

MORROW COUNTY PARTITION PLAT # 2009-4

LD NUMBER LP-N-405 LOCATED IN THE SECTIONS 22, 23, 26, 27, 34 AND 35, TOWNSHIP 1 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

OWNERS DECLARATION:

WE, LARRY LINDSAY AND CORRINE LINDSAY 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 HERBY DEDICATE THE 10 FOOT WIDE WATERLINE EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 2 FOR CONNECTION TO THE EXISTING WATER SERVICE LOCATED WITHIN THE SHOWN 20 FOOT WIDE INGRESS, EGRESS AND WATER LINE EASEMENT.

WE ALSO DEDICATE THE SHOWN 20 FOOT WIDE INGRESS, EGRESS AND WATERLINE EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 2 FOR WATER SERVICE AND PARCEL 3 FOR INGRESS, EGRESS AND WATER SERVICE.

WE ALSO DEDICATE THE 10 FOOT WIDE WATERLINE EASEMENT AS SHOWN LYING 5 FEET ON EACH SIDE OF THE EXISTING WATERLINE SHOWN AS A CENTERLINE WITH BEARINGS AND DISTANCES THROUGH THE EXISTING WELL AND WELL HOUSE.

THERE IS TO BE A SEPARATE RECORDED AGREEMENT FOR THE USE AND MAINTENANCE OF THE PRE-EXISTING SHARED FARM WATER DISTRIBUTION SYSTEM AND WELL.

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.

Lawrence D. Lindsay *Corrine Ann Lindsay*
 LAWRENCE D. LINDSAY CORRINE ANN LINDSAY

STATE OF OREGON } SS
 COUNTY OF MORROW

ON THIS 10TH DAY OF SEPTEMBER 2009
 LARRY LINDSAY AND CORRINE LINDSAY, APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY HAVE CAUSED THIS PLAT TO BE PREPARED AND THAT IT IS 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

AS AN INTEREST HOLDER, WE, "THE BANK OF EASTERN OREGON", DO HERBY APPROVE AND ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR FULL KNOWLEDGE AND APPROVAL.

John Qualls
 JOHN QUALLS
 VICE PRESIDENT FOR, "THE BANK OF EASTERN OREGON".

STATE OF Oregon } SS
 COUNTY OF MORROW

ON THIS 10 DAY OF September 2009
 JOHN QUALLS, APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY HAVE APPROVED THE PREPARATION OF THIS PLAT AND THAT IT WAS THEIR FREE AND VOLUNTARY ACT.

Tricia L. Rollins
Tricia L. Rollins
 PRINTED NAME

NOTARY PUBLIC FOR State of Oregon
 NOTARY PUBLIC NUMBER 402257
 MY COMMISSION EXPIRES February 6, 2010

APPROVALS:

" MORROW COUNTY SURVEYOR "

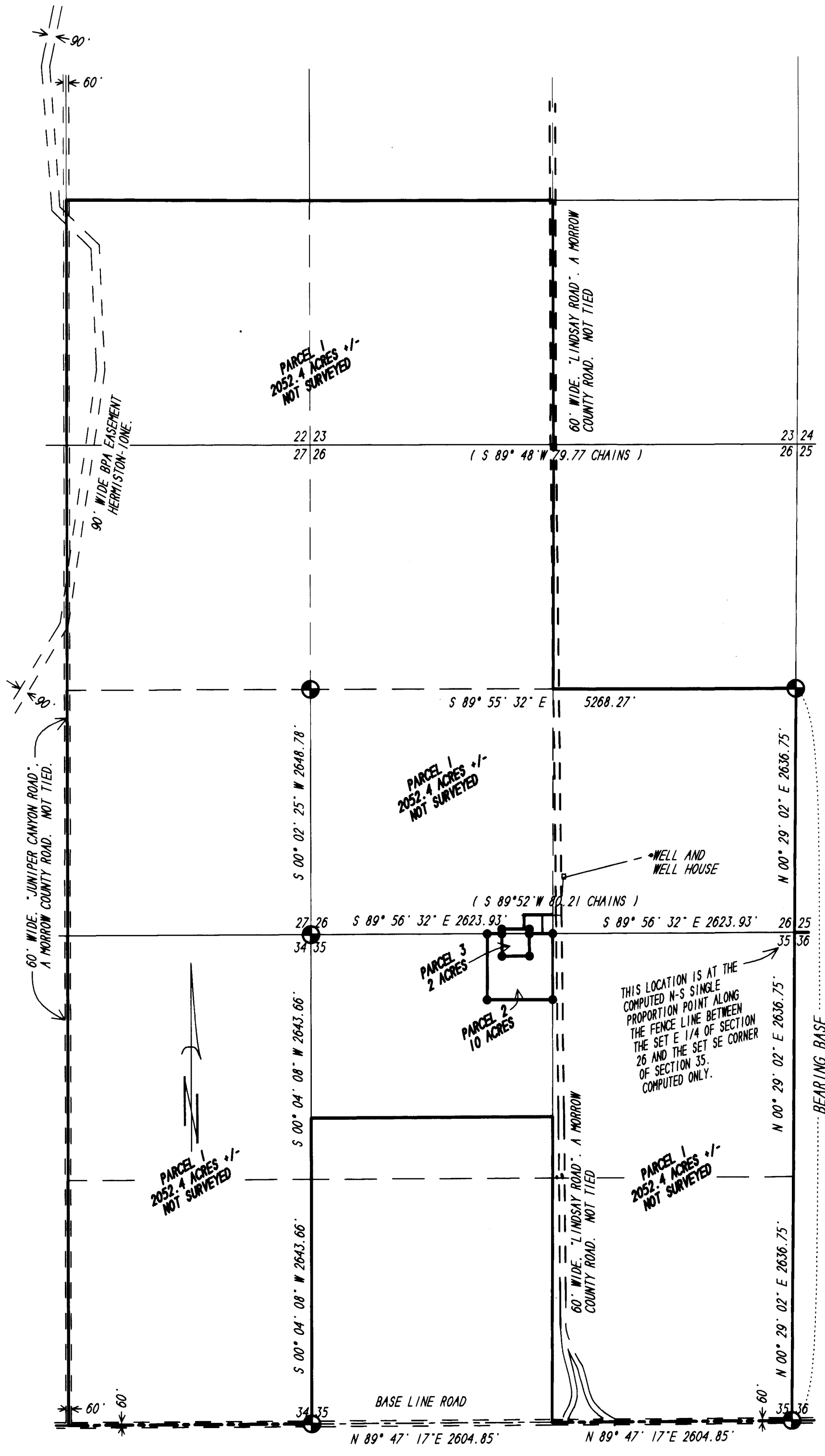
APPROVED THIS 15 DAY OF September, 2009.
David H. Hicks
 UMATILLA COUNTY SURVEYOR

" MORROW COUNTY PLANNING DEPT. "

APPROVED THIS 15th DAY OF September, 2009.
Christa M. Magne
 PLANNING DIRECTOR

" MORROW COUNTY ASSESSOR AND TAX COLLECTOR "

TAXES ARE PAID IN FULL AND THIS PLAT IS APPROVED THIS 17 DAY OF September, 2009.
John Qualls
 ASSESSOR AND TAX COLLECTOR



- LEGEND:
- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850.
 - ⊕ SET A 2 3/8" BRASS CAP ON A 2 1/2" X 30" STEEL PIPE.
 - - - INGRESS, EGRESS AND WATER LINE EASEMENTS.
 - (000) GLO RECORD
 - COUNTY ROADS

REGISTERED PROFESSIONAL LAND SURVEYOR

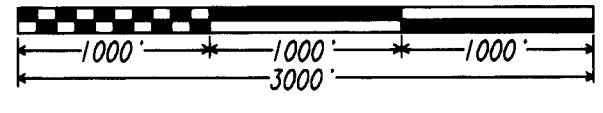
John L. Coppock

OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850

RENEWAL DATE: DEC. 31, 2009

THIS SURVEY WAS PERFORMED USING LOCUS SINGLE FREQUENCY STATIC GPS RECIEVERS, HAVING A STANDARD ERROR OF +/- 5MM + 1 PPM TIMES THE BASE LENGTH, AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF +/- 00°00'03" ANGULAR AND +/- 3MM + 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY.

ALL BEARINGS AND DISTANCES SHOWN AS MEASURED ARE TRUE.



STATE OF Oregon } SS
 COUNTY OF MORROW

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 17th DAY OF September, 2009 A.D. AT 8:48 O'CLOCK A.M.

AND RECORDED AS DOCUMENT NUMBER 2009-24684

MORROW COUNTY CLERK _____
 DEPUTY _____

RECEIVED BY
 Morrow County Surveyor
 OCTOBER 15 2009
 By SKB
 No. 1550-C

THIS IS A TRUE COPY OF THE ORIGINAL.
John L. Coppock
 JUDSON L. COPPOCK PLS

PAGE 1 OF 2

PARTITION PLAT FOR:
 LAWRENCE D. AND CORRINE ANN LINDSAY
 LEXINGTON, OREGON 97838

COPPOCK SURVEYING 17 AUGUST 2009
 P.O. BOX 495 541-676-8750
 HEPPNER, OR 97836 FAX 676-8753
 Job No. 0405338

MORROW COUNTY PARTITION PLAT # 2009-4

LD NUMBER LP-N-405 LOCATED IN THE SECTIONS 22, 23, 26, 27, 34 AND 35, TOWNSHIP 1 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

1/4 27 26

PARCEL 1
2052.4 ACRES +/-
NOT SURVEYED

20 FOOT WIDE INGRESS AND EGRESS
EASEMENT FOR THE BENEFIT OF
PARCEL 3 ALSO A WATER LINE EASEMENT
FOR THE BENEFIT OF PARCELS 2 AND 3.
SEE OWNERS DEDICATION.

LONG CHORD-
S 44°53'43"W 28.28'
ARC LENGTH- 31.42'
DELTA- 90°
R-90°
TANGENT-20'

10" WIDE WATER LINE
EASEMENT FOR THE
BENEFIT OF PARCEL 2.
SEE OWNERS DEDICATION.

P POLE WITH TRANSFORMER,
METER AND DROP TO GROUND.
LINE RUNS NORTHERLY
UNDERGROUND TO FEED
PREPARATION FACILITY.

PARCEL 3
2 ACRES

PARCEL 2
10 ACRES

PARCEL 1
2052.4 ACRES +/-
NOT SURVEYED

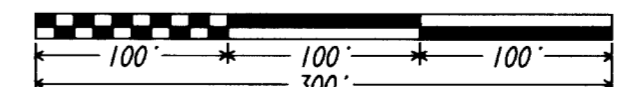
LEGEND:

- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850.
- ⊕ SET A 2 3/8" BRASS CAP ON A 2 1/2" X 30" STEEL PIPE.
- INGRESS, EGRESS AND WATER LINE EASEMENTS.

PARCEL 1
2052.4 ACRES +/-
NOT SURVEYED

NORTH SOUTH CENTER OF SECTION LINE

LINDSAY ROAD AS BUILT



THIS IS A TRUE COPY OF THE ORIGINAL.
Judson L. Copcock PLS

EXISTING WATERLINE AND C/L OF WATERLINE EASEMENT
FOR SHARED WATER SYSTEM. SEE OWNERS DEDICATION.
N 75°45'30"E 999.69'

SURVEYORS CERTIFICATE:

THE PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE THE TRACT OF LAND DESCRIBED BELOW INTO THE THREE PARCELS SHOWN FOR ESTATE PLANNING.

DESCRIPTION OF TRACT PARTITIONED BY THIS PLAT:

THE SOUTHEAST QUARTER OF SECTION 22;
THE SOUTHWEST QUARTER OF SECTION 23;
THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 26;
THE EAST HALF OF SECTION 27;
THE EAST HALF OF SECTION 34;
THE EAST HALF, THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF
OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35.
ALL BEING IN TOWNSHIP 1 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY,
OREGON,
CONTAINING 2064.4 ACRES MORE OR LESS.

SUBJECT TO ALL RECORDED AND UNRECORDED ROAD AND UTILITY RIGHTS OF WAY WHICH A THOROUGH
AND COMPLETE TITLE SEARCH MIGHT REVEAL.

IN 1861 THOMPSON SURVEYED THE BASELINE ALONG THE SOUTH LINE OF PARCEL 1. HE CAME BACK IN
1867 AND RESURVEYED SOME OF HIS PREVIOUS WORK AND COMPLETED THE TOWNSHIP SURVEY. FOR
MONUMENTS HE SET POSTS WITH A CHARRED STAKE AND DUG PITS FOR THE CORNERS WHICH HAVE A
BEARING ON THIS SURVEY AND PLAT EXCEPT FOR A 17"x9"x6" STONE SET FOR THE 1/4 CORNER BETWEEN
SECTIONS 22 AND 27, TOWNSHIP 1 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN AND TODAY
LIES WITHIN JUNIPER CANYON ROAD AND WAS NOT FOUND. IN THIS AREA THE LOCATIONS OF THE OLD
FENCES ARE THE BEST EVIDENCE INDICATING WHERE THE ORIGINAL LINES WERE RAN AND WITH THE
EXCEPTION OF THE BASE LINE WERE USED TO DO THIS SURVEY.
I HELD THE POSITION OF THE FOUND FENCE POST LOCATED AT THE EAST 1/4 CORNER OF SECTION 26
TOWNSHIP 1 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN AND SET A BRASS CAP AT THAT
LOCATION. I ALSO HELD AN INTERSECTION OF FENCES AN EXISTING E-W FENCE AND THE SOUTHERLY
PROJECTION OF A N-S FENCE FOR THE WEST 1/4 CORNER OF SAID SECTION 26 AND SET A BRASS CAP
AT THAT INTERSECTION FOR THE WEST 1/4 OF SAID SECTION 26. I ALSO HELD AN INTERSECTION OF
OF AN EXISTING N-S FENCE AND THE WESTERLY PROJECTION OF AN E-W FENCE AND SET A BRASS CAP
FOR THE INTERSECTION FOR THE COMMON CORNER OF SECTIONS 26, 27, 34 AND 35. TOWNSHIP 1 NORTH
RANGE 25 EAST OF THE WILLAMETTE MERIDIAN AND SET A BRASS CAP AT THAT INTERSECTION. TO
DETERMINE WHERE THE BASE LINE WAS LOCATED I TRIED TO USE THE FENCE ENDS NEAR THE NORTHERLY
RIGHT OF WAY OF BASE LINE ROAD BUT THEY WERE NOT A CONSISTENT DISTANCE TO THE CENTER OF THE
ASPHALT. THIS ROAD HAS HAD MANY GRADINGS, PAVING AND OTHER IMPROVEMENTS
OVER THE YEARS SO IT'S C/L WAS NOT CONSIDERED A RELIABLE INDICATOR AS TO THE LOCATION OF THE
BASE LINE. THERE WERE NO FENCES COMING IN FROM THE SOUTH IN THIS AREA BUT THERE WAS AN OLD
POWER LINE ALONG THE SOUTH SIDE AND IT WAS STRAIGHT. AFTER TALKING TO COLUMBIA BASIN
ELECTRIC I DETERMINED THAT THIS LINE DATED BACK TO THE EARLY 1940'S AND IT WAS STANDARD
PRACTICE TO PLACE THOSE LINES ABOUT 1 1/2 FEET OUTSIDE THE ROAD RIGHT OF WAY. I HELD THAT
LINE AND COMPUTED THE BASE LINE LOCATION AND CHECKED THE RESULTS WITH THE RECORD AND FOUND
FENCES AND THEIR INTERSECTIONS. THESE LINES ALSO AGREE WITH THE OCCUPATION OF THE LAND.
THE EXISTING WELL AND WATER DISTRIBUTION SYSTEM WITHIN THE EASEMENTS SHOWN IS BE SHARED BY
PARCELS 1, 2 AND 3 AND THE AGREEMENT FOR THAT IS TO BE RECORDED ON A SEPARATE DOCUMENT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Judson L. Copcock
OREGON
JANUARY 20 1998
JUDSON L. COPPOCK
2850

RENEWAL DATE: DEC. 31, 2009

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Date Oct 15 2009
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