

CITY OF LEXINGTON PARTITION PLAT 2008 5  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 25 EAST  
 OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED AS DOCUMENT NUMBER 2007-20143, MORROW COUNTY DEED RECORDS, INTO TWO PARCELS. THERE ARE PRESENTLY TWO HOMES LOCATED ON THIS TRACT AND WITH THE RECORDING OF THIS PLAT EACH WILL OCCUPY IT'S OWN SEPARATE PARCEL. THIS TRACT AS DESCRIBED IS BASICALLY BOUNDED BY THE NORTHERLY LINE OF THE OLD OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY RIGHT OF WAY LINE, THE WESTERLY RIGHT OF WAY LINE OF "G" STREET AND THE SOUTHERLY LINES OF FRONT STREET AND CLARK CANYON ROAD.

I LOCATED THE RAILROAD CENTERLINE FROM THE REMAINING EVIDENCE OF THE RAILROAD GRADE ALONG THE TANGENTS AS SHOWN. COMPUTED AN INTERSECTION FOR THE P1 OF THE SHOWN CURVE FROM WHICH I COMPUTED USING THE CHORD DEFINITION FOR A RR CURVE AND HOLDING THE RECORD LENGTH OF THE CURVE AND OBTAINED A REASONABLE AGREEMENT WITH THE RR ROW MAP DATA. I COMPUTED THIS DATA FOR ANOTHER PROJECT IN THE AREA.

THE SOUTHERLY LINE OF FRONT STREET AND CLARK CANYON ROAD WAS COMPUTED FROM THE FOUND MONUMENTS SHOWN AND THE RECORD OF SURVEY FOR RIPPLE 1984 AND FOR THE CITY OF LEXINGTON 1981, BOTH BY KRUMBEIN. THE WESTERLY LINE OF "G" STREET WAS COMPUTED FROM FOUND MONUMENTS SET BY KRUMBEIN IN 1980 FOR THE ORIGINAL TOWN OF LEXINGTON AND THE RECORD DISTANCES FROM THE RESURVEY PLAT OF PENLAND'S ADDITION TO THE TOWN OF LEXINGTON APPROVED 4 JANUARY 1908 AND RECORDED IN VOLUME "U" PAGE 545, MORROW COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE:

I, JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS PLATTED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92 THAT APPLIES TO PARTITION PLATS.

OWNERS DECLARATION:

WE, ROBERT D. STEAGALL AND BEVERLY J. STEAGALL THE OWNERS OF THE LAND SHOWN ON THIS PARTITION PLAT, HEREBY, DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND IT IS OUR FREE AND WILLFUL ACT.

WE HEREBY DEDICATE THE 12 FOOT WIDE ROAD LOOP EASEMENT AS SHOWN AND DESCRIBED SEPARATELY FOR THE BENEFIT OF BOTH PARCELS 1 AND 2.

WE ALSO DEDICATE THAT PORTION SHOWN ON THE NORTHEASTERLY CORNER OF PARCEL 2 TO THE CITY OF LEXINGTON AS A PUBLIC ROADWAY EASEMENT FOR IT'S CONTINUED HISTORICAL USE AS A ROADWAY AND ROAD INTERSECTION.

WE ALSO RECOGNIZE AND ACCEPT ALL EASEMENTS SHOWN ON THIS PLAT AND PUBLIC OR PRIVATE EASEMENTS, RECORDED OR UNRECORDED WHICH A THOROUGH TITLE SEARCH MIGHT REVEAL.

*Robert D. Steagall*  
 ROBERT D. STEAGALL

*Beverly J. Steagall*  
 BEVERLY J. STEAGALL

STATE OF OREGON } SS  
 COUNTY OF MORROW

ON THIS 8th DAY OF MAY, 2008, ROBERT D. STEAGALL AND BEVERLY J. STEAGALL, APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS THEIR FREE AND VOLUNTARY ACT.

*Shannon K Benefit*  
SHANNON K BENEFIT  
 PRINTED NAME

NOTARY PUBLIC FOR OREGON

NOTARY PUBLIC NUMBER 418520

MY COMMISSION EXPIRES June 19, 2011

APPROVALS:

\* MORROW COUNTY SURVEYOR \*

APPROVED THIS 9 DAY OF May, 2008.

*David H. Krumbey*  
 DAVID H. KRUMBEIN  
 UMATILLA COUNTY SURVEYOR

\* CITY OF LEXINGTON PLANNING ADMIN. \*

APPROVED THIS 17th DAY OF MAY, 2008.

*Valerie S. Oberster*  
 CHAIRMAN OF THE PLANNING COMMISSION  
 FOR THE CITY OF LEXINGTON, OREGON

\* MORROW COUNTY ASSESSOR AND TAX COLLECTOR \*

TAXES ARE PAID IN FULL AND THIS PLAT IS APPROVED THIS 12 DAY OF May, 2008.

*Greg Seal*  
 ASSESSOR AND TAX COLLECTOR

STATE OF Oregon } SS  
 COUNTY OF Morrow

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 13th DAY OF May, 2008 A.D. AT 1:55 O'CLOCK P.M.

AND RECORDED AS FILE NUMBER 2008-21847

MORROW COUNTY CLERK

DEPUTY

RECEIVED BY

Morrow County Surveyor

Date June 9, 2008

Rec'd By SKB

No. 1527-C

PARTITION PLAT FOR:  
 ROBERT AND BEVERLY STEAGALL  
 PO BOX 563  
 LEXINGTON, OR 97839

COPPOCK SURVEYING 23 APRIL 2008  
 P.O. BOX 495 541-676-8750  
 HEPPNER, OR 97836 FAX 676-8753  
 Job No. 1207491

THIS IS A TRUE COPY OF THE ORIGINAL.

*Judson L. Coppock*  
 JUDSON L. COPPOCK

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

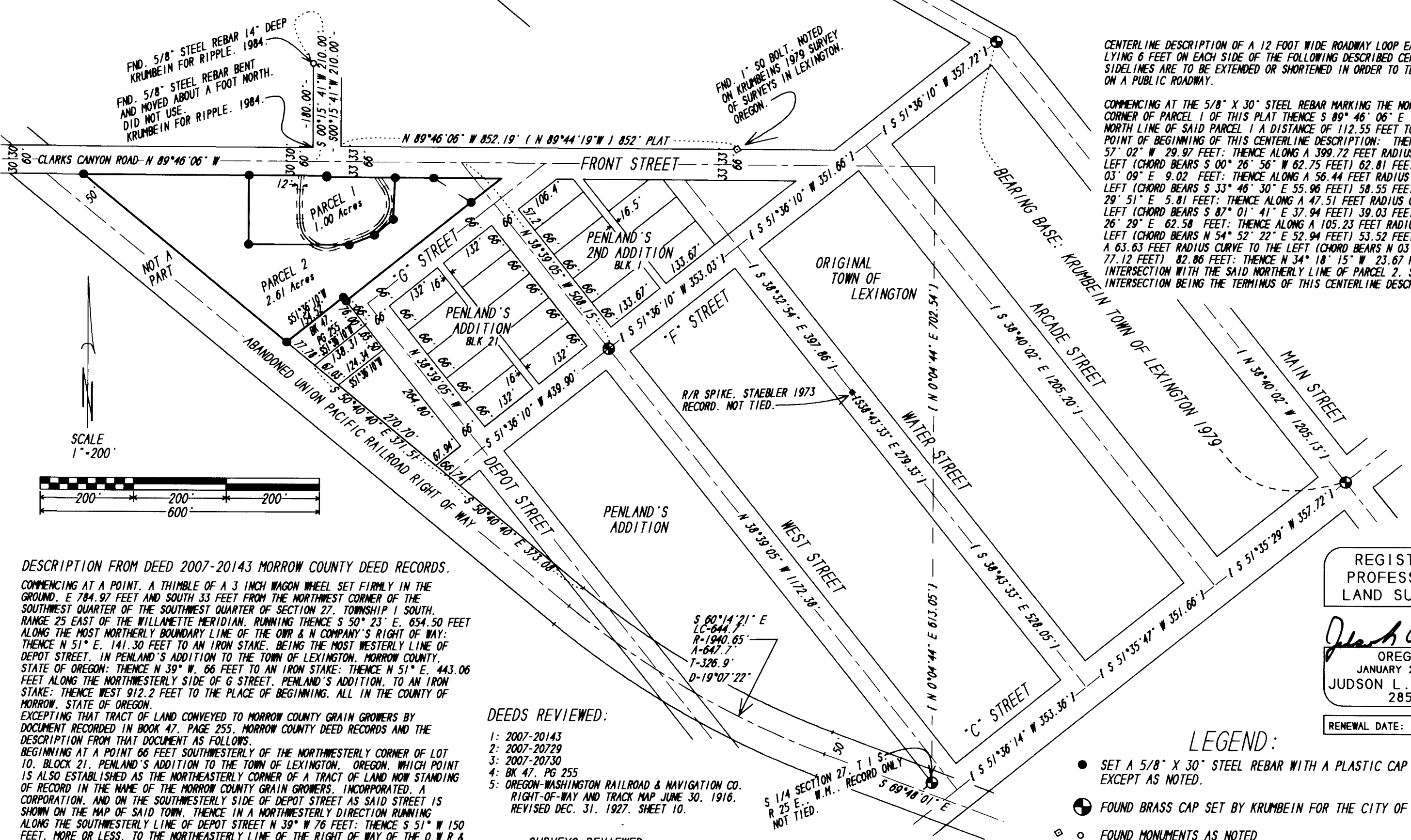
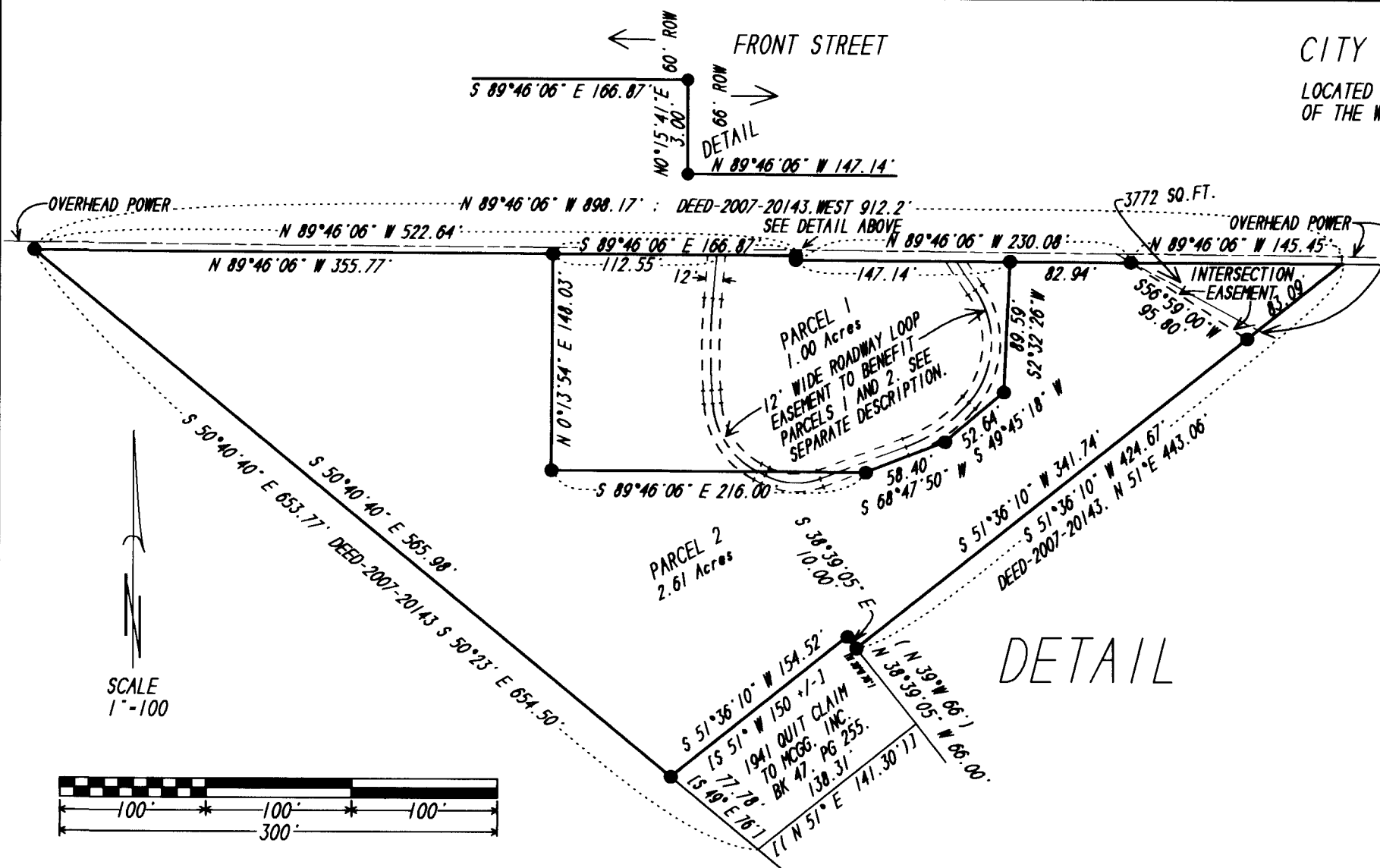
*Judson L. Coppock*  
 OREGON  
 JANUARY 20 1998  
 JUDSON L. COPPOCK  
 2850

RENEWAL DATE: DEC. 31, 2009

LEGEND:

- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850, EXCEPT AS NOTED.
- ⊙ FOUND BRASS CAP SET BY KRUMBEIN FOR THE CITY OF LEXINGTON, 1980.
- FOUND MONUMENTS AS NOTED
- EASEMENT LINES
- ( 000 ) KRUMBEIN, SURVEYS IN LEXINGTON 1979.
- ( 000 ) KRUMBEIN FOR THE CITY OF LEXINGTON, 1980

DETAIL



DESCRIPTION FROM DEED 2007-20143 MORROW COUNTY DEED RECORDS.

COMMENCING AT A POINT, A THIMBLE OF A 3 INCH WAGON WHEEL SET FIRMLY IN THE GROUND, E 784.97 FEET AND SOUTH 33 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, RUNNING THENCE S 50° 23' E, 634.50 FEET ALONG THE MOST NORTHERLY BOUNDARY LINE OF THE O.W.R. & N. COMPANY'S RIGHT OF WAY; THENCE N 51° E, 141.30 FEET TO AN IRON STAKE, BEING THE MOST WESTERLY LINE OF DEPOT STREET, IN PENLAND'S ADDITION TO THE TOWN OF LEXINGTON, MORROW COUNTY, STATE OF OREGON; THENCE N 39° W, 66 FEET TO AN IRON STAKE; THENCE N 51° E, 443.06 FEET ALONG THE NORTHWESTERLY SIDE OF G STREET, PENLAND'S ADDITION, TO AN IRON STAKE; THENCE WEST 912.2 FEET TO THE PLACE OF BEGINNING, ALL IN THE COUNTY OF MORROW, STATE OF OREGON.

EXCEPTING THAT TRACT OF LAND CONVEYED TO MORROW COUNTY GRAIN GROWERS BY DOCUMENT RECORDED IN BOOK 47, PAGE 255, MORROW COUNTY DEED RECORDS AND THE DESCRIPTION FROM THAT DOCUMENT AS FOLLOWS.

BEGINNING AT A POINT 66 FEET SOUTHWESTERLY OF THE NORTHWESTERLY CORNER OF LOT 10, BLOCK 21, PENLAND'S ADDITION TO THE TOWN OF LEXINGTON, OREGON, WHICH POINT IS ALSO ESTABLISHED AS THE NORTHEASTERLY CORNER OF A TRACT OF LAND NOW STANDING OF RECORD IN THE NAME OF THE MORROW COUNTY GRAIN GROWERS, INCORPORATED, A CORPORATION, AND ON THE SOUTHWESTERLY SIDE OF DEPOT STREET AS SAID STREET IS SHOWN ON THE MAP OF SAID TOWN, THENCE IN A NORTHWESTERLY DIRECTION RUNNING ALONG THE SOUTHWESTERLY LINE OF DEPOT STREET N 39° W 76 FEET; THENCE S 51° W 150 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE O.W.R. & N. COMPANY; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY S 49° E 76 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT OF LAND BELONGING TO THE MORROW COUNTY GRAIN GROWERS, INCORPORATED, A CORPORATION, THENCE IN A NORTHEASTERLY DIRECTION, BEING N 51° E, ALONG THE PROPERTIES OF SAID MORROW COUNTY GRAIN GROWERS, INCORPORATED, A CORPORATION, 141.3 FEET TO THE POINT OF BEGINNING

DEEDS REVIEWED:

- 1: 2007-20143
- 2: 2007-20729
- 3: 2007-20730
- 4: BK 47, PG 255
- 5: OREGON-WASHINGTON RAILROAD & NAVIGATION CO. RIGHT-OF-WAY AND TRACK MAP JUNE 30, 1916, REVISED DEC. 31, 1927, SHEET 10.

SURVEYS REVIEWED

- 1: RESURVEY PLAT OF PENLAND'S ADDITION TO THE TOWN 1-OF LEXINGTON, 1908
- 2: SURVEY IN LEXINGTON, KRUMBEIN 1979
- 3: SURVEY FOR THE CITY OF LEXINGTON, KRUMBEIN 1980
- 4: SURVEY FOR RIPPLE, KRUMBEIN 1984.