

PARTITION PLAT NO. 2004-2

MORROW COUNTY
THE NW & SW 1/4 OF SEC 24,
T.4N., R.24E., W.M. MORROW
COUNTY, OREGON

FOR: PARTLOW
121 NW BOARDMAN AVENUE
BOARDMAN, OREGON 97818

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN AUGUST OF 2003 AT THE REQUEST OF DAWN DYER FOR HER GRANDMOTHER LAVERN PARTLOW. THE PURPOSE OF THE SURVEY WAS TO PARTITION A PORTION OF THE NW & SW 1/4 OF SECTION 24 TOWNSHIP 4 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. THE PARENT PARCELS DESCRIPTION IS ON MICROFILM M 47162 AND IS DESCRIBED AS FOLLOWS:

PARCEL II
TOWNSHIP 4 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

SECTION 24: THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF THE WEST EXTENSION IRRIGATION CANAL RIGHT OF WAY.

I FOUND A 2 1/2" BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 14, 13, 23 AND 24, A 1 3/8" BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 13, 18, 24 AND 19, A 1 1/2" ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SECTION 24 AND A 2" ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SECTION 24 ALL WITHIN TOWNSHIP 4 NORTH, RANGE 24 & 25 EAST, WILLAMETTE MERIDIAN. USING THE FOUND MONUMENTS I PROPORTIONED IN THE SUBJECT PARENT PARCEL. THE LOCATION OF THE WEST EXTENSION MAIN CANAL WAS DETERMINED BY FIELD LOCATES AND THE LOCATES BY EDWARDS SURVEY FOR SUTER, THE CENTER-LINE OF THE CANAL WAS ESTABLISHED AND THEN THE 100' RIGHT OF WAY ON THE NORTH SIDE WAS CALCULATED.

MY BASIS OF BEARING FOR THIS SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 14, 13, 23 AND 24 (CENTERLINE OF KUNZE & TOMS CAMP ROADS) AND THE FOUND 1 3/8" BRASS CAP MARKING THE SECTION CORNER OF SECTIONS 13, 18, 24 AND 19 (CENTERLINE OF KUNZE & PETERS ROADS). DENNY EDWARDS SURVEY FOR PAT SUTER.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON RTK HYPER GPS SYSTEM ALONG WITH A TOPCON GTS 303D 5 SECOND TOTAL STATION. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE SECTION CORNER OF SECTIONS 14, 13, 23 & 24 AND THE SECTION CORNER COMMON TO SECTIONS 13, 18, 24 AND 19 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

ACCESS FOR PARCELS 1 & 2

THERE IS AN AGREEMENT FOR A COMMON EASEMENT BETWEEN THE FOLLOWING LISTED PARTIES, THE DOCUMENT IS FILED AND RECORDED ON 2003-9833:

- LAVERN PARTLOW, TRUSTEE OF THE LAVERN PARTLOW LIVING TRUST, A REVOCABLE TRUST DATED NOV. 3 1995, OWNS THE REAL PROPERTY DESCRIBED ON M-47162.
- JONI J. BEBB FKA JONI J. PARTLOW, OWNS THE REAL PROPERTY DESCRIBED ON M-5875.
- DUANE NEIFFER AND LINDA NEIFFER, HUSBAND AND WIFE, OWN THE REAL PROPERTY DESCRIBED ON M-3532.
- PHILIPPI RANCHES, INC., AN OREGON CORPORATION, OWNS THE REAL PROPERTY DESCRIBED ON M-42618.

"THERE EXISTS A COMMON EASEMENT ROADWAY LYING BETWEEN PETERS ROAD AND TOMS CAMP ROAD AND RUNNING NORTH OF THE WEST EXTENSION MAIN CANAL, AND WITHIN THE WEST EXTENSION MAIN CANAL RIGHT-OF-WAY, CALLED CANAL LANE. THE PARTIES HAVE ACCESS TO AND PRESENTLY USE CANAL LANE FOR INGRESS AND EGRESS PURPOSES. THE ROADWAY HAS BEEN USED BY THE PARTIES AND THEIR PREDECESSORS IN INTEREST FOR DECADES. THE PARTIES HAVE MAINTAINED THE ROAD IN A PASSABLE CONDITION AND NOW WISH TO ENTER INTO THIS AGREEMENT FOR THE PURPOSE OF PROVIDING A MEANS TO SHARE COSTS AND EXPENSES OF CONTINUING MAINTENANCE, REPAIR AND IMPROVEMENTS, IF NECESSARY, OF THIS COMMON ROADWAY AND EASEMENT." THE EASEMENT STATES "THE COMMON EASEMENT CREATED BY THIS AGREEMENT SHALL COVER THE FULL LENGTH OF THE EXISTING ROADWAY FROM THE WESTERN BOUNDARY OF THE PARTLOW PROPERTY-TAX LOT 600 TO CANAL LANE'S ENTRANCE TO PETERS ROAD. THE WIDTH OF THE COMMON EASEMENT IS APPROXIMATELY 20 FEET."

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I LAVERN PARTLOW, OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND MORROW COUNTY ORDINANCES, AND DO HEREBY GRANT THE 20 FOOT SHARED WATER LINES EASEMENT EXCLUSIVE TO PARCEL #1.

LIVING TRUST FOR LAVERN PARTLOW *Lavern Partlow*

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 23 OF 12, 03 APPEARED LAVERN PARTLOW, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Jim Pemberton Peck*
NOTARY PUBLIC FOR OREGON

PRINTED NAME Jim Pemberton Peck

COMMISSION NO. 341439

MY COMMISSION EXPIRES 12-26-04

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND 5/8" IR WITH YELLOW PLASTIC CAP #951
- PARTITION BOUNDARY
- FENCE LINE

REFERENCES

EDWARDS FOR PAT SUTER
DEED M 47162
DEED M 56732
DEED M 56733
EASEMENT 2003-9833

NOTES

(M) MEASURED
(C) CALCULATED
(000) RECORD EDWARDS FOR SUTER

LENGTH	LONG CHORD	RADIUS	CHORD BNG	DELTA
1 151.00'	150.34'	466.35'	N 82°53'31" W	18°33'08"
2 37.34'	37.33'	466.35'	N 71°19'19" W	04°35'16"
3 188.34'	187.06'	466.35'	N 80°35'53" W	23°08'24"

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 AUGUST 2003, 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 LLC

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

CLIENT: LAVERN PARTLOW

NW & SW 1/4 SEC 24, TWP. 4 N., RNG. 24 E., W.M.

PROJECT:
PARTITION SURVEY OF A PORTION OF THE
NW & SW 1/4 OF SEC. 24, TWP 4N, RNG. 24
EAST OF THE W.M., MORROW COUNTY, OREGON.

JOB#: 0308002
DATE: 08/28/03
FB/PG: 010 32
SHEET: 1 OF 1
DRAWN BY: BLP
APPROVED: BLP

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.

[Signature]
MORROW COUNTY SURVEYOR
DATED THIS 31 DAY OF Dec. 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.

[Signature]
MANAGER
DATED THIS 29 DAY OF Jan. 2004

MORROW COUNTY PLANNING DIRECTOR:

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

[Signature]
MORROW COUNTY PLANNING DIRECTOR
DATED THIS 19 DAY OF Feb. 2004

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 COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID PLAT.

[Signature]
ASSESSOR TAX COLLECTOR
DATED THIS 22 DAY OF February, 2004

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 Feb 23, 2004 AT 11 A.M. AS FILE NO. 2004-10287

[Signature]
MORROW COUNTY CLERK
DEPUTY

RECEIVED BY
Morrow County Surveyor
Date 03/04/04
Red'd By RVM
No. C-1399-M

I CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL PLAT AS FILED FOR LAVERN PARTLOW IN MORROW COUNTY, OREGON.
[Signature]
BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
BRIT L. PRIMM
48509
EXPIRATION DATE: 12/31/04

DATE 12/15/03

DATE 12/15/03