

PARTITION PLAT NO. 2005-10

IN THE SE 1/4, SECTION 25, T.5 N., R 26 E. W.M.
MORROW COUNTY, OREGON

CLIENT: **KENNETH AND KAREN BOARDMAN**
81028 DIVISION STREET
IRRIGON, OR 97844

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN SEPTEMBER OF 2005 AT THE REQUEST OF KENNETH AND KAREN BOARDMAN. THE PURPOSE OF THE SURVEY WAS TO PARTITION A PORTION OF SECTION 25 TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. THE PARENT PARCELS DESCRIPTION IS ON 2004-10950 AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE NORTH 855.00 FEET ALONG THE WEST BOUNDARY LINE OF DIVISION STREET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 73°14' WEST A DISTANCE OF 687.90 FEET; THENCE SOUTH A DISTANCE OF 250.00 FEET; THENCE EAST A DISTANCE OF 630.00 FEET, MORE OR LESS, TO A POINT ON THE WEST BOUNDARY LINE OF DIVISION STREET; THENCE NORTH A DISTANCE OF 445.00 FEET, MORE OR LESS, ALONG THE WEST BOUNDARY OF DIVISION STREET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHTS OF WAY.

THE LEGAL DESCRIPTION IS IN ERROR, IN ORDER TO MATCH EXISTING FOUND MONUMENTS IT SHOULD HAVE BEGUN AT THE SOUTH 1/16 CORNER OF SECTION 25 INSTEAD OF 30 FEET WEST OF IT.

I RECOVERED THE 2 NORTHERLY CORNERS SET BY EDWARDS FOR PARTITION PLAT 2001-11 AND HELD THEM AS MY BASIS OF BEARING.

THE WESTERLY LINE OF THE PARENT PARCEL FOR THIS PARTITION PLAT WAS THE 2 FOUND EASTERLY CORNERS OF EDWARDS PARTITION PLAT 2001-11.

THE NORTHERLY LINE OF THE PARENT PARCEL FOR THIS PARTITION PLAT WAS THE FOUND 1" IRON PIPE AT THE NORTHWEST CORNER AND THE FOUND RAIL ROAD SPIKE AT THE CENTER LINE OF DIVISION STREET.

THE EASTERLY LINE OF THE PARENT PARCEL FOR THIS PARTITION PLAT WAS THE FOUND RAIL ROAD SPIKE AT THE CENTER LINE OF DIVISION STREET AND THE FOUND 5/8" IRON REBAR MARKING THE SOUTH 1/16 CORNER OF SECTION 25 SET BY KRUMBEIN IN 1987.

THE SOUTHERLY LINE OF THE PARENT PARCEL FOR THIS PARTITION PLAT WAS COMPUTED FROM THE FOUND SOUTHEAST CORNER FOR PARTITION PLAT 2001-11 AND THE FOUND 5/8" IRON REBAR MARKING THE SOUTH 1/16 CORNER OF SECTION 25 SET BY KRUMBEIN IN 1987.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON RTK HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE FOUND 1 INCH IRON PIPE SET BY CRAMER IN 1981 ALSO BEING THE INITIAL POINT OF PARTITION PLAT 2001-11 AS WELL AS THE FOUND 5/8 INCH IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "#951" MARKING THE NORTHWEST CORNER OF PARTITION PLAT 2001-11 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE KENNETH BOARDMAN AND KAREN BOARDMAN OWNERS 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, AND MORROW COUNTY ORDINANCES, AND HEREBY GRANT THE 30' WIDE INGRESS/EGRESS EASEMENT EXCLUSIVE TO PARCEL 2. AND ALSO HEREBY GRANT THE 20' WIDE IRRIGATION DELIVERY EASEMENT EXCLUSIVE TO PARCEL 2.

KENNETH BOARDMAN Kenneth Boardman
KAREN BOARDMAN Karen Boardman

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 17th Oct 2005 APPEARED KENNETH AND KAREN BOARDMAN TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME Kristina M. Gray
NOTARY PUBLIC FOR OREGON
PRINTED NAME Kristina M. Gray
COMMISSION NO. 387314
MY COMMISSION EXPIRES November 30, 2008

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509
EXPIRATION DATE: 12/31/06

DATE 14 OCT 05

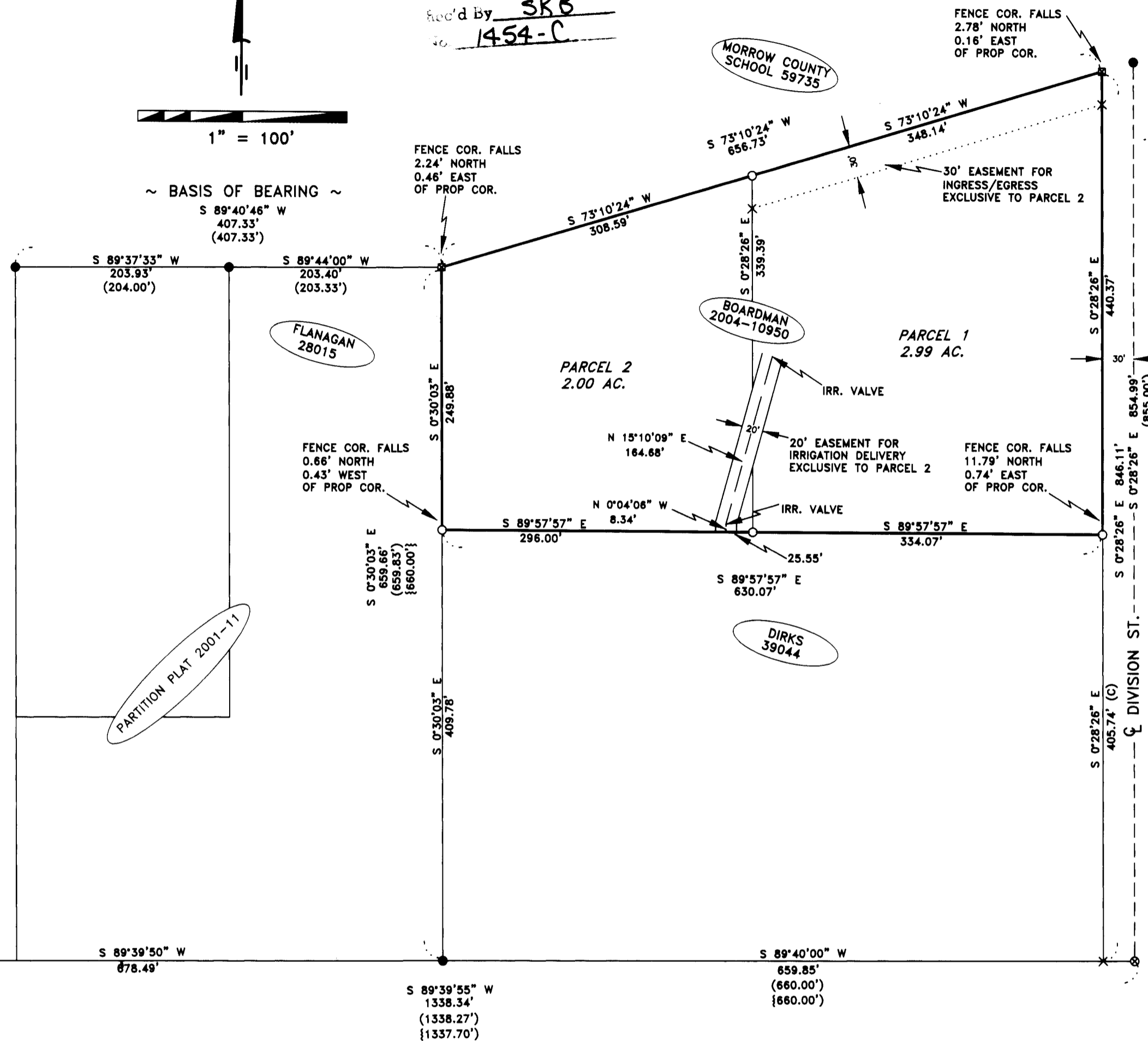
SURVEYOR'S CERTIFICATION

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 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

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

Brit L. Primm
BRIT L. PRIMM

RECEIVED BY
Morrow County Surveyor
Date DEC 5, 2005
Rec'd by SKB
1454-C



DEEDS

DEED 2004-10950
DEED 59735
DEED 28015
DEED 39044

NOTES

{XXX} PARTITION PLAT 2001-11
{XXX} TAMBLYN & WORTHINGTON
(C) COMPUTED

REFERENCES

EDWARDS FOR FLANAGAN SURVEY
NO. C-1320-M (PARTITION PLAT 2001-11)
WORTHINGTON 1906 PLAT OF SECTION 25
TAMBLYN 1935 PLAT OF SECTION 25

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" I.R. LS 951
- RAIL ROAD SPIKE (ORIGIN UNKNOWN)
- ⊗ 5/8" IRON REBAR (KRUMBEIN 1987)
- 1" IRON ROD (CRAMER 1980)
- 1" IRON PIPE (CRAMER 1981)
- PARTITION BOUNDARY
- × COMPUTED POINT (NOT SET)

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: **KENNETH & KAREN BOARDMAN**

SE 1/4, SEC 25, TWP 5 N., RNG. 26 E., W.M.

PROJECT: PARTITION SURVEY OF A PORTION OF THE SE 1/4, SEC. 25, TWP 5 N, RNG. 26 E OF W.M. MORROW COUNTY, OREGON.
JOB#: 0509004
DATE: 27 SEPT 05
FB/PG: 018 71
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.

John H. Cooper
MORROW COUNTY SURVEYOR
DATED THIS 2 DAY OF Nov, 2005

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.

Bruce J. Bridgewater
MANAGER
DATED THIS 2 DAY OF Nov, 2005

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.

Carla B. McJannet
MORROW COUNTY PLANNING DIRECTOR
DATED THIS 9 DAY OF November, 2005

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.

Mike ASSESSOR
Mike TAX COLLECTOR
DATED THIS 10 DAY OF November, 2005

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 Nov 2005, AT 9:24 A.M. AS FILE NO. 05015277
Bobbi Childers by
MORROW COUNTY CLERK
Sheresa Jessen
DEPUTY

1454