

PARTITION PLAT No. 2005-2

SITUATED IN THE N.E. 1/4 OF SECTION 15, T.4N., R.25E., W.M. MORROW COUNTY, OREGON

FEBRUARY 28, 2005

MORROW COUNTY PLANNING FILE: LP-N-344

GRIFFIN LAND SURVEYING INC.
14845 SW MURRAY SCHOLLS DR.
SUITE 110, PMB 216 - BEAVERTON, OR. 97007
PHONE: (503)579-8503

NARRATIVE:

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 15 PER RECORD SURVEY C-102-K IN FOLDER 293. THIS SURVEY WAS PERFORMED TO PARTITION THAT TRACT DESCRIBED BY DEED DOCUMENT M-53373, MORROW COUNTY RECORDS. RECORD MONUMENTS WERE RECOVERED AND HELD AT THE WEST, EAST AND SOUTH 1/4 CORNERS AS SHOWN. THE NORTH 1/4 CORNER WAS ESTABLISHED AT A PROPORTIONED DISTANCE BETWEEN THE NORTHWEST CORNER OF SECTION 15 AND THE EAST 1/16 CORNER SECTION 10 & 15. THE MONUMENT FOUND NORTHERLY LIES AT RECORD DISTANCE PER SURVEY C-392-K IN FOLDER 449. THE SW 1/4 NE 1/4 SECTION 15 WAS DIVIDED INTO ALIQUOT PARTS AS SHOWN. PARCEL 2 WAS SURVEYED AT THE DIRECTION OF THE DECLARANT.

SURVEYOR'S CERTIFICATE:

I, KENNETH D. GRIFFIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED, OR FOUND TO BE MARKED WITH LAWFUL MONUMENTS, AS NOTED ELSEWHERE HEREON, THE LANDS REPRESENTED ON THE ATTACHED MAP, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 15, T.4N., R.25E., W.M., MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A BRASS SCREW WITH TAG, MARKED "LS 2147", SET AT THE NORTHEAST CORNER OF THAT TRACT DESCRIBED BY DEED TO HUNTER FARMS LLC, RECORDED IN DOCUMENT M-53373, MORROW COUNTY RECORDS, BEING ON THE WEST RIGHT OF WAY LINE OF LAUREL ROAD (COUNTY ROAD M-23150), 60 FEET WIDE, FROM WHICH THE EAST 1/4 CORNER OF SAID SECTION 15 LIES N 89°32'54" E, 60.00 FEET AND S 0°36'39" E, 1330.59 FEET AND N 89°12'56" E, 1319.80 FEET; THENCE S 0°36'39" E ALONG THE WEST RIGHT OF WAY LINE OF SAID LAUREL ROAD, 998.20 FEET TO THE NORTH LINE OF THE S 1/2 SE 1/4 SW 1/4 NE 1/4 OF SAID SECTION 15; THENCE S 89°17'56" W ALONG SAID NORTH LINE, 600.09 FEET TO THE NORTHWEST CORNER OF SAID S 1/2 SE 1/4 SW 1/4 NE 1/4 OF SECTION 15; THENCE S 0°38'35" E ALONG THE WEST LINE THEREOF, 303.61 FEET TO THE NORTH RIGHT OF WAY LINE OF WILSON ROAD, 60 FEET WIDE; THENCE S 89°12'56" W ALONG SAID NORTH RIGHT OF WAY LINE, 465.05 FEET TO THE EAST LINE OF THAT TRACT DESCRIBED BY DEED TO JONATHAN J. GRADY, RECORDED IN DOCUMENT NO. M-40575, MORROW COUNTY RECORDS; THENCE N 0°40'30" W ALONG THE EAST LINE OF SAID GRADY TRACT, 761.70 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 89°12'56" W ALONG THE NORTH LINE OF SAID GRADY TRACT, 174.87 FEET TO THE EAST RIGHT OF WAY LINE OF MILLER LANE, 40 FEET WIDE; THENCE N 0°40'30" W ALONG SAID EAST RIGHT OF WAY LINE, 546.44 FEET TO THE SOUTH LINE OF THE NW 1/4 NE 1/4 OF SAID SECTION 15; THENCE N 89°32'54" E ALONG SAID SOUTH LINE, 1241.30 FEET TO THE INITIAL POINT.

CONTAINS 29.92 ACRES.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HUNTER FARMS, LLC IS THE OWNER OF THE LAND DEPICTED HEREON AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY GRANT EASEMENTS AS SHOWN AND NOTED ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES.

Richard W Zeider
RICHARD W. ZEIDER, MANAGING MEMBER
HUNTER FARMS LLC

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF Washamata S.S.

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON March 23, 2005 BY RICHARD W. ZEIDER AS MANAGING MEMBER OF HUNTER FARMS LLC, ON BEHALF OF SAID HUNTER FARMS LLC.

Kenneth D Griffin
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
MY COMMISSION EXPIRES July 14, 2007
MY COMMISSION NUMBER 970485

LEGEND:

- - DENOTES FOUND DESCRIBED MONUMENT STRAIGHT AND FLUSH WITH SURFACE, UNLESS NOTED OTHERWISE.
- - DENOTES SET 5/8" X 30" IRON ROD WITH YPC INSCRIBED "LS 2147".
- YPC - YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
- IR - IRON ROD
- D1 - DEED DOCUMENT M-40575
- R1 - RECORD SURVEY C-102-K (FOLDER 293)
- R2 - RECORD SURVEY C-392-K (FOLDER 449)

I HEREBY CERTIFY THIS MAP IS A TRUE COPY OF THE ORIGINAL PLAT.

Kenneth D Griffin
KENNETH D. GRIFFIN
OREGON PLS 2147
RECEIVED BY
Morrow County Surveyor
Date 31 May 05
Rec'd By JLC
No. 1429 C



RECORDING INFORMATION - FILE NUMBER 2005-1387
INSTRUMENT RECEIVED ON THE 21st DAY OF May, 2005 AT 1:25 P.M.
Robbi Childers
MORROW COUNTY CLERK

I HEREBY CERTIFY THAT THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 11th DAY OF May, 2005.
Bruce Braden
WEST EXTENSION IRRIGATION DISTRICT

APPROVALS:

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS EXAMINED AND APPROVED AS OF THIS 23rd DAY OF May, 2005.

Carol McNamee
MORROW COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS EXAMINED AND APPROVED AS OF THIS 29th DAY OF March, 2005.

John J. Griffin
MORROW COUNTY SURVEYOR

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND HEREBY APPROVE THIS PLAT.

Raymond S-31-05
MORROW COUNTY ASSESSOR
Raymond S-31-05
MORROW COUNTY TAX COLLECTOR

NOTES:

1. THE PRIVATE IRRIGATION EASEMENT BENEFITS THE NW 1/4 NE 1/4 SECTION 15. THE BENEFICIARY SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE IRRIGATION LINES WITHIN THIS EASEMENT.

I CERTIFY THAT THIS PLAT WAS PREPARED USING HEWLETT-PACKARD PRODUCT NO. 51640A INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

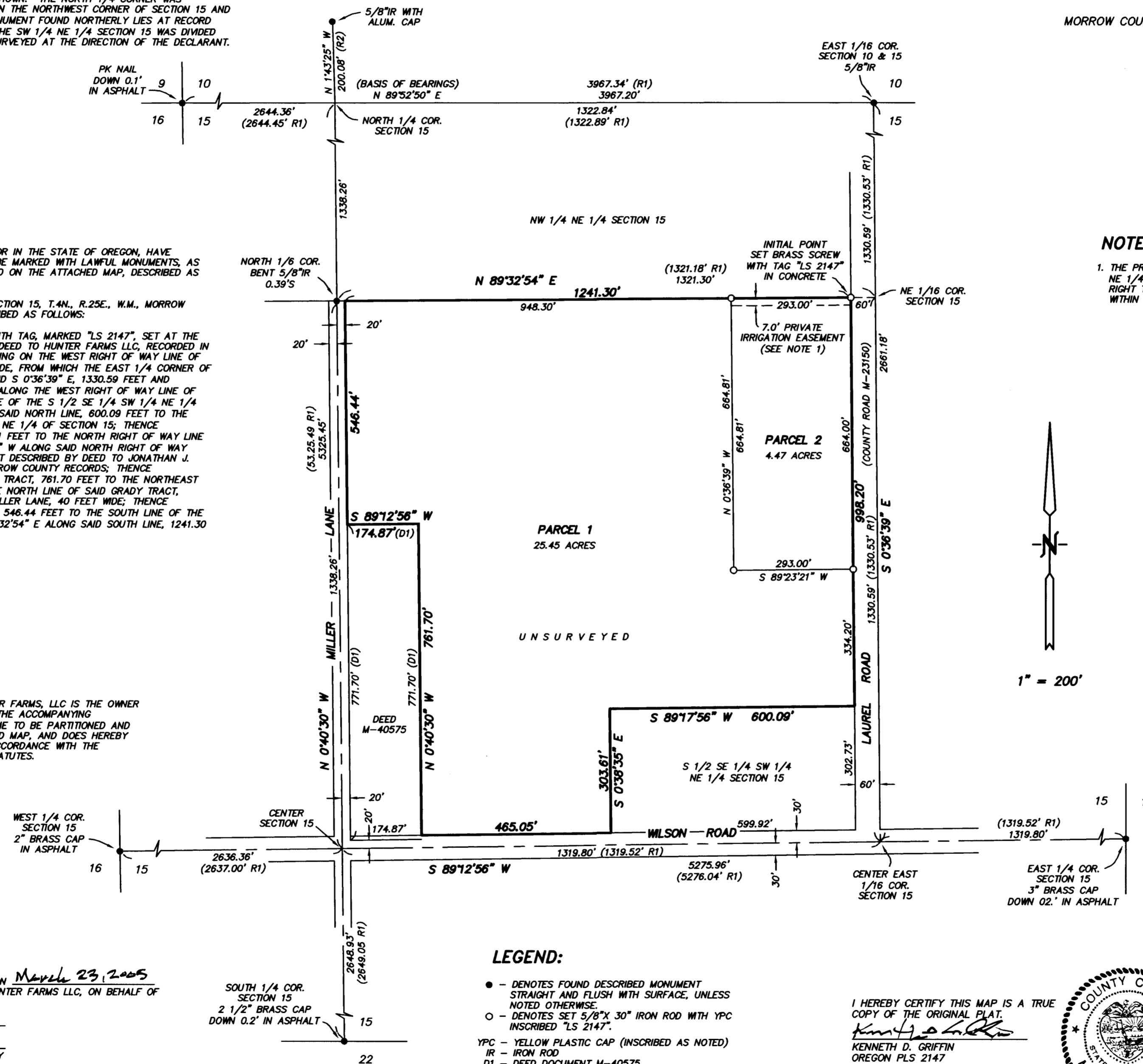
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kenneth D Griffin

OREGON
JULY 26, 1985
KENNETH D. GRIFFIN
2147

RENEWABLE: 6/30/05
0232-P

1" = 200'



1429