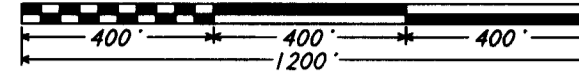


MORROW COUNTY PARTITION PLAT # 2005-6

LD NUMBER LP-S-345 LOCATED IN THE SW 1/4 OF SECTION 14 AND IN THE NW 1/4 OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.



APPROVALS:

" MORROW COUNTY SURVEYOR "

APPROVED THIS 14 DAY OF September, 2005.

*David H. K...*  
UMATILLA COUNTY SURVEYOR

" MORROW COUNTY PLANNING DEPT. "

APPROVED THIS 14th DAY OF SEPTEMBER, 2005.

*Carole M. Jane*  
PLANNING DIRECTOR

" MORROW COUNTY ASSESSOR AND TAX COLLECTOR "

TAXES ARE PAID IN FULL AND THIS PLAT IS APPROVED THIS 14th DAY OF September, 2005.

*Joe Jane*  
ASSESSOR AND TAX COLLECTOR

OWNERS DECLARATION:

I, THE OWNER'S REPRESENTATIVE 'HAVING POWER OF ATTORNEY FOR FLORENCE GREEN' AS THE OWNER OF THE DESCRIBED LAND, HEREBY DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED.

*Stephen Green*  
STEPHEN GREEN  
WITH POWER OF ATTORNEY FOR FLORENCE GREEN

STATE OF OREGON } SS  
COUNTY OF MORROW

On this 14th day of SEPTEMBER, 2005 Stephen Green with Power of Attorney for Florence Green, appeared before me and acknowledged that he has caused this instrument to be prepared and that it was his free and voluntary act.

*Shannon K. Benefit*  
SHANNON K. BENEFIT  
Printed Name

Notary Public for OREGON No. 36933

My commission expires June 16, 2007

RECEIVED BY

Morrow County Surveyor

Date Oct 26 2005

Rec'd By SKB

No. 1450-C

THIS IS A TRUE COPY OF THE ORIGINAL

*Judson L. Copcock*  
JUDSON L. COPPOCK

SHEET 1 OF 2

PARTITION PLAT FOR:  
STEPHEN GREEN AS THE REPRESENTATIVE OF FLORENCE GREEN THE OWNER.

COPPOCK SURVEYING 27 AUGUST 2005  
P.O. BOX 495 541-676-7850  
HEPPNER, OR 97836 FAX 676-8753  
Job No. 0605350

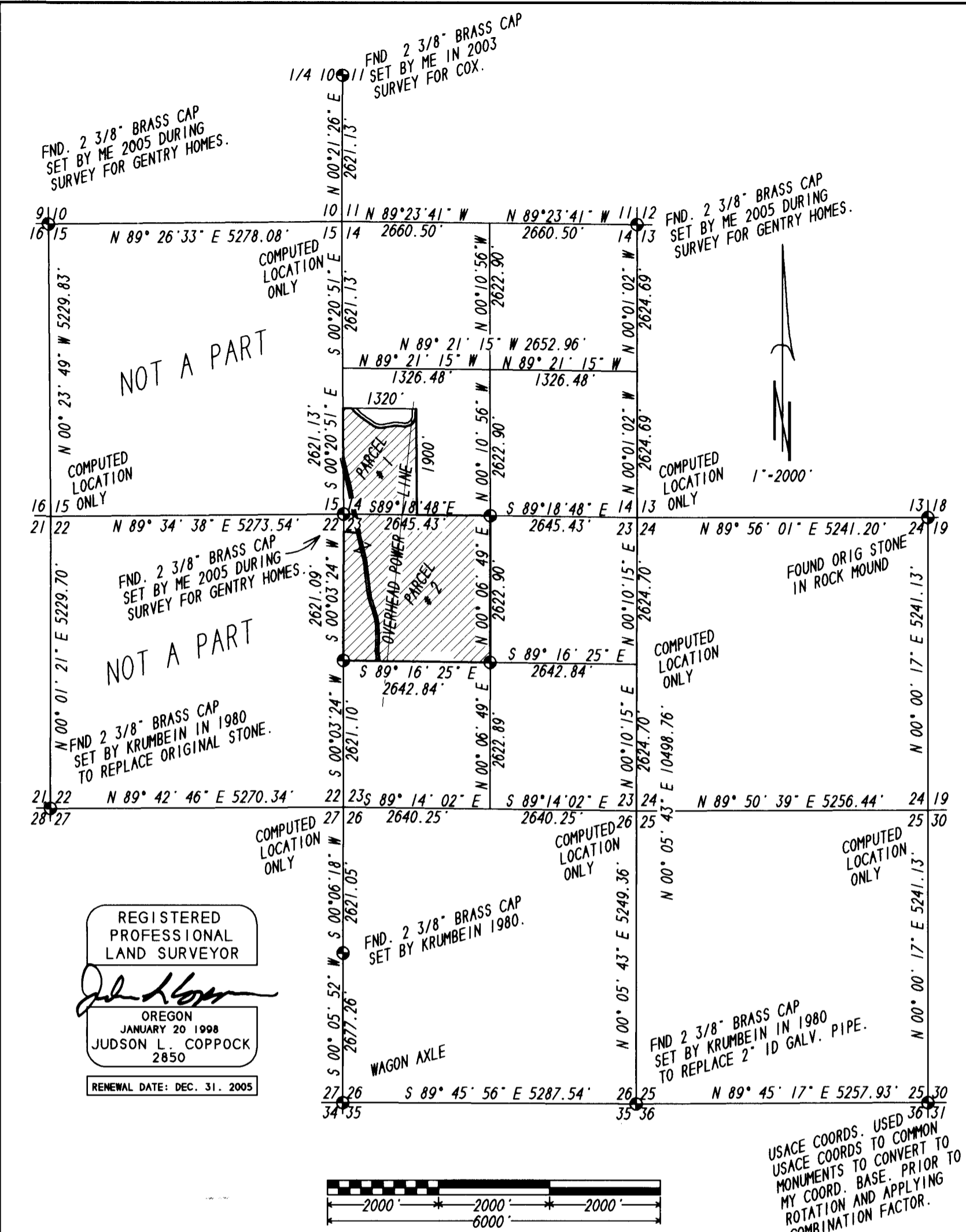
SURVEYORS CERTIFICATE:

I, JUDSON L. COPPOCK, A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON HAVE MARKED WITH PROPER MONUMENTS THE PARTITION AS SHOWN ON THIS PLAT.

*Judson L. Copcock*  
JUDSON L. COPPOCK, PL# 2850

PARCEL NUMBER 2  
157.18 ACRES

PARCEL NUMBER 1  
47.72 ACRES

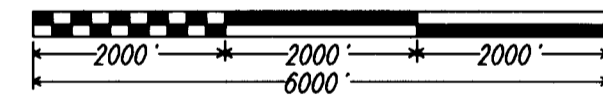


REGISTERED PROFESSIONAL LAND SURVEYOR

*Judson L. Copcock*

OREGON  
JANUARY 20 1998  
JUDSON L. COPPOCK  
2850

RENEWAL DATE: DEC. 31, 2005



- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED COPPOCK / LS 2850
- SET OR FOUND MONUMENT AS NOTED
- FOUND A 5/8" STEEL REBAR WITH A PLASTIC CAP STAMPED COPPOCK / LS 2850 SET BY ME FOR A BOUNDARY LINE ADJUSTMENT FOR GREEN DATED 24 AUGUST 2005.

PARTITION BOUNDARY CURVE TABLE

CURVE	CHORD BEARING	CHD. DIST	RADIUS	ARC. DIST	DELTA	TANGENT
C1	S 48° 53' 43" W	290.37	189.62	330.73	99° 55' 52"	225.71
C2	S 88° 48' 45" W	168.74	483.55	169.61	20° 05' 48"	85.68
C3	N 78° 18' 39" W	229.68	294.82	235.92	45° 51' 00"	124.69
C4	N 50° 07' 59" W	244.49	1335.23	244.83	10° 30' 21"	122.76
C5	S 08° 18' 24" E	74.90	398.71	75.01	10° 46' 47"	37.62
C6	S 12° 30' 14" E	131.23	3152.58	131.24	02° 23' 06"	65.63
C7	S 11° 19' 03" E	11.98	13190.29	11.98	00° 03' 07"	5.99
C8	S 12° 05' 42" E	348.22	13190.29	348.23	01° 30' 45"	174.12

USACE COORDS. USED TO COMMON USACE COORDS TO COMMON MONUMENTS TO CONVERT TO MY COORD. BASE. PRIOR TO ROTATION AND APPLYING COMBINATION FACTOR.

SET 2 3/8" BRASS CAP ON A 2" ID GALV. PIPE FLARED AND 30" LONG.

SET 2 3/8" BRASS CAP ON A 2" ID GALV. PIPE FLARED AND 30" LONG.

recorded 9/19/05 9:17am 2005-14894

1450

1450

GREEN PARTITION DESCRIPTION:

COMMENCING AT THE BRASS CAP SET AT THE SECTION CORNER COMMON TO SECTIONS 15, 14, 22 AND 23 TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON:

THENCE S 89° 18' 48" E ALONG THE SECTION LINE BETWEEN SAID SECTIONS 14 AND 23 A DISTANCE OF 225.69 FEET TO A 5/8" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850 SET ON SAID SECTION LINE AND ON THE EASTERLY RIGHT OF WAY LINE OF DEE COX ROAD AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE ALONG THE SAID EASTERLY RIGHT OF WAY ALONG A 13190.29 FOOT RADIUS CURVE TO THE LEFT 348.23 FEET. THE CHORD OF WHICH BEARS S 12° 05' 42" E 348.22 FEET:

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, N 84° 38' 05" W ALONG A FENCE AND FENCE LINE EXTENDED A DISTANCE OF 300.27 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 23:

THENCE S 00° 03' 24" W ALONG THE SAID WEST LINE A DISTANCE OF 2305.99 FEET TO A BRASS CAP SET AT THE WEST 1/4 CORNER OF SAID SECTION 23:

THENCE ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 23 THE FOLLOWING BEARINGS AND DISTANCES:

S 89° 16' 25" E A DISTANCE OF 599.32 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DEE COX ROAD:

S 89° 16' 25" E A DISTANCE OF 60.67 FEET TO THE EASTERLY RIGHT OF WAY OF DEE COX ROAD:

S 89° 16' 25" E A DISTANCE OF 1982.84 FEET TO THE BRASS CAP SET AT THE CENTER OF SAID SECTION 23:

THENCE LEAVING SAID EAST-WEST CENTER OF SECTION LINE, N 00° 06' 49" E A DISTANCE OF 2622.90 FEET TO THE BRASS CAP SET AT THE COMMON 1/4 CORNER OF SAID SECTIONS 14 AND 23:

THENCE N 89° 18' 48" W ALONG THE COMMON LINE BETWEEN SAID SECTIONS 14 AND 23 A DISTANCE OF 1325.43 FEET TO A 5/8" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850 SET AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND FIRST DESCRIBED IN THE DEED RECORDED AS DOCUMENT M-6491 (DUVALL TO GREEN), MORROW COUNTY DEED RECORDS :

THENCE N 00° 20' 51" W ALONG THE EASTERLY LINE OF THAT SAID TRACT DESCRIBED IN DOCUMENT M-6491, A DISTANCE OF 1900.00 FEET TO A 5/8" STEEL REBAR SET AT THE NORTHEAST CORNER OF SAID TRACT:

THENCE N 89° 18' 48" W ALONG THE NORTHERLY LINE OF THAT SAID TRACT DESCRIBED IN DOCUMENT M-6491 A DISTANCE OF 14.83 FEET TO A 5/8" STEEL REBAR SET ON THE EASTERLY LINE OF A DEEDED PART OF DEE COX ROAD WHICH IS OWNED IN FEE BY MORROW COUNTY:

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINE OF DEE COX ROAD THE FOLLOWING BEARINGS AND DISTANCES:

THENCE S 01° 04' 13" E A DISTANCE OF 123.46 FEET:

THENCE ALONG THE ARC OF A 189.62 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 48° 53' 43" W 290.37 FEET, A DISTANCE OF 330.73 FEET:

THENCE N 81° 08' 21" W A DISTANCE OF 50.12 FEET:

THENCE ALONG THE ARC OF A 483.55 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 88° 48' 45" W 168.74 FEET, A DISTANCE OF 169.61 FEET:

THENCE S 78° 45' 51" W A DISTANCE OF 121.91 FEET:

THENCE ALONG THE ARC OF A 294.82 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 78° 18' 39" W 229.68 FEET, A DISTANCE OF 235.92 FEET:

THENCE N 55° 23' 09" W A DISTANCE OF 166.28 FEET:

THENCE ALONG THE ARC OF A 1335.23 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 50° 07' 59" W 244.49 FEET, A DISTANCE OF 244.83 FEET:

THENCE N 44° 52' 48" W A DISTANCE OF 70.56 FEET TO THE SAID NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT M-6491 MORROW COUNTY DEED RECORDS:

THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF DEE COX ROAD N 89° 18' 48" W ALONG THE SAID NORTH LINE OF THE TRACT DESCRIBED IN DOCUMENT M-6491 A DISTANCE OF 151.60 TO A 5/8" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850 SET AT THE NORTHWEST CORNER OF THAT SAID TRACT DESCRIBED IN DOCUMENT M-6491 MORROW COUNTY DEED RECORDS AND BEING ALSO ON THE WEST LINE OF SAID SECTION 14:

THENCE S 0° 20' 51" E ALONG THE WEST LINE OF SAID SECTION 14 AND ALSO BEING THE WESTERLY LINE OF THAT SAID TRACT DESCRIBED IN DOCUMENT M-6491 MORROW COUNTY DEED RECORDS A DISTANCE OF 813.37 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DEE COX ROAD:

THENCE LEAVING SAID SECTION LINE AND RUNNING ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF DEE COX ROAD THE FOLLOWING BEARINGS AND DISTANCES:

THENCE ALONG THE ARC OF A 398.71 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 08° 18' 24" E 74.90 FEET, A DISTANCE OF 75.01 FEET:

THENCE S 13° 41' 47" E A DISTANCE OF 372.92 FEET:

THENCE ALONG THE ARC OF A 3152.58 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 12° 30' 14" E 131.23 FEET, A DISTANCE OF 131.24 FEET:

THENCE S 11° 17' 12" E A DISTANCE OF 523.14 FEET:

THENCE ALONG THE ARC OF A 13190.29 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 11° 19' 03" E 11.98 FEET, A DISTANCE OF 11.98 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

CONTAINING 204.90 ACRES, "DEE COX ROAD", RIGHT OF WAY, INCLUDED IN AREA. SUBJECT TO AN EXISTING POWER LINE EASEMENT. ALSO SUBJECT TO A 60 FOOT WIDE ROAD RIGHT OF WAY ( DEE COX ROAD ).

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT REPRESENTS THE FINAL STAGE OF LAND EXCHANGES AND ADJUSTMENTS REQUIRED AS HOUSEKEEPING IN ORDER TO OBTAIN A CLEAN UNENCUMBERED TRACT TO PARTITION. THIS PARTITION PLAT REPRESENTS THE FINAL ACTION OF THAT PROCESS.

I HAD DONE A SURVEY "MORROW COUNTY SURVEY NUMBER 1421-C" OF THE TRACT DESCRIBED IN THE DEED "GREEN TO NEWELL" RECORDED AS DEED DOCUMENT NUMBER 2004-11526 FOR JERRY GENTRY ACTING AS NEWELLS REPRESENTATIVE. DURING THIS SURVEY IT WAS FOUND THAT SOME OF THE DESCRIBED TRACT HAS AND WAS BEING FARMED BY NEIGHBORING OWNERS.

WHEN DEE COX ROAD HAD BEEN REROUTED, A DEED FOR THE REROUTED SECTION HAD BEEN DEEDED TO MORROW COUNTY BY GREEN. THIS ROADWAY TRACT WAS NOT EXCLUDED FROM THE DEED TO NEWELL. THIS DESCRIBED DEED WAS FOR A 60 FOOT WIDE ROAD TRACT WHICH WAS WIDENED TO 80 FEET WIDE ALONG THE EAST LINE OF THE GREEN TRACT. TIME AND ROAD IMPROVEMENTS CAUSED THE ROADBED TO MIGRATE ACROSS THE PROPERTY LINES AS SHOWN IN MY SURVEY FOR NEWELL.

TO CORRECT THIS, DEEDS WERE EXCHANGED BETWEEN GREEN WHO REGAINED TITLE FROM NEWELL AND MORROW COUNTY. A NEW DESCRIPTION WAS WRITTEN HOLDING THE EXISTING CENTERLINE OF DEE COX ROAD AS THE CENTERLINE OF THE NEWLY DESCRIBED 60 FOOT WIDE ROAD TRACT.

TO CORRECT THE FARMING OVERLAP AND OTHER HISTORICAL USES A BOUNDARY LINE ADJUSTMENT WAS DONE BETWEEN GREEN AND WICKERSHAM-DUVALL. THIS PARTITION FOLLOWS THAT BOUNDARY LINE ADJUSTMENT.

BY ACTION OF THE PLANNING COMMISSION IT WAS DECIDED TO TREAT PARCEL NUMBER 2 OF THIS PLAT AS A FULL 160 ACRES FOR PLANNING PURPOSES.

THIS IS A TRUE COPY OF THE ORIGINAL

*Judson L. Copcock*  
JUDSON L. COPPOCK

RECORDED IN  
Morrow County Surveyor  
Date Oct 26, 2005  
Rec'd By SKB  
No. 1450-C

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Judson L. Copcock*  
OREGON  
JANUARY 20 1998  
JUDSON L. COPPOCK  
2850  
RENEWAL DATE: DEC. 31, 2005

SHEET 2 OF 2

PARTITION PLAT FOR:  
STEPHEN GREEN AS THE REPRESENTATIVE OF  
FLORENCE GREEN THE OWNER.

COPPOCK SURVEYING 27 AUGUST 2005  
P.O. BOX 495 541-676-7850  
HEPPNER, OR 97836 FAX 676-8753  
Job No. 0605350

1450

1450