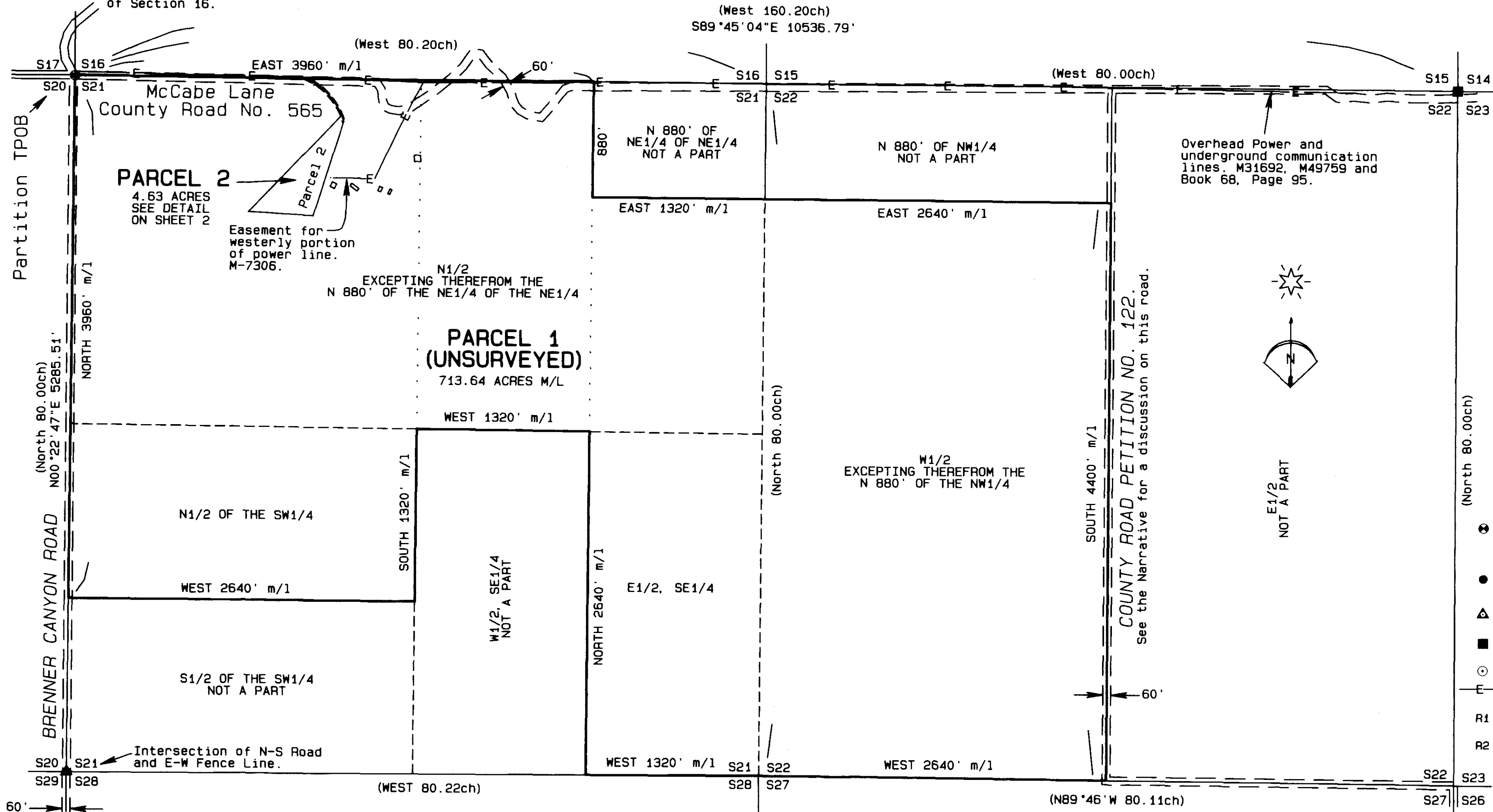


Sections 21 and 22, T2S, R24E,  
W.M., Morrow County, Oregon

PARTITION PLAT NO. 2011 - 10  
LOCATED IN SECTIONS 21 AND 22, T2S, R24E, W.M.,  
MORROW COUNTY, OREGON.

Note: Both parcels have a right  
in the ingress / egress easement  
from deed M-26805 across the  
S1/2 of the S1/2 of the SW1/4  
of Section 16.



Record Deed Documents  
consulted for this plat:  
Book 68, Page 95; M-7306;  
M-26805; M-26806; M-31692;  
M; 49759 and 2010-25720.

LEGEND

- SET 2 1/4" BRASS CAP ON A 1 1/8" x 30" GALVANIZED IRON PIPE. SEE FILED CORNER CERTIFICATE
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ▲ FOUND EVIDENCE OF GLO CORNER POINT AS NOTED
- FOUND A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP AS PER PARTITION PLAT 2001-13
- COMPUTED POINT
- POWER AND COMMUNICATION LINES
- R1 GLO CONTRACT #119 DATED FEBRUARY 15, 1867 BY DAVID P. THOMPSON
- R2 PARTITION PLAT 2001-13

NARRATIVE OF SURVEY

This plat was prepared at the request of Mr. Ashley McCabe. The purpose of the plat was to partition a non-farm dwelling site in accordance with Morrow County Land Partition request LP-S-420.

There is a map in the Morrow County Road Department file for County Road 565, McCabe Lane, that indicates that there are additional county roads along the southerly line of Sections 21 and 22 and running southerly through the east half of Section 21. I could not find a road establishment document for those two roads and they do not show on the current Assessor's map. I did find establishment documents for the three County Roads shown on the plat. The road along the N-S centerline of Section 22 does not show on the current maps but it was ordered open in March of 1893 and I was not able to find a vacation document in the road records. McCabe Lane was ordered open in July of 1892 and the original road grade as described in the petition is still visible on the ground in the location as I have shown it.

Deeds M-26805 and M-26806 call for an easement for ingress and egress for motor vehicles and farm equipment across the north half of the north half of Section 21. There is no language to restrict that traffic to the existing roadway which means that both Parcels 1 and 2 of this plat will be subject to that easement.

The legal description contained in the surveyor's certificate comes from the deed recorded as Morrow County Document 2010-25720. All of the survey work performed for this plat is based on that document.

BASIS OF BEARINGS

Bearings are true and were obtained by rotating grid bearings 0°28'19" clockwise at the NW corner of Section 21. Distances are true ground distances obtained by applying a combined scale factor of 0.99981539 to the grid distances.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Stephen K. Haddock*

OREGON  
JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS

RENEWS 6-30-11

*Stephen K. Haddock*  
This is a true and exact copy.

PARTITION PLAT FOR

Ashley A. McCabe  
P.O. Box 194  
Ione, OR 97843-0194

LOCATION: Sections 21 and 22, T2S, R24E,  
W.M., Morrow County, Oregon

PROJECT DATE: October 12, 2010

Project No. 2010-11

SCALE: 1" = 600'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS  
P.O. Box G  
Pilot Rock, Oregon 97868  
(541) 443-2922

# OWNER'S DECLARATION

I, Ashley A. McCabe, do hereby declare that I have caused this plat to be prepared and this land to be partitioned in accordance with ORS Chapter 92 as revised. I do also hereby dedicate the new ingress / egress, power, and temporary farm easements as described hereon.

*Ashley A. McCabe*  
Ashley A. McCabe

State of: Oregon  
County of: Morrow

On this 8 Day of February, 2011, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily.

Before me: Ashley McCabe

Printed name: Lena M. McElligott  
Notary Public for Oregon

Commission number: 451813

My commission expires: Aug 26, 2014

### LEGEND

- SET 2 1/4" BRASS CAP ON A 1 1/8" x 30" GALVANIZED IRON PIPE. SEE FILED CORNER CERTIFICATE
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
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- R2 PARTITION PLAT 2001-13

### New Easements.

**EASEMENT No. 1.** Ingress / Egress and utilities easement appurtenant to Parcel 2.  
A strip of land, 20 feet in width, lying 10 feet on each side of the following described centerline:  
Beginning at a point on the North line of Section 21, T2S, R24E, as shown hereon, said point lying S89°45'04"E a distance of 1756.50 feet from the Northwest corner of said Section 21; Thence 405.98 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 44°18'24", the long chord of which bears S44°48'12"E a distance of 395.94 feet to the northwest corner of Parcel 2 as shown hereon; thence along the north line of said Parcel 2, 50.00 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 5°27'24", the long chord of which bears S19°56'46"E a distance of 49.98 feet to the Northeast corner of said Parcel 2 and the terminus of this line. Excepting therefrom any portion lying within the County Road, McCabe Lane.

**EASEMENT No. 2.** Power line easement appurtenant to Parcel 2.  
A strip of land, 10 feet in width, lying 5 feet on each side of the following described centerline:  
Beginning at a point in the existing power line that bears S89°15'40"E a distance of 2655.00 feet from the Northwest corner of Section 21, T2S, R24E, as shown hereon; thence along the existing power line S26°22'28"W a distance of 819.91 feet; thence continuing along said line and said line extended, N88°51'29"W a distance of 374.98 feet to a point on the East line of Parcel 2 as shown hereon that lies 446.27 feet southerly of the Northeast corner of said Parcel 2, said point being the terminus of this line.

**EASEMENT No. 3.** Temporary farm easement appurtenant to Parcel 1.  
A temporary easement for the continuation of the farming practices as now conducted on that portion of Parcel 2 that lie westerly of the existing plow line as shown hereon. This easement shall be terminated and all use of any kind by the owners of Parcel 1 shall cease at the demand of the owner of Parcel 2 on the condition that such demand be made after the current crop is harvested and prior to seeding of a new crop.

PARTITION PLAT NO. 2011 - 10  
LOCATED IN SECTIONS 21 AND 22, T2S, R24E, W.M., MORROW COUNTY, OREGON.

### APPROVALS

MORROW COUNTY PLANNING DIRECTOR

This plat is approved this 18th day of April, 2011

*Christa M. [Signature]*  
COUNTY PLANNING DIRECTOR

MORROW COUNTY ASSESSOR

This plat is approved this 20th day of April, 2011.

*Bardi Patton, deputy*  
COUNTY TAX ASSESSOR

MORROW COUNTY SURVEYOR

This plat is approved this 9th day of Feb, 2011.

*John L. [Signature]*  
MORROW COUNTY SURVEYOR

MORROW COUNTY CLERK

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD

ON THE 20th DAY OF April, 2011 AT 1:55

O'CLOCK P. M. AND RECORDED IN MORROW COUNTY RECORDS AS FILE NO.

2011-27925

MORROW COUNTY CLERK

### SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby depose and say that I have correctly surveyed and marked with legal monuments Parcel 2 as shown on this Partition Plat in accordance with ORS Chapter 92 as revised. Parcel 1 as shown hereon is unsurveyed. The true point of beginning of this plat is monumented with a 2 1/4" brass cap on a 1 1/2"x30" galvanized iron pipe.

### LEGAL DESCRIPTION

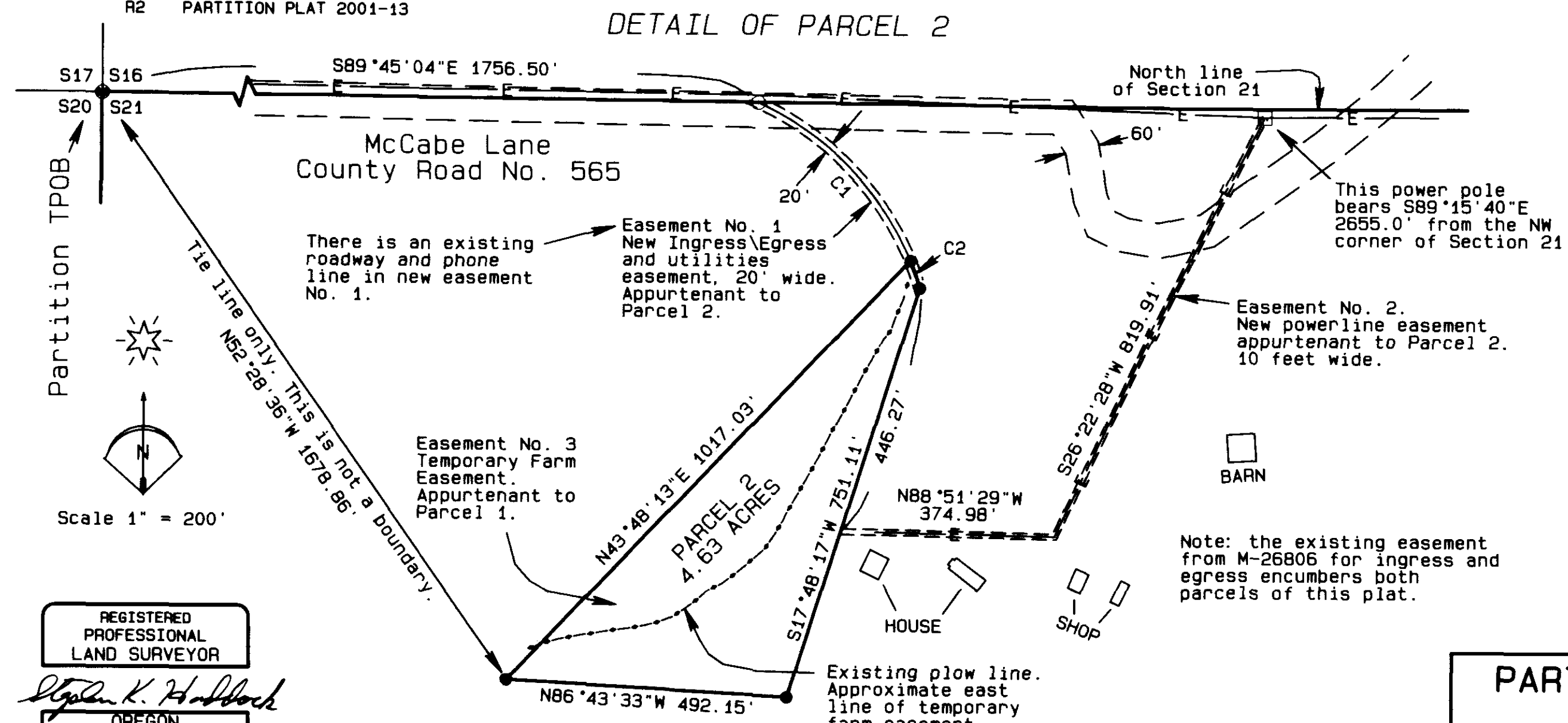
TOWNSHIP 2 SOUTH, RANGE 24, E.W.M., IN THE COUNTY OF MORROW, STATE OF OREGON:

Section 21: The North Half, the North Half of the Southwest Quarter, the East Half of the Southeast Quarter. Excepting therefrom the North 880.00 feet of the Northeast Quarter of the Northeast Quarter.

Section 22: The West Half. Excepting therefrom the North 880.00 feet of the Northwest Quarter.

SUBJECT TO: Any and all existing easements and County Road Rights of Way of record.

SHEET 2 OF 2



CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	405.98'	44°18'24"	525.00'	395.94'	S44°48'12"E
C2	50.00'	05°27'24"	525.00'	49.98'	S19°56'46"E

<b>PARTITION PLAT FOR</b> Ashley A. McCabe P.O. Box 194 Ione, OR 97843-0194	PROJECT DATE: October 12, 2010
	Project No. 2010-11      SCALE: 1" = 200'
LOCATION: Sections 21 and 22, T2S, R24E, W.M., Morrow County, Oregon	<b>WITNESS TREE SURVEYING</b> Stephen K. Haddock, PLS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922

*Stephen K. Haddock*  
This is a true and exact copy.