

# PARTITION PLAT NO. 2010-6

RE-PLAT OF PARCEL 1, PARTITION PLAT NO. 2001-5,  
 LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 15,  
 TOWNSHIP 4 NORTH, RANGE 24 EAST, W.M.  
 MORROW COUNTY, OREGON

### LEGAL DESCRIPTION

PARCEL 1 OF PARTITION PLAT NO. 2001-5, RECORDS OF MORROW COUNTY, OREGON,  
 LOCATED WITHIN SECTION 15, TOWNSHIP 4 NORTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN,  
 MORROW COUNTY, OREGON.

### SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED IN MAY-JUNE 2010 AT THE REQUEST OF HALE FARMS.  
 THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF PARTITION PLAT NO. 2001-5 IN ORDER TO  
 CREATE A NEW PARCEL ENCOMPASSING THE EXISTING POTATO/ONION STORAGE BUILDINGS AS SHOWN  
 HEREON.  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED SOUTH LINE OF PARCEL 1, PARTITION PLAT  
 NO. 2001-5.  
 TOWER ROAD IS A 60' WIDE DEDICATED COUNTY RIGHT OF WAY BY VIRTUE OF THE ROAD DEDICATION  
 PROVIDED ON PARTITION PLAT NO. 2001-6. THERE IS ALSO A 150' WIDE PRIVATE ROAD EASEMENT (75'  
 EACH SIDE OF CENTERLINE) RECORDED FOR TOWER ROAD AS DESCRIBED IN MORROW COUNTY DEED  
 DOCUMENTS M-2000-81, M-2000-287 AND M-2001-878.  
 AT THE TIME OF RECORDING PARTITION PLAT 2001-5, TOWER ROAD RIGHT OF WAY HAD NOT BEEN  
 DEDICATED AND THEREFORE THE WESTERLY BOUNDARY OF THE ROAD EASEMENT WAS HELD AT 75' FROM  
 THE ROAD CENTERLINE PER THE RECORDED ROAD EASEMENT AFOREMENTIONED. THE STATUS OF THE 45'  
 STRIP OF LAND LYING BETWEEN THE WESTERLY RIGHT OF WAY OF TOWER ROAD AND THE WESTERLY LINE  
 OF TOWER ROAD EASEMENT IS IN QUESTION.

### SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON  
 DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THIS PARTITION PLAT IN  
 ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

*Gary B. Wagner*  
 GARY B. WAGNER  
 DATE: 8/23/10

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Gary B. Wagner*  
 OREGON  
 GARY B. WAGNER  
 02817LS  
 RENEWS 6/30/12

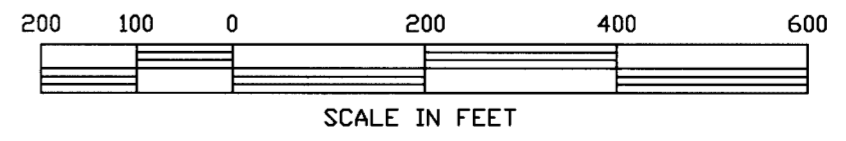
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STATE OF OREGON  
 COUNTY OF MORROW } S.S.

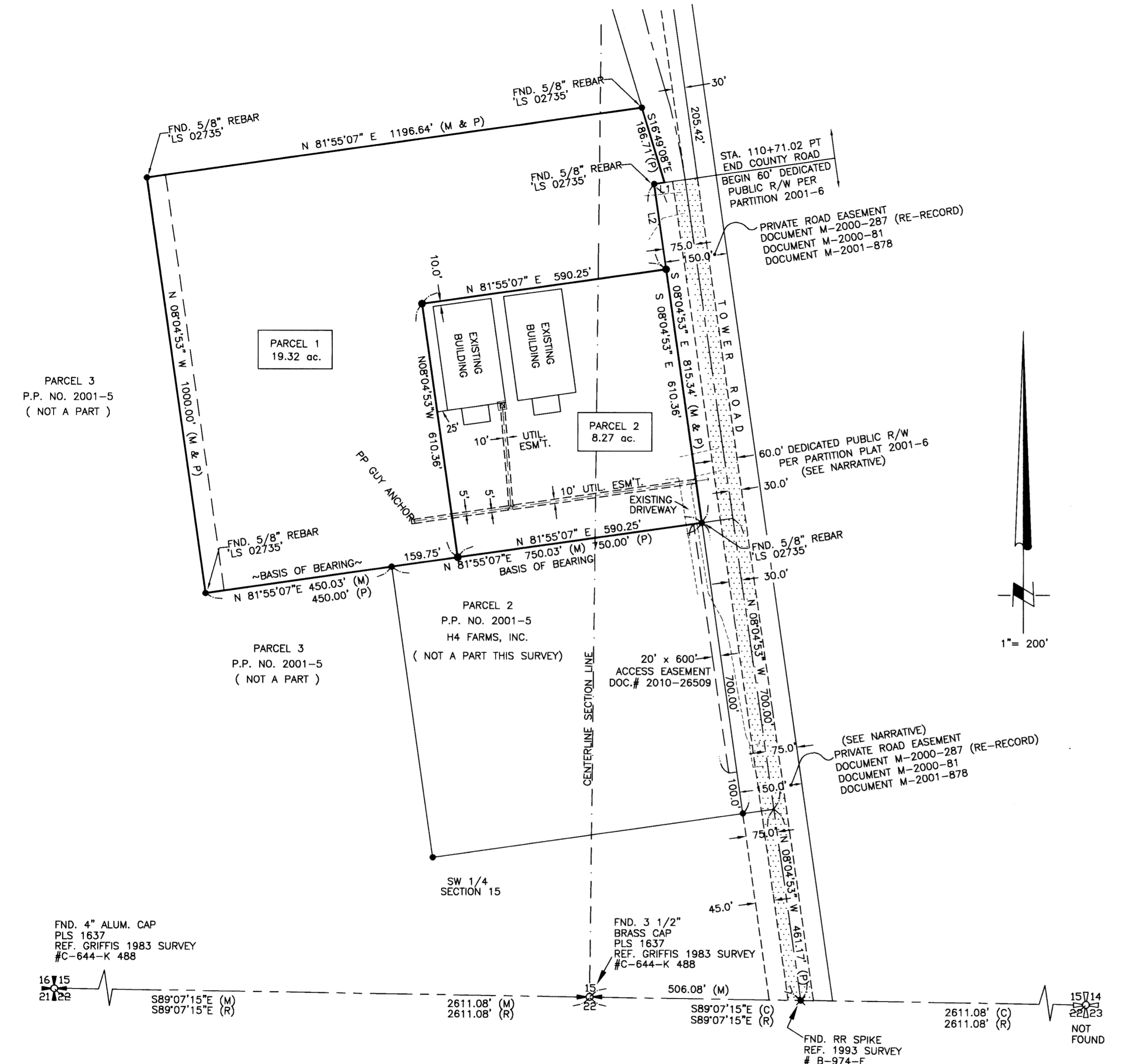
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON  
 THE 2nd DAY OF September, 2010 A.D. AT 10:49 O'CLOCK A.M.  
 AND RECORDED AS FILE NO. 2010-26775.

MORROW COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

*Gary B. Wagner*  
 THIS IS AN EXACT DUPLICATE OF THE ORIGINAL



REV: 08/23/10



FND. 4" ALUM. CAP  
 PLS 1637  
 REF. GRIFFIS 1983 SURVEY  
 #C-644-K 488

16115  
 21128

S89°07'15"E (M)  
 S89°07'15"E (R)

2611.08' (M)  
 2611.08' (R)

506.08' (M)

FND. 3 1/2"  
 BRASS CAP  
 PLS 1637  
 REF. GRIFFIS 1983 SURVEY  
 #C-644-K 488

S89°07'15"E (C)  
 S89°07'15"E (R)

2611.08' (C)  
 2611.08' (R)

15714  
 22123  
 NOT FOUND

FND. RR SPIKE  
 REF. 1993 SURVEY  
 # B-974-E

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°55'07"E	25.00'
L2	S08°04'53"E	205.10'

### NOTES:

1. BASIS OF BEARING IS THE SOUTH LINE OF PARCEL 1, PARTITION PLAT 2001-5, ACCORDING TO THE PLAT THEREOF RECORDED IN M-2001-1210, RECORDS OF MORROW COUNTY, OREGON. (SURVEY FILE C-1311-M)
2. (M) = MEASURED BEARING & DISTANCE PER THIS SURVEY (P) = INDICATES RECORD BEARING & DISTANCE PER PARTITION PLAT 2001-5
3. ○ = DENOTES SET 5/8"x30" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "GBW 02817LS".
4. ● = INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED: "BAALMAN" LS 02735.
5. ⊕ = DENOTES MONUMENT NOT FOUND.
6. ⊕ = DENOTES FOUND SECTION CORNER AS SHOWN ON PARTITION PLAT 2001-5.
7. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED USING A TRIMBLE 5800 DUAL FREQUENCY GPS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.
8. 10' ELECTRICAL UTILITY EASEMENT DEDICATED ON SHEET 2 (COVERS EXISTING OVERHEAD POWER FROM TOWER ROAD & UNDERGROUND POWER FROM TRANSFORMER POLE TO POWER VAULT NEAR SOUTHEAST CORNER OF WESTERLY ONION SHED)

**ROGERS SURVEYING INC.**  
 1455 COLUMBIA PARK TRAIL  
 RICHLAND, WA. 99352  
 PHONE (509) 783-4141  
 FAX: (509) 783-8994

CLIENT		HALE FARMS		JOB	07210
PROJECT		REPLAT PARCEL 1, P.P. NO. 2001-5 PORTION SOUTH 1/2 SEC. 15, T.4N., R.24E., W.M.			
DRN. BY	RPJ	SCALE 1"= 200'	F. B. NO. NONE	SHEET 1	
APPROVED	GBW	DATE 4-22-10	SDPROJ _ACAD2006	OF 2	
			FILE: 07210.DWG		

1583

**SURVEY REFERENCES**

SURVEY B-974-E FOR PORT OF MORROW (EDWARDS)  
 PARTITION PLAT 1999-11 FOR UMATILLA ELECT. CO-OP & PORT OF MORROW (COPPIK)  
 PARTITION PLAT NO. 2001-5 (BAALMAN)  
 PARTITION PLAT NO. 2001-6 (GOLLADAY)  
 SURVEY C-644-K FOR THE ARMY CORPS OF ENGINEERS (GRIFFIS & WIGHTMAN)  
 WARRANTY DEED M-58741 (PORT OF MORROW TO AMERICAN UNION, INC.)  
 WARRANTY DEED 2010-25947 (TWIN WILLOWS FARMS, INC. TO RIVER POINT FARMS)  
 WARRANTY DEED 2010-25948 (RIVER POINT FARMS TO H4 FARMS, INC.)

**PARTITION PLAT NO. 2010-6**

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 MORROW COUNTY, OREGON

**OWNER'S DECLARATION**

WE, THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THIS LAND TO BE SURVEYED AND THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE TO THE PUBLIC, THE 10' ELECTRICAL UTILITY EASEMENT AS SHOWN ON SHEET 1, FOR THE BENEFIT OF PARCELS 1 AND 2 OF THIS PARTITION.

by: [Signature]  
 AUTHORIZED REPRESENTATIVE: TWIN WILLOWS FARMS, INC.

by: [Signature]  
 AUTHORIZED REPRESENTATIVE: H4 FARMS, INC.

**APPROVALS**

[Signature] MORROW COUNTY SURVEYOR DATE 25 August 2010

MORROW COUNTY ASSESSOR DATE \_\_\_\_\_  
[Signature] MORROW COUNTY PLANNING DIRECTOR DATE 8/25/2010

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 31 DAY OF August, 2010 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED AS FILE NO. \_\_\_\_\_

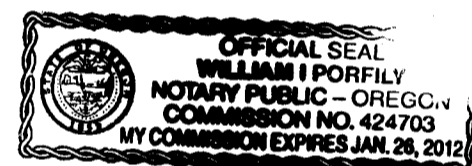
[Signature] MORROW COUNTY TAX COLLECTOR + Assessor DATE 8-31-10

**ACKNOWLEDGMENT**

STATE OF OREGON }  
 COUNTY OF MORROW } S.S.

THIS IS TO CERTIFY THAT ON THIS 25<sup>th</sup> DAY OF August, 2010, PERSONALLY APPEARED BEFORE ME, Robert C Hale, AUTHORIZED REPRESENTATIVE OF H4 FARMS, INC., TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING 'OWNERS DECLARATION', AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

William J. Porfily  
 NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 RESIDING AT 415 E. Wheeler, Stanfield, OR  
 MY COMMISSION EXPIRES: Jan. 26, 2012



**ACKNOWLEDGMENT**

STATE OF OREGON }  
 COUNTY OF MORROW } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, AUTHORIZED REPRESENTATIVE OF TWIN WILLOW FARMS, INC., TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING 'OWNERS DECLARATION', AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

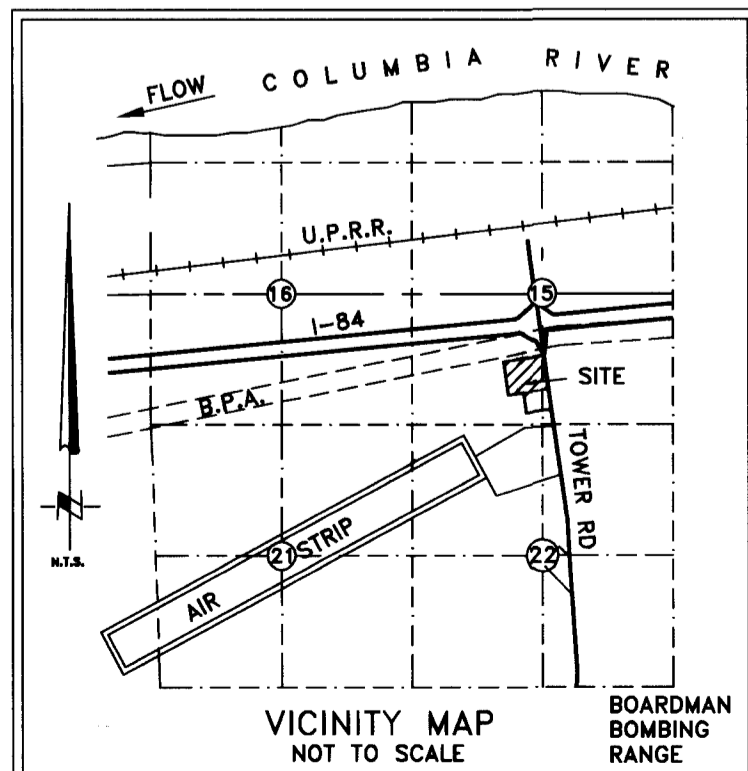
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[Signature]  
 GARY B. WAGNER

8/23/10  
 DATE



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 COUNTY OF MORROW } S.S.

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MORROW COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

Morrow County Clerk  
 Date Sept 2 2010  
 Rec'd By SKB  
1583-C

**RS&I ROGERS SURVEYING INC.**  
 1455 COLUMBIA PARK TRAIL  
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