

# MX RANCH SUBDIVISION

MORROW COUNTY

THE SW 1/4 OF SECTION 23,

T.5N., R.26E., W.M. MORROW COUNTY, OREGON

FOR: MAX AND MARILYN HELLBERG

81300 WEST 6TH

IRRIGON, OR 97844

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN SEPTEMBER OF 2002 AT THE REQUEST OF MAX AND MARILYN HELLBERG. THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE A PORTION OF THE SW 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. THE DESCRIPTION FOR THE LAND TO BE SUBDIVIDED IS ON M-6483.

I FOUND A 1 1/2" ALUMINUM CAP MARKING THE WEST 1/16 CORNER OF SECTION 23, A 2 1/2" BRASS CAP MARKING THE 1/4 CORNER OF SECTIONS 23 AND 26, AN 8 INCH CONCRETE MONUMENT WITH A BRASS RIVET MARKING THE EAST 1/16 CORNER OF SECTION 23, AND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" MARKING THE CENTER SOUTH 1/16 CORNER OF SECTION 23 ALL WITHIN TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. UTILIZING THE FOUND SECTION CORNERS ALONG WITH THE ADDITIONAL FOUND MONUMENTS AS DEPICTED ON THIS PLAT I PROPORTIONED AND CALCULATED THE EXTERIOR CORNERS TO BE SET. ONCE THE EXTERIOR CORNERS WERE SET I THEN DESIGNED AND CALCULATED THE INTERIOR LOT CORNERS UTILIZING THE CRITERIA OUTLINED IN THE "FINAL FINDINGS OF FACT" FOR MAX HELLBERG SUBDIVISION SD-N-209.

MY BASIS OF BEARING FOR THIS SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE 1/4 CORNER COMMON TO SECTIONS 23 AND 26 AND THE FOUND 1 1/2" ALUMINUM CAP MARKING THE WEST 1/16 CORNER OF SECTION 23. KRUMBEIN SURVEY FOR MORROW COUNTY 1980 (D-303-K).

I ENCOUNTERED SOME DISCREPANCIES ON THE NORTH LINE OF THIS TRACT OF LAND WITH THE FOUND MONUMENTS FROM PARTITION PLAT 1998-12 (COPPOCK) AND PARTITION PLAT 1995-4 (MCKINNIS). THE SOUTH LINE BY THE DEED DESCRIPTION CALLS FOR IT TO BE 375.73' PARALLEL AND NORTH OF THE SOUTH LINE OF SECTION 23. THE CORNERS RECOVERED FROM PARTITION PLAT 1998-12 ARE 375.73' FEET NORTH AND PARALLEL WITH THE FOUND SECTION CORNERS UTILIZED FOR MY BASIS OF BEARING ON THIS SUBDIVISION. THE CORNERS RECOVERED FROM PARTITION PLAT 1995-4 ARE FOUND NOT TO BE PARALLEL OR 375.73' NORTH OF SECTION LINE 23 AS WHAT IS CALLED OUT FOR IN THE DEED. UTILIZING THIS FOUND INFORMATION I HELD THE CORNERS FROM PARTITION PLAT 1998-12 AND IGNORED THOSE FROM PARTITION PLAT 1995-4.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON RTK HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE WEST 1/16 CORNER OF SECTION 23, THE 1/4 CORNER OF SECTION 23 AND 26, THE EAST 1/16 CORNER OF SECTION 23 AND THE CENTER SOUTH 1/16 CORNER OF SECTION 23 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

## APPROVALS

MORROW COUNTY SURVEYOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT.

MORROW COUNTY SURVEYOR

DATED THIS 10 DAY OF Jan. 2003

WEST EXTENSION IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Beverly J. Bridgwater  
MANAGER

DATED THIS 3 DAY OF June 2003

MORROW COUNTY PLANNING DEPARTMENT:

I HAVE EXAMINED THE ACCOMPANYING LAND SUBDIVISION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH MORROW COUNTY REGULATIONS WITH REFERENCE TO SUCH LAND SUBDIVISIONS, AND I THEREFORE APPROVE SAID LAND SUBDIVISION.

Carla M. Kane  
MORROW COUNTY PLANNING DIRECTOR

DATED THIS 23 DAY OF Sept. 2003

MORROW COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF MX RANCH SUBDIVISION AND IT IS APPROVED FOR FILING AND RECORDING IN THE COUNTY OF MORROW, STATE OF OREGON BY OUR AUTHORITY.

Henry K. Salmer  
MORROW COUNTY JUDGE

MORROW COUNTY COMMISSIONER

MORROW COUNTY COMMISSIONER  
DATED THIS 8 DAY OF October 2003

MORROW COUNTY ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONVEYED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT WOULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID PLAT.

ASSESSOR TAX COLLECTOR  
DATED THIS 7 DAY OF October, 2003

MORROW COUNTY CLERK:

STATE OF OREGON } SS  
COUNTY OF MORROW }

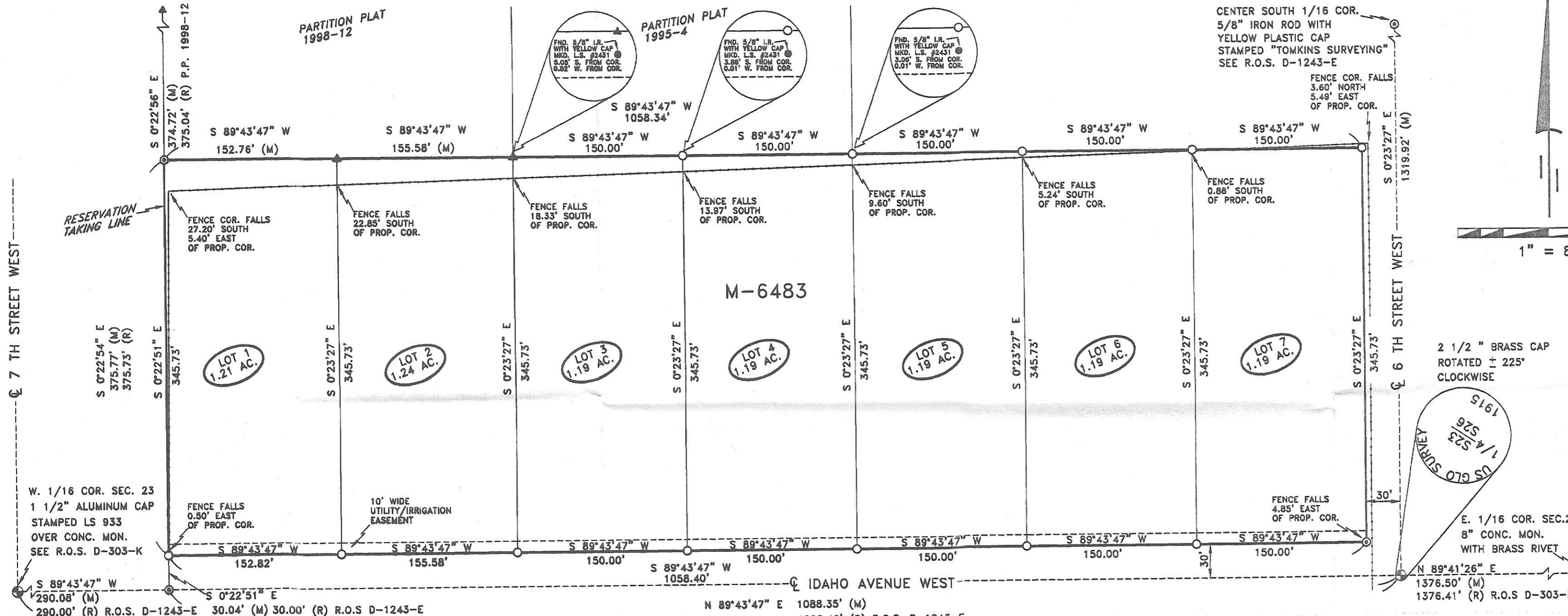


I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON

THE DAY OF Oct 9, 2003 4:35 P.M. AS FILED NO. M-2003-9310

Barbara Bloodworth  
MORROW COUNTY CLERK

DEPUTY



### OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MAX AND MARILYN HELLBERG, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND HAVE THE SAME TO BE SURVEYED AND PLOTTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO HEREBY DEDICATE "MX RANCH SUBDIVISION" AND HEREBY DEDICATE THE SOUTHERLY 10 FEET OF LOTS 1 THROUGH 7 AS UTILITY AND IRRIGATION EASEMENTS.

Max Hellberg Marilyn Hellberg  
MAX HELLBERG MARILYN HELLBERG

ON THIS 10th DAY OF January 2003, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

PRINTED NAME Kristina M. Gray

COMMISSION NO. A339212

MY COMMISSION EXPIRES October 8, 2004

### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2 1/2 INCH BRASS CAP, MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN; THENCE N 45°19'51\"/>

### LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2431"
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2850"
- ⊕ FOUND MONUMENT AS SHOWN
- SUBDIVISION BOUNDARY
- - - FENCE LINE

### REFERENCES

- |          |  |
|----------|--|
| KRUMBEIN | SURVEY FOR MORROW COUNTY R.O.S. D-303K     |
| TOMKINS  | SURVEY FOR AYLETT R.O.S. D-1243-E          |
| COPPOCK  | PARTITION PLAT 1998-12 (MARTINEZ)          |
| MCKINNIS | PARTITION PLAT 1995-4 (MONTROSS)           |
| ROGERS   | SUNNYSIDE PARK SUBDIVISION R.O.S. C-1268-E |
| DEED     | M 46379                                    |
| DEED     | M 32877                                    |
| DEED     | M 31514                                    |
| DEED     | M 44030                                    |
| DEED     | M 33717                                    |
| DEED     | M 6483                                     |

### NOTES

- (M) MEASURED
- (C) CALCULATED
- (R) RECORD

REGISTERED PROFESSIONAL LAND SURVEYOR

BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/04

RECEIVED BY

Morrow County Surveyor

Date 01/04/04

Rec'd By RLM

No. C-1393-M

DATE Jan 9/03

I CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL PLAT AS FILED FOR MAX AND MARILYN HELLBERG IN MORROW COUNTY, OREGON.

BRIT L. PRIMM

### SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN SEPTEMBER 2002, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

PRIMM LAND SURVEYING

P.O. BOX 1322, 775 S.E. 10TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrail.net

CLIENT: MAX & MARILYN HELLBERG

SW 1/4 SEC 23, TWP. 5 N., RNG. 26E., W.M.

PROJECT: SUBDIVISION SURVEY OF A PORTION OF THE SW 1/4 OF SEC. 23, TWP 5N, RNG. 26 E OF W.M. MORROW COUNTY, OREGON.

JOB#:	0209004
DATE:	09/13/02
FB/PG:	009 29
SHEET:	1 OF 1
DRAWN BY:	BLP
APPROVED:	BLP