RESOLUTION 12, COUNTY COURT JOURNAL F, PAGES 68, 76, 77, AND 78 WHICH IS DESCRIBED AS LYING 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 QUANTIFY THIS QUESTION FOR THE PRESENT OR FUTURE OWNERS OF PARCEL 1, 2 AND 3 A 40 FOOT WIDE DEDICATION TO THE PUBLIC FOR ROADWAY PURPOSES IS DEDICATED ON THIS PLAT. THIS MATCHES UP WITH THE ROADWAY EASEMENT AS DEDICATED ON THE PLAT OF DESERT SPRINGS TO THE SOUTH AND INCLUDES THE LANDS UPON WHICH PAUL SMITH ROAD ACTUALLY LIES.

THE ROAD AS DESCRIBED IN "JOURNAL F" AS IT LIES ALONG THE EASTERLY BOUNDARY OF THIS TRACT SHOWS NO EVIDENCE OF ITS EVER HAVING BEEN OPENED OR USED AND THE FACT THAT THE COUNTY COURT ON DECEMBER 6, 1917 ORDERED THIS ROAD OPENED (AFTER TIME FOR APPEALS HAS EXPIRED), HAS NOT BEEN REFLECTED ON ANY KNOWN SURVEYS OR COUNTY MAPS. MAKES IT UNCLEAR IF A COUNTY RIGHT-OF-WAY ACTUALLY EXISTS. DURING A MEETING WITH THE COUNTY COURT IN IRRIGON ON 8 DECEMBER 1999 THERE WAS SOME DOUBT EXPRESSED AS TO IF THE 1917 ORDER WAS STILL IN EFFECT OR THAT ACTION EVEN CREATED A LEGAL RIGHT-OF-WAY. I HEREBY PLACE ON NOTICE ANYONE HAVING AN INTEREST IN PARCELS 1, PARCEL 2 OR PARCEL 3 OF THIS PLAT THAT A LEGAL RIGHT-OF-WAY ALONG THE EASTERLY 20 FEET OF PARCELS 1, 2 AND 3 MAY OR MAY NOT EXIST. A THOROUGH AND DETAILED SEARCH THROUGH THE COUNTY COURT JOURNALS OR ACTION BY THE COUNTY COURT MAY CLEAR THIS UP.

REGISTERED PROFESSIONAL LAND SURVEYOR

Judson L. Coppock

OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850
 RENEWAL DATE: DEC. 31 2001

FND. R/R SPIKE 3.7" W & 9.9" E. USED BY DRIVER FOR DESERT SPRINGS 1986.

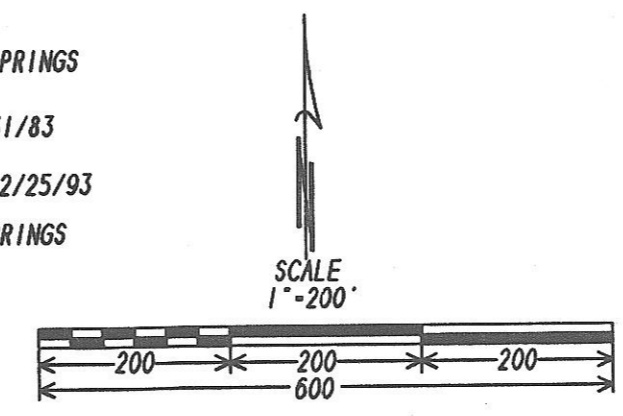
- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS2850.
- MONUMENTS FOUND AS NOTED.
- FND 5/8" REBAR, DRIVER FOR DESERT SPRINGS 1986.
- PARTITION BOUNDARY

LEGEND:

- (000 D) DRIVER FOR DESERT SPRINGS ESTATES SURVEY 1986.
- (000 E) EDWARDS FOR DOCKEN 1993.
- (000 K) STRATTON SHOWS THIS KRUMBEIN RECORD ON MOORE RANCH ESTATES.
- (000 S) STRATTON FOR MOORE RANCH ESTATES 1996.

DESERT SPRINGS ESTATES
 NOT A PART

MOORE RANCH ESTATES
 BEARING BASE
 NOT A PART



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 2.0' S AND 4.8' W. ORIGIN UNKNOWN.

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 RANCH ESTATES 11/20/96.

ROM