

PARTITION PLAT 2007- 8

**Parcel 3 of Partition Plat 2001-05, being:
All or Portions of Sections 15, 16, 17, 18, 19, 20, 21, & 22
Township 4 North, Range 24, East of the Willamette Meridian
Morrow, County, Oregon
for:
Port of Morrow
P.O. Box 200, #2 Marine Drive
Boardman, Oregon 97818**

PROPERTY DESCRIPTION:

The property being subdivided is Parcel 3 of Partition Plat 2001-05 and is a portion of real property described in the Morrow County Deed Records, microfilm M-36263 as: A tract of land in Section 15, 16, 17, 18, 19, 20, 21, and 22 of Township 4 North, Range 24, East of the Willamette Meridian, County of Morrow, State of Oregon and being more particularly described as follows:
Beginning at the Southwest corner of said Section 22; Thence Easterly along the South line of said Section 22 a distance of 3,500.00 feet, more or less, to the West line of Tower road (an easement 150.00 feet in width); Thence Northeasterly along said West line of the Tower Road easement a distance of 8,100.00 feet, more or less to the Southerly line of Interstate No. 84 (State Hwy. No. 30); Thence Westerly along the Southerly line of Interstate No. 84 a distance of 15,500.00 feet, more or less, to a point on the Easterly line of the "P.G.E. RR. Spur" (being 150.00 feet in width); Thence Southerly along said Easterly line of the "P.G.E. RR. Spur" a distance of 6,500.00 feet, more or less, to the South line of said Section 19; Thence East along the South line of said Sections, 19, 20, and 21 a distance of 17,400.00 feet, more or less, to the Southwest corner of Section 22 and Point of Beginning.
Containing 2,700 acres, more or less.

PARCEL DESCRIPTIONS:

PARCEL 1
All That Portion of Parcel 3 of Partition Plat 2001-05, in Township 4 North, Range 24, E.W.M. lying North of a line that is 1738.00' distant North at right angles and parallel to the Center Line of the Boardman Airport Runway.
INCLUDING: All of Sections 15 & 16 of Township 4 North, Range 24, E.W.M. lying both South of the Southerly right of way of Interstate No. 84 and West of the Westerly right of way of Tower Road.

PARCEL 2
All That Portion of Parcel 3 of Partition Plat 2001-05, in Township 4 North, Range 24, E.W.M. lying South of a line that is 1738.00' distant North at right angles and parallel to the Center Line of the Boardman Airport Runway.
EXCLUDING: All of Sections 15 & 16 of Township 4 North, Range 24, E.W.M. lying both South of the Southerly right of way of Interstate No. 84 and West of the Westerly right of way of Tower Road. Excluding Parcel 3 as described below.

PARCEL 3
That Portion of Parcel 3 of Partition Plat 2001-05 as described in Morrow County Deed Records, Microfilm M-2000-1445 as:
That portion of the North Half of Section 22, in Township 4 North, Range 24, East of the Willamette Meridian, in the County of Morrow, State of Oregon, being described as follows:
Beginning at a point which lies South 0° 52' 45" West 30 feet of the North Quarter Corner of said Section 22 and running; Thence South 89° 07' 15" East parallel with the North line of said Section 22 a distance of 434.94 feet to a point on the Westerly right of way line of Tower Road, said point lies 75.00 feet West of the Centerline of said Tower Road when measured at right angles; Thence South 8° 04' 06" East along said right of way line 998.56 feet; Thence at right angles South 81° 55' 54" West 1557.18 feet to a 1/2 inch rebar in a fence line; Thence North 24° 43' 14" West along said fence line 491.15 feet to a fence corner; Thence North 27° 10' 01" West along said fence line 368.03 feet to a point which lies South 27° 10' 01" East 30.00 feet from a P.K. nail in the centerline of a paved road; Thence North 62° 06' 54" East parallel with said road centerline 553.24 feet; Thence continuing parallel with said road centerline along a 1577.27 foot radius curve to the right 791.84 feet (the cord which bears North 76° 29' 49" East 783.55 feet) to a point which lies 30.00 feet South of the North line of Section 22 when measured at right angles; Thence South 89° 07' 15" East 89.28 feet to the Point of Beginning.

Dedicated Roadway to the Public:

Centerline description of 60' wide roadway for ingress, egress, and utilities to the Boardman Airport, being 30.00' on each side of the following description:
Commencing at the intersection of centerline of Tower Road and the South line of Section 15
Thence South 08° 05' 58" East 1047.12' to Point of Beginning;
Thence South 81° 54' 02" West 1933.00' to point of curve;
Thence along arc, left, LC = 339.16', R= 1000.00', Δ = 19° 25' 57", CD = S 72° 02' 16" W 337.54', to PT;
Thence South 62° 16' 03" West 1370.40' to a point;
Thence North 27° 43' 57" West at right angles to the centerline of the Boardman Airport Runway a distance of 252 feet to the Boardman Airport Facility and terminus of this dedicated roadway.

Access / Egress Easement for Parcel 1, Parcel 2, & Parcel 3

Easement in favor of All Parcels for ingress and egress, as previously described in deed M-2000-1445 as a 60' wide roadway for access and egress, the Centerline of which is described as: 30.00' on each side of a line, Commencing at the intersection of the centerline of Tower Road and the South line of Section 15; Thence North 89° 08' 54" West 75.93 feet along said South line of Section 15 to the West right of way line of Tower Road and Point of Beginning;
Thence continuing North 89° 08' 54" West 430.73 feet along said South line of Section 15 to the Southwest corner of Section 15;
Thence North 89° 09' 49" West 85.60 feet along the South line of Section 16 to a Point of Curve;
Thence along an arc left, LC = 801.89', R= 1607.27', Δ = 28° 35' 08", CD = S 76° 33' 37" W 793.60', to a PT;
Thence South 62° 16' 03" West parallel to the centerline of the Boardman Airport Runway a distance of 560.25 feet to a fence line and the point of terminus of said easement.

SURVEYOR'S CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and described the lands as divided and portrayed on this Plat according to all standards set forth by ORS Chapter 92 of the State of Oregon.
This survey is based on a number of surveys performed in this portion of the Township. The Basis of Bearing of this survey was not according to any specific one but was generated by my many development surveys for the Port of Morrow on their Airport Property. My Bearing Base was the monuments found for the center line of U.S. Interstate No. 84 (Monuments M8 - M9). The survey was completed using a Trimble 4800 RTK GPS Total station. Each monument was occupied with a minimum duration of 10 epoches to maintain sub-centimeter accuracy. The original meander boundaries are now under water as a result of the backwaters of the John Day Dam and were established from the found section corners and projected by the original GLO meander bearings and distances. The Port of Morrow has over the last few years completed both Runway and Road Access Improvements to the airport facilities. The Port Airport Property and its future developments is also described in the Port's Airport Master Plan that has been recognized by the Federal Aviation Administration. The Parcels were divided according to the Port's Airport Master Plan in addition to the Port of Morrow's efforts for land uses associated to other non-air-industrial activities. Parcel 3 was originally created as a result of an Option to Purchase for Bigfoot Industries. This plat separates and substantiates that purchase from other Port Properties.

DEDICATION / ACKNOWLEDGEMENT:

We, the undersigned owners of the lands shown on this plat, do hereby acknowledge that we have caused this plat to be created and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow, State of Oregon. We also Dedicate the Roadways and Easements as depicted on the face of the Plat to the intent indicated on the face of the Plat.

Marvin Padberg
Marvin Padberg, President, Board of Commissioners, Port of Morrow
Gray Elliot
Gray Elliot, Managing Partner, Blue Heron Development Company

On this 25 day of May, 2007, the above individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: *Kathleen McGowan*
Notary Public for Oregon
My Printed Name is Kathleen McGowan
My Commission Number is 410879
My Commission Expires 10/16/2010

MONUMENT TABLE

Monument	Description	A Part of Survey #
B1	3" Brass Cap in Grout #1637	C-644-K-488
B2	5/8" Rebar W/Plast. Cap #951	C-1266-E-1039
B3	Brass Cap Ref. in	C-644-K-488
B4	3" Alum. Cap #1637	C-644-K-488
B5	3" Brass Cap in Grout #1637	C-644-K-488
B6	3" Alum. Cap #1637	C-644-K-488
B7	ACOE 1" IP W/BS&W	ACOE JL-1956
B8	ACOE 1" IP W/BS&W	ACOE JL-1956
B9	ACOE 1" IP W/BS&W	ACOE JL-1956
B10	ACOE 1" IP W/BS&W	ACOE JL-1956
B11	ACOE 1" IP W/BS&W	ACOE JL-1956
B12	ACOE 1" IP W/BS&W	ACOE JL-1956
B13	3" Iron Pipe W/ Brass Cap WC	
B14	2 5/8" Brass Cap	
B15	5/8" Rebar	
M1	5/8" Rebar W/ Ribbon	Unknown
M2	ACOE 3" Alum. Cap # 1637	C-644-K -488
M3	ACOE 3" Alum. Cap # 1637	C-644-K -488
M4	ACOE 3" Alum. Cap # 1637	C-644-K -488
M5	ACOE 3" Alum. Cap # 1637	C-644-K -488
M8	ODOT Brass Cap	None
M9	ODOT Brass Cap	None

I do hereby certify that this is a true and exact copy of the Original Subdivision as filed for Port of Morrow, in Morrow County.

Ronald V. McKinnis



APPROVALS:

I certify that I have examined and approved this Partition Plat on this 25 day of May, 2007
Walter M. Howe
Morrow County Planning Director

I certify that I have examined and approved this Partition Plat on this 25 day of May, 2007
John A. Coym
Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 25 day of May, 2007
Ms. Sault
Morrow County Assessor

I certify that Taxes are Current on the Land Portrayed in this Partition 25 day of May, 2007
Ms. Sault
Morrow County Tax Collector

Morrow County Clerk
Recording Information
Seal
STATE OF OREGON } SS
County of Morrow

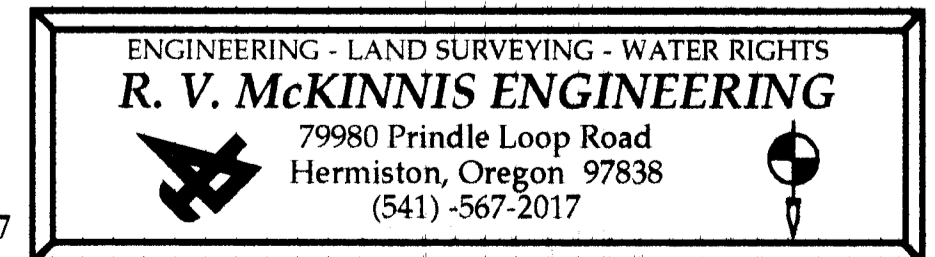
I certify that this instrument was received and recorded in the book of records of said county.

BOBBI CHILDERS,
Morrow County Clerk
by: _____ Deputy.

DOC #: 2007-19413
RCPT:
05/25/07 2:29 PM

RECEIVED BY
Morrow County Surveyor
Date June 8, 2007
Rec'd By SKB
No. 1507-C

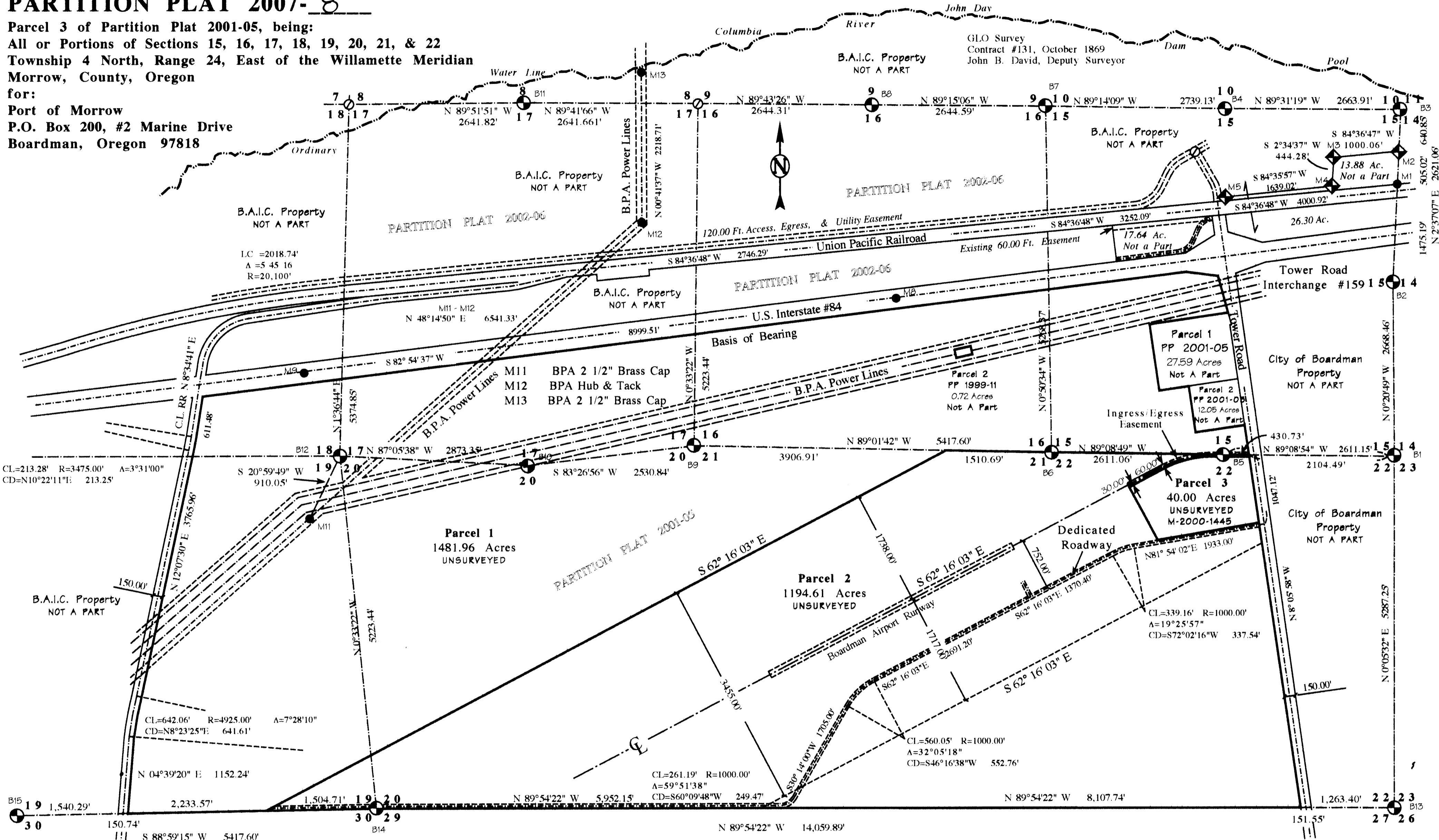
SCALE 1" = 1000 Ft.
February, 2007



PARTITION PLAT 2007-8

Parcel 3 of Partition Plat 2001-05, being:
 All or Portions of Sections 15, 16, 17, 18, 19, 20, 21, & 22
 Township 4 North, Range 24, East of the Willamette Meridian
 Morrow, County, Oregon

for:
 Port of Morrow
 P.O. Box 200, #2 Marine Drive
 Boardman, Oregon 97818



LEGEND:

- ◆ FOUND MONUMENT
3" Aluminum Cap, Corps of Engineers
- ⊕ FOUND SECTION MONUMENT,
Corps Survey Tack & Washer or as Noted
- FOUND MONUMENT, as noted
- CALCULATED POINT - Not Set
- PARTITION BOUNDARY
- (000) GLO RECORD Bearing or Distance
- Section Line
- - - Easement Line
- · - · - Center Line
- · · · · Shore Line
- · - · - BPA Power Lines

County Survey #'s Used
 C-148-K-351 Buisman, 1978
 D-419-K-617 Krumbein, 1980
 C-198-K-376 Fraley, 1961
 C-644-K-489 Griffis, 1983
 C-1221-E-995 Coppock, 1999
 C-1266-E-1039 Edwards, 2000
 C-1311-M Baalman, 2001
 C-1373-M McKinnis, 2002

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 RONALD V. MCKINNIS
 JAN. 23, 1990
 2431
 Expires 12-31-06

Date June 8 2007
 Rec'd By SKB
 No. 1507-C

SCALE 1" = 1000 Ft.
 February, 2007

I do hereby certify that this is a true and exact
 copy of the Original Partition as filed for
 Port of Morrow in Morrow County.

Page 2 of 2
 Rev. 04-19-07

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) -567-2017