

# NORTH TOWER SUBDIVISION

Parcel 3 of Partition Plat 2007-09, being:  
 All or Portions of Sections 7, 8, 9, 10, 15, 16, 17, & 18  
 Township 4 North, Range 24, East of the Willamette Meridian  
 Morrow, County, Oregon  
 for:  
**BAIC, Inc.**  
**75906 Threemile Road**  
**Boardman, Oregon 97818**

## PROPERTY DESCRIPTION:

The property being subdivided is Parcel 3 of Partition Plat 2007-09 and is a portion of the property described in the Morrow County Deed Records, microfilm M-2002-5399, as filed on 9-10-2002.

## SUBDIVIDED PROPERTY DESCRIPTION:

THAT PARTION OF PARCEL 3 OF PARTITION PLAT 2002-06 IN TOWNSHIP 4 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN, FRACTIONAL SECTIONS 7, 8, 9, 10, & 18 AND SECTIONS 15, 16 & 17 LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. INTERSTATE NO. 84 AND EAST OF THE PROJECTED CENTERLINE OF THE P.G.E. RAILROAD SPUR LOCATED IN SECTIONS 18 & 19 OF SAID TOWNSHIP, SAID LINE BEING NORTH 08° 34' 41" EAST FROM THE CENTERLINE OF THE EXISTING RAIL SPUR AS IT CROSSES U.S. INTERSTATE NO. 84 TO THE MEANDER LINE OF THE SOUTH SHORE OF THE COLUMBIA RIVER ESTABLISHED PRIOR TO THE FLOODING OF THE JOHN DAY DAM POOL.  
 EXCEPTING THEREFROM:  
 THAT TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED MAY 8, 1972 AS M-4709, MICROFILM RECORDS OF MORROW COUNTY;  
 THAT TRACT OF LAND CONVEYED TO THE PORT OF MORROW IN DEED RECORDED FEBRUARY 15, 1991 AS M-36263, MICROFILM RECORDS OF MORROW COUNTY;  
 THAT TRACT OF LAND CONVEYED TO THE CITY OF BOARDMAN IN DEED RECORDED JULY 14, 2000 AS M-2000-1542, MICROFILM RECORDS OF MORROW COUNTY;

## DEDICATED ROADWAY:

CENTERLINE DESCRIPTION OF 120' WIDE ROADWAY FOR PUBLIC USE BEING 60.00' ON EACH SIDE OF THE FOLLOWING DESCRIPTION:  
 BEGINNING AT THE INTERSECTION OF THE EXTENTION OF THE CENTERLINE OF TOWER ROAD AND THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD MAINLINE - PORTLAND SUB;  
 THENCE NORTH 07°08'43" WEST 100.00' TO POINT OF CURVE;  
 THENCE ALONG ARC. L = 185.44, R= 500.00', Δ = 21°15'00", CD=N 17°46'13" W 184.38', TO PT;  
 THENCE NORTH 28°23'43" WEST 548.00' TO POINT OF INTERSECTION AND POINT OF TERMINUS.

## EASEMENT 1: Ingress/Egress for a Lot 7

CENTERLINE DESCRIPTION OF 60' WIDE ROADWAY FOR ACCESS, EGRESS, AND UTILITIES, BEING 30.00' ON EACH SIDE OF THE FOLLOWING DESCRIPTION:  
 BEGINNING AT A POINT WHICH IS SOUTH 07° 08' 43" EAST 30.00' AND SOUTH 84° 36' 48" WEST 100.00' OF THE INTERSECTION OF THE EXTENTION OF THE CENTERLINE OF TOWER ROAD AND THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD MAINLINE - PORTLAND / HINKLE SUB, SAID POINT BEING ON THE NORTHWEST RIGHT OF WAY LINE OF THE OREGON DEPT. OF TRANSPORTATION TOWER ROAD INTERCHANGE, SAID POINT BEING ALSO A POINT OF CURVE;  
 THENCE ALONG ARC. LC = 314.16', R= 300.00', Δ = 60°00'00", CD=S 54°36'48" W 300.00', TO PT;  
 THENCE SOUTH 24°36'48" WEST 193.12' TO POINT OF CURVE;  
 THENCE ALONG ARC. LC = 305.24, R= 300.00', Δ = 58°17'45", CD=S 53°45'41" W 292.24', TO PT;  
 THENCE SOUTH 82°54'34" WEST 915.09' TO POINT OF TERMINUS OF SAID EASEMENT.

## EASEMENT 2: Ingress/Egress and Utilities

CENTERLINE DESCRIPTION OF 120' WIDE ROADWAY FOR IGRESS, EGRESS, AND UTILITIES, BEING 60.00' ON EACH SIDE OF THE FOLLOWING DESCRIPTION:  
 COMMENCING AT THE INTERSECTION OF THE EXTENTION OF THE CENTERLINE OF TOWER ROAD AND THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD MAINLINE - PORTLAND SUB;  
 THENCE NORTH 07°08'43" WEST 100.00' TO POINT OF CURVE;  
 THENCE ALONG ARC. L = 185.44, R= 500.00', Δ = 21°15'00", CD=N 17°46'13" W 184.38', TO PT;  
 THENCE NORTH 28°23'43" WEST 548.00' TO POINT OF INTERSECTION AND THE POINT OF BEGINNING OF THE EASEMENT DESCRIPTION;  
 THENCE SOUTH 61°36'17" WEST 250.00' TO POINT OF CURVE;  
 THENCE ALONG ARC. L = 305.43, R= 500.00', Δ = 35°00'00", CD=S 44°06'17" W 300.71', TO PT;  
 THENCE SOUTH 26°36'17" WEST 231.45' TO POINT OF CURVE;  
 THENCE ALONG ARC. L = 506.22, R= 500.00', Δ = 58°00'31", CD=S 55°36'33" W 484.88', TO PT;  
 THENCE SOUTH 84°36'48" WEST 1984.20' TO INTERSECTION OF THE WEST LINE OF LOT 2;  
 THENCE ALONG AND ADJACENT AT 60.00' OFFSET TO THE SOUTH LINE OF LOT 3, LOT 4, LOT 5, & LOT 6 TO THE WEST BOUNDARY OF LOT 6 AND BOUNDARY OF SUBDIVISION AND POINT OF TERMINUS.

## EASEMENT 3: Utilities

CENTERLINE DESCRIPTION OF 150' WIDE BONNVILLE POWER LINE EASEMENT, BEING 75.00' ON EACH SIDE OF THE FOLLOWING DESCRIPTION:  
 BEGINNING AT A POINT WHICH IS SOUTH 20°59'49" WEST 910.05' FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN;  
 THENCE NORTH 48°14'50" EAST 6541.33' TO AN ANGLE POINT;  
 THENCE NORTH 00°41'37" WEST 2218.71' TO A POINT;  
 THENCE CONTINUING ALONG THE SAME BEARING NORTH 00°41'37" WEST TO THE ORDINARY HIGH WATER LINE OF THE COLUMBIA RIVER PRIOR TO THE JOHN DAY DAM AND POINT OF TERMINUS.

## 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 monumented 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 existing shore of the Columbia River was recorded as a continuous survey using a maximum 75' distance between records as the rivers edge was traversed with the RTK rover. The Lots were divided according to an agreement between BAIC, Inc. and the Port of Morrow for the alternating ownership of acreages of Lots.

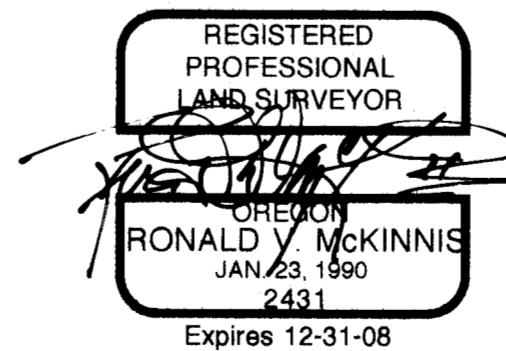
## DEDICATION / ACKNOWLEDGEMENT:

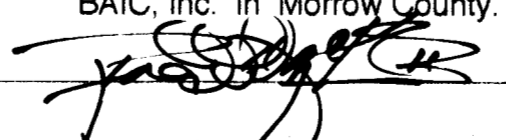
We, the undersigned owners of the lands shown on this plat, do hereby acknowledge that we have caused this plat to be created and we recognize this Plat as the Official Plat and Map of the Subdivision as filed in the County of Morrow, State of Oregon. We also Dedicate the Roadways and Easements as depicted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

  
 Marty Myers, Representative, BAIC, Inc.

On this 21<sup>st</sup> day of June, 2007, the above individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.


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



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


## APPROVALS:

I certify that I have examined and approved this Subdivision Plat on this 22 day of June, 2007

  
 Morrow County Surveyor

I certify that I have examined and approved this Subdivision Plat on this 21<sup>st</sup> day of June, 2007

  
 Morrow County Planning Director

I certify that I have examined and approved this Subdivision Plat on this 22 day of June, 2007

  
 Morrow County Assessor

I certify that I have examined and approved this Subdivision Plat on this 22 day of June, 2007

  
 Morrow County Tax Collector

I certify that I have examined and approved this Subdivision Plat on this 22<sup>nd</sup> day of JUNE, 2007

  
 Morrow County Judge

I certify that I have examined and approved this Subdivision Plat on this 23 day of June, 2007

  
 Morrow County Commissioner

Morrow County Clerk  
 Recording Information

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 #: 2007-19768  
 RCPT: 2651  
 06/25/07 11:38 AM

RECEIVED BY  
 Morrow County Surveyor  
 Date July 11, 2007  
 Rec'd By SKB  
 No. 1509-C

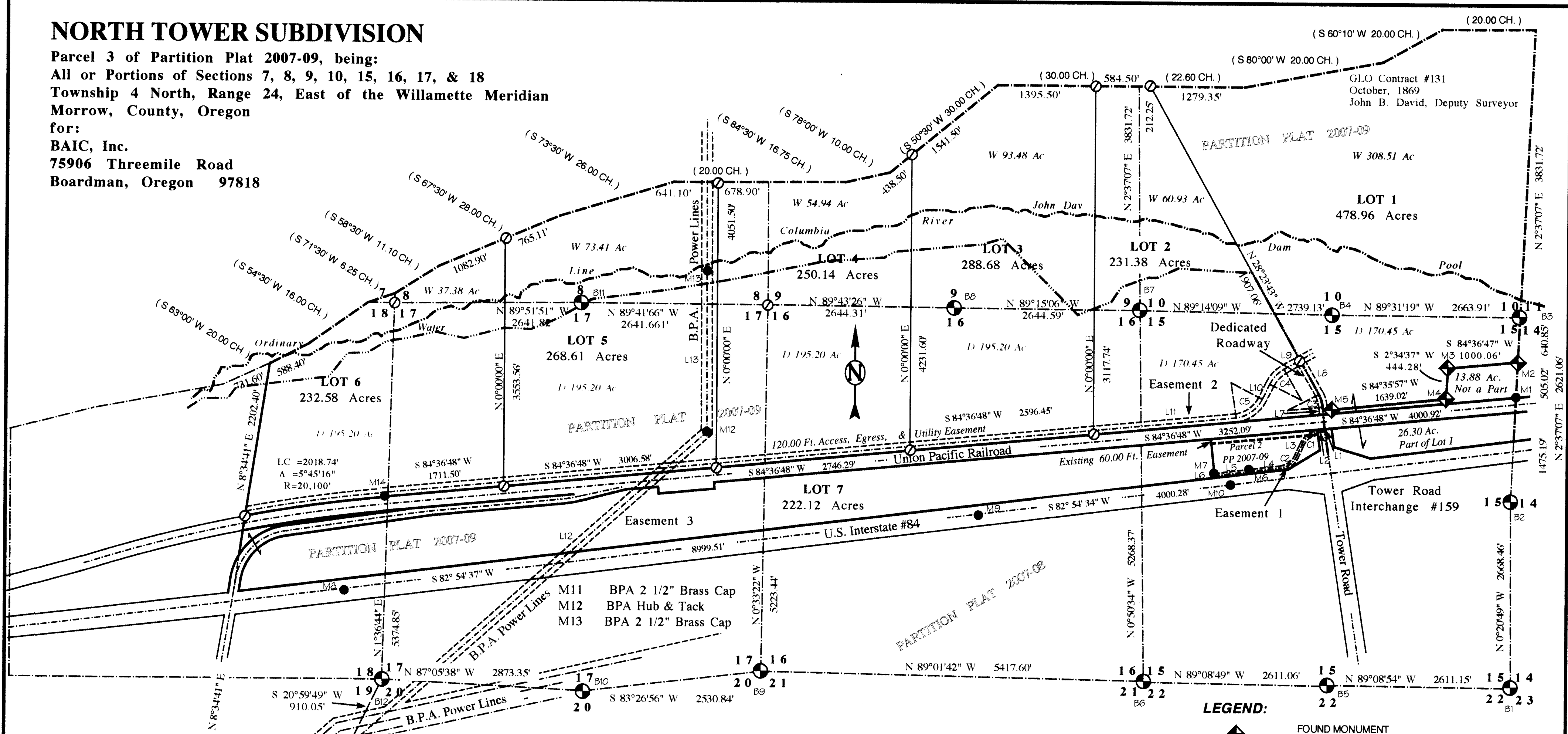
SCALE 1" = 1000 Ft.  
 September, 2006



# NORTH TOWER SUBDIVISION

Parcel 3 of Partition Plat 2007-09, being:  
 All or Portions of Sections 7, 8, 9, 10, 15, 16, 17, & 18  
 Township 4 North, Range 24, East of the Willamette Meridian  
 Morrow, County, Oregon

for:  
**BAIC, Inc.**  
 75906 Threemile Road  
 Boardman, Oregon 97818



**LINE TABLE**

Line	Bearing	Distance
L1	S 07°08'43" E	30.00'
L2	S 84°36'48" W	100.00'
L3	S 24°36'48" W	193.12'
L4	S 82°54'34" W	915.09'
L5	S 82°54'15" W	500.02'
L6	S 07°05'26" E	59.94'
L7	N 07°08'43" W	100.00'
L8	N 28°23'43" W	548.00'
L9	S 61°36'17" W	250.00'
L10	S 26°36'17" W	231.45'
L11	S 84°36'48" W	1984.20'
L12	N 48°14'50" E	6541.33'
L13	N 00°41'37" W	2218.71'

**CURVE TABLE**

No.	Length	Radius	Δ Angle	CHORD	
				Length	Bearing
C1	314.16'	300.00'	60°00'00"	300.00'	S54°36'48"W
C2	305.24'	300.00'	58°17'45"	292.24'	S53°45'41"W
C3	185.44'	500.00'	21°15'00"	184.38'	N17°46'13"W
C4	305.43'	500.00'	35°00'00"	300.71'	S44°06'17"W
C5	506.22'	500.00'	58°00'31"	484.88'	S55°36'33"W

**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
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
M6	5/8" Rebar in Concrete	Unknown
M7	5/8" Rebar W/Plast. Cap #976	Unknown
M8	ODOT Brass Cap	None
M9	ODOT Brass Cap	None
M10	ODOT Brass Cap	None
M14	5/8" Rebar W/ Alum. Cap #933	D-419-K-617

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-1266-E-1039 Edwards, 2000  
 C-1373-M-1373 McKinnis, 2002

REGISTERED PROFESSIONAL LAND SURVEYOR  
**RONALD V. MCKINNIS**  
 JAN. 23, 1990  
 2431  
 Expires 12-31-08

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

**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
- SUBDIVISION BOUNDARY
- GLO RECORD Bearing or Distance
- Section Line
- Easement Line
- Center Line
- Shore Line
- Lewis & Clark Heritage Trail

RECEIVED BY  
 Morrow County Surveyor  
 Date July 11, 2007  
 Rec'd By SKB  
 No. 1509-C

SCALE 1" = 1000 Ft.  
 September, 2006

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