

MORROW COUNTY PARTITION PLAT # 2012-5  
 LD NUMBER LP-S-428 LOCATED IN THE W 1/2 OF THE NE QUARTER AND IN THE E 1/2 OF THE NW QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

LINE AND CURVE TABLE FOR 60 FOOT WIDE PUBLIC ROAD RIGHT OF WAY.

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT	LINE BEARING	HORIZ DIST	
C1	N78°13'19"W	48.74	107.21	49.17	26°16'49"	25.03	L1	N81°18'09"E	60.00
C2	N33°04'46"W	113.62	107.21	119.74	63°59'39"	66.98	L2	N69°31'12"E	25.25
C3	N12°22'29"W	27.48	70.18	27.66	22°34'48"	14.01	L3	N69°31'12"E	75.25
C4	N15°59'03"W	87.30	326.59	87.56	15°21'43"	44.05	L4	N69°31'12"E	75.25
C5	S46°13'16"E	66.92	47.21	74.38	90°16'14"	47.43	L5	S69°31'12"W	50.00
C6	S81°50'15"W	332.09	2161.63	332.42	08°48'40"	166.54	L6	N20°28'48"W	60.00
C7	N12°22'29"W	50.97	130.18	51.30	22°34'49"	25.99	L7	N01°05'02"W	97.06
C8	N15°59'03"W	71.26	266.59	71.48	15°21'44"	35.95	L8	N23°39'55"W	291.42
C9	N72°22'35"W	50.23	77.21	51.16	37°58'01"	26.56	L9	N01°05'02"W	97.06
C10	N27°14'10"W	68.06	77.21	70.49	52°18'24"	37.91	L10	N23°39'55"W	291.42
C11	N12°22'29"W	39.23	100.18	39.48	22°34'49"	20.00	L11	N01°05'02"W	97.06
C12	N15°59'03"W	79.28	296.59	79.52	15°21'43"	40.00	L12	N23°39'55"W	291.43
C13	N58°37'39"E	40.95	108.31	41.20	21°47'38"	20.85	L13	S08°17'08"E	79.86
C14	N19°43'56"E	101.67	108.31	105.83	55°59'08"	57.57	L14	N81°52'52"E	200.00
C15	N30°36'00"E	98.39	78.31	106.39	77°50'25"	63.23	L15	N08°19'13"W	79.86
C16	N30°32'35"E	60.77	48.31	65.72	77°56'57"	39.09	L16	N08°19'13"W	100.00
							L17	S08°19'13"E	49.96
							L18	N81°52'52"E	145.13

CENTERLINE DATA FOR AS BUILT, 20 FOOT WIDE INGRESS AND EGRESS EASEMENT TO LEASED COMMUNICATION FACILITY.

CURVE	BEARING	C. DIST.	RADIUS	ARC	DELTA	TANGENT
C1	S49°31'58"E	47.76	36.18	47.76	75°37'39"	28.08
L2	S08°14'05"E	29.04				
C2	S14°39'20"E	84.47	377.66	84.47	12°48'52"	42.41
L3	S21°04'35"E	249.97				
C3	S65°19'19"E	106.02	75.97	108.19	81°35'25"	65.57
L4	N70°25'57"E	104.64				
C4	N75°30'18"E	69.73	394.29	69.73	10°07'56"	34.95
L5	N80°34'40"E	114.42				
C5	N81°43'57"E	57.99	1438.73	57.99	2°18'34"	29.00
L6	N82°53'14"E	32.25				
C6	S82°33'38"E	290.38	577.84	293.17	29°04'10"	149.81
L7	S68°00'30"E	583.66				
C7	S63°12'26"E	81.71	488.13	81.71	9°35'28"	40.95
L7	S58°24'22"E	206.50				
C8	S60°15'41"E	78.96	1219.43	78.96	3°42'36"	39.49
L8	S62°07'00"E	188.68				
L8.1	S62°07'00"E	108.67				
C9	S60°24'51"E	50.98	857.94	50.98	3°24'16"	25.50
L9	S58°42'42"E	407.51				
C10	S12°28'56"E	44.97	31.13	44.97	82°44'54"	27.42
L10	S33°44'50"W	85.92				
C11	S39°07'16"W	23.89	127.57	23.89	10°43'53"	11.98
L11	S44°29'41"W	54.84				
C12	S64°21'14"W	37.62	55.37	37.62	38°55'41"	19.57
L12	S84°12'47"W	23.01				

- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850.
- ⊕ MONUMENT FOUND AS NOTED.
- ( 000 ) RECORD.

THIS SURVEY WAS PERFORMED USING LOCUS SINGLE FREQUENCY STATIC GPS RECEIVERS, 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.

SHOWN BEARINGS ARE GRID, 1983-91 OREGON NORTH ZONE. DISTANCES SHOWN AS MEASURED ARE TRUE. COMBINATION FACTOR USED "0.99979499".

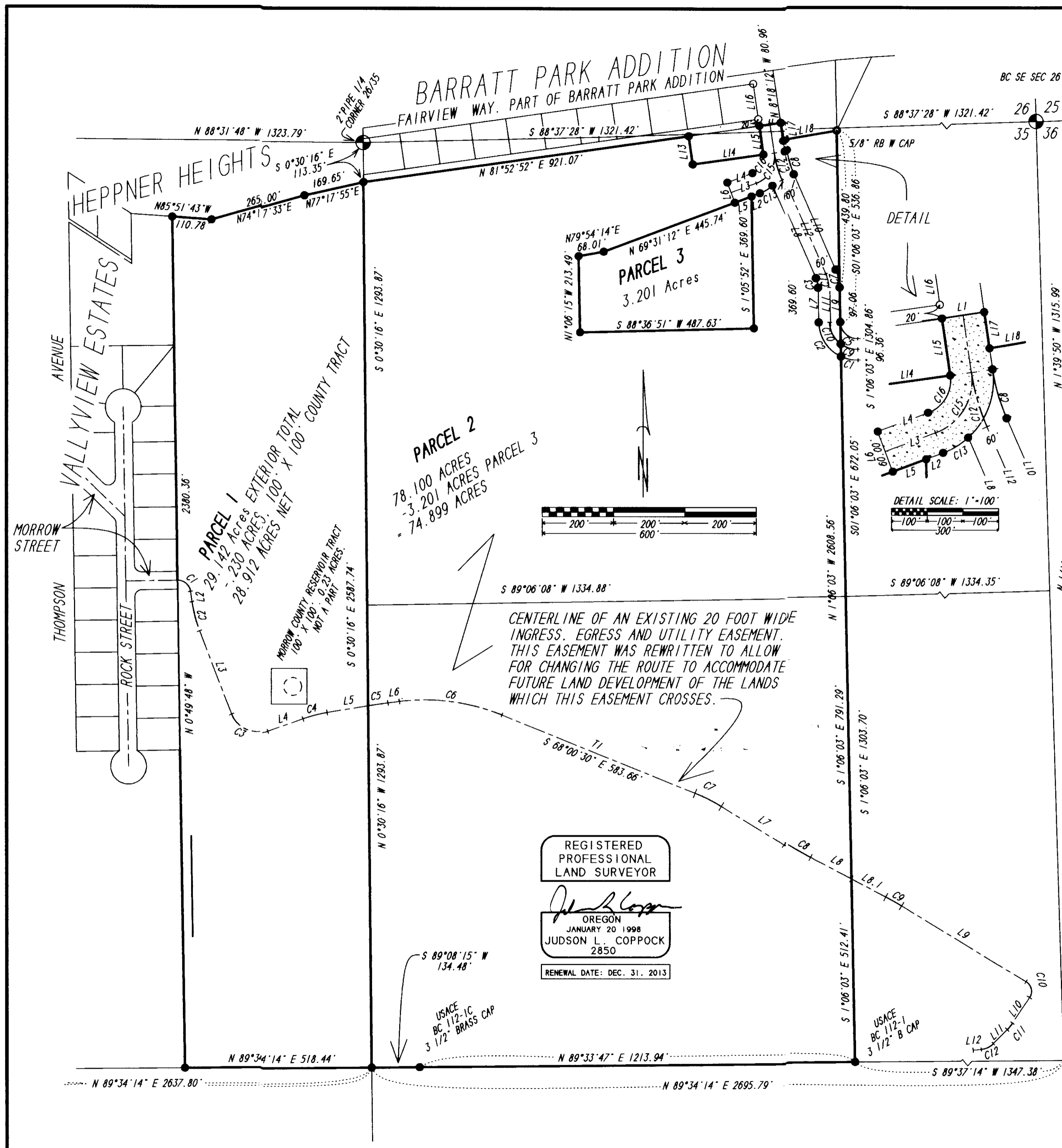
revised 21 June 2012 PAGE 1 OF 2.

PARTITION PLAT FOR:  
 KYLE D. ROBINSON  
 64623 SPUR LOOP  
 HEPPNER, OR 97836

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COPPOCK SURVEYING  
 P.O. BOX 495  
 HEPPNER, OR 97836

5 JUNE 2012  
 541-676-8750  
 FAX-676-8753  
 Job No. 0711544



REGISTERED PROFESSIONAL LAND SURVEYOR

Judson L. Copcock  
 OREGON  
 JANUARY 20 1998  
 JUDSON L. COPPOCK  
 2850  
 RENEWAL DATE: DEC. 31, 2013

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

MORROW COUNTY PARTITION PLAT # 2012-5

LD NUMBER LP-S-428 LOCATED IN THE W 1/2 OF THE NE QUARTER AND IN THE E 1/2 OF THE NW QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

OWNERS DECLARATION:

I, MERLYN A. ROBINSON, TRUSTEE OF THE DONALD O. AND MERLYN A. ROBINSON FAMILY TRUST, DATED NOVEMBER 20, 1993 THE TRUSTEE OF THE LANDS SHOWN ON THIS PARTITION PLAT, HEREBY DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND IT IS MY FREE AND WILLFUL ACT. I HEREBY DEDICATE TO THE PUBLIC A 60 FOOT WIDE ROAD RIGHT-OF-WAY, AS SHOWN BEGINNING AT THE SOUTH END OF THE SOUTHERLY STUB OF FAIRVIEW WAY AS PLATTED WITHIN BARRATT PARK ADDITION TO THE CITY OF HEPPNER, MORROW COUNTY, OREGON, PROVIDING ACCESS TO PARCELS 2 AND 3 FROM FAIRVIEW WAY. I ALSO AS RECOGNIZE AND ACCEPT ALL PUBLIC OR PRIVATE EASEMENTS, RECORDED OR UNRECORDED WHICH A THOROUGH TITLE SEARCH MIGHT REVEAL.

*Merlyn A. Robinson*  
MERLYN A. ROBINSON TRUSTEE

STATE OF OREGON COUNTY OF MORROW ISS

ON THIS 22<sup>ND</sup> DAY OF JUNE, 2012 MERLYN A. ROBINSON, TRUSTEE OF THE DONALD O. AND MERLYN A. ROBINSON FAMILY TRUST, APPEARED BEFORE ME AND ACKNOWLEDGED THAT SHE HAS CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS HER FREE AND VOLUNTARY ACT.

*Shannon K. Benefit*  
SHANNON K. BENEFIT PRINTED NAME

NOTARY PUBLIC FOR OREGON

NOTARY PUBLIC NUMBER 460068

MY COMMISSION EXPIRES JULY 14, 2015

AS AN INTEREST HOLDER, WE, "OLD WEST FEDERAL CREDIT UNION", DO HEREBY APPROVE AND ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR FULL KNOWLEDGE AND APPROVAL.

*Greg Grieb*  
GREG GRIEB BRANCH MANAGER FOR "OLD WEST FEDERAL CREDIT UNION",  
800 SW DORTON AVE. PENDLETON, OR 97801-1934

STATE OF OREGON COUNTY OF UMATILLA ISS

ON THIS 25<sup>TH</sup> DAY OF JUNE, 2012 GREG GRIEB, BRANCH MANAGER FOR "OLD WEST FEDERAL CREDIT UNION", APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE HAD FULL KNOWLEDGE OF THE PREPARATION OF THIS PLAT AND IT WAS DONE WITH HIS FULL APPROVAL.

*April Ann McKenna*  
APRIL ANN MCKENNA PRINTED NAME

NOTARY PUBLIC FOR Old West Federal Credit Union

NOTARY PUBLIC NUMBER 464149

MY COMMISSION EXPIRES 12-08-15

"MORROW COUNTY COURT"

THIS IS TO CERTIFY THAT THE 60 FOOT WIDE PUBLIC RIGHT-OF-WAY AS SHOWN PROVIDING ACCESS TO PARCELS 2 AND 3 DEDICATED BY THE OWNER OF THE LANDS SHOWN ON THIS PARTITION PLAT AS A PUBLIC ROAD AND IS HEREBY ACCEPTED BY THE MORROW COUNTY COURT.

APPROVED THIS 27 DAY OF JUNE, 2012.

*Jerry K. Ballman*  
MORROW COUNTY JUDGE  
*Kera S. Grieb*  
MORROW COUNTY COMMISSIONER MORROW COUNTY COMMISSIONER

"CITY OF HEPPNER, OREGON"

WE APPROVE THIS PARTITION PLAT AS SHOWN.

APPROVED THIS 22<sup>ND</sup> DAY OF JUNE, 2012.

*Daniel R. DeMayo*  
CITY OF HEPPNER, MANAGER  
*Salvatore Bantua*  
CITY OF HEPPNER, MAYOR

STATE OF Oregon } SS  
COUNTY OF Morrow

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 27<sup>TH</sup> DAY OF JUNE, 2012 A.D. AT 1:27 O'CLOCK P.M.

AND RECORDED AS FILE NUMBER 2012-30442

MORROW COUNTY CLERK

DEPUTY

THIS IS A TRUE COPY OF THE ORIGINAL.

*Judson L. Coppock*  
JUDSON L. COPPOCK PLS  
revised 21 June 2012 PAGE 2 OF 2.

PARTITION PLAT FOR:  
KYLE D. ROBINSON  
64623 SPUR LOOP  
HEPPNER, OR 97836

COPPOCK SURVEYING 2 JUNE 2012  
P.O. BOX 495 541-676-8750  
HEPPNER, OR 97836 FAX-676-8753  
Job No. 0711544

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 SURVEYED LANDS SHOWN BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH THE PROVISIONS OF ORS CHAPTER 92 AND MORROW COUNTY ORDINANCES THAT ARE APPLICABLE TO MORROW COUNTY PARTITION PLATS.

NARRATIVE

THE PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE THE LANDS SHOWN AND DESCRIBED INTO 3 PARCELS. I USED THE EXISTING MONUMENTS SHOWN ALONG WITH USACE COORDINATES AROUND SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY OREGON AFTER ADJUSTING THEIR DATA WHICH WAS BASED ON THE 1929 OREGON STATE PLAIN COORDINATES, NORTH ZONE INTO THE 1983 SYSTEM, NORTH ZONE NOW IN USE TO OBTAIN DATA BASED ON MY 83-91 S.P. COORDINATE DATA. I USED THAT USACE DATA TO COMPUTE THE LOCATIONS OF THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 35, T2N, R26E, W11. I THEN USED THOSE COMPUTED POSITIONS ALONG WITH MY MEASURED POSITIONS TO THE OTHER CORNERS SHOWN TO DO A SIMPLE STRAIGHT LINE INTERSECTION TO COMPUTE THE CENTER OF SECTION. I THEN FURTHER SUBDIVIDED THE NORTHEAST QUARTER OF SECTION 35 TO LOCATE THE SIXTEENTH CORNERS AROUND THAT QUARTER OF SECTION 35. THE EAST ONE SIXTEENTH CORNER CENTER TO CENTER ONE WAS VERY CLOSE TO A USACE 4" BRASS CAP STAMPED BC 112-1 WHICH WAS 0.3' EAST AND 1.2' NORTH OF MY COMPUTED POSITION. I HELD THE USACE CAP AS THE SIXTEENTH CORNER WHICH CAUSED AN ANGLE POINT ALONG THE EAST-WEST CENTERLINE OF SECTION 35. I THEN HELD THE NEXT USACE BRASS CAP TO THE WEST AND STAMPED BC 112-1C. THEN WENT TO MY COMPUTED CENTER OF SECTION LOCATION WHICH I HELD. THE 100 FOOT SQUARE TRACT OWNED BY MORROW COUNTY WAS NOT SURVEYED BUT IS MONUMENTED BY THE REMAINS OF AN OLD WIRE FENCE ENCLOSING AN OLD CONCRETE RESERVOIR.

NOTE: ALL OF PARCEL 1 LIES WITHIN THE CITY LIMITS OF HEPPNER, MORROW COUNTY, OREGON.

DESCRIPTION:

ALL OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

EXCEPTING THE LANDS WITHIN BARRATT PARK ADDITION TO THE CITY OF HEPPNER AND THAT TRACT CONVEYED BY DEED TO STROEBER, RECORDED AS M-8699 MORROW COUNTY, OREGON, DEED RECORDS.

ALSO THAT TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.  
THENCE S 00°30'16" E 113.35' TO THE SOUTHWEST CORNER OF BARRATT PARK ADDITION AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE S 77°17'55" W 169.65' ALONG THE BOUNDARY OF HEPPNER HEIGHTS ADDITION;  
THENCE CONTINUING ALONG SAID BOUNDARY S 74°17'33" W 265.00';  
THENCE CONTINUING ALONG SAID BOUNDARY N 87°51'43" W 110.78' TO THE NORTHEAST CORNER OF VALLEYVIEW ESTATES ADDITION TO THE CITY OF HEPPNER;  
THENCE ALONG THE EAST BOUNDARY OF SAID VALLEYVIEW ESTATES AND ITS EXTENSION SOUTHERLY, S 00°49'48" E 2380.35' TO AN INTERSECTION WITH THE EAST-WEST CENTERLINE OF SAID SECTION 35;  
THENCE ALONG SAID CENTERLINE N 89°34'14" E 518.44' TO THE CENTER QUARTER OF SAID SECTION 35;  
THENCE N 00°30'16" W 2587.74' TO THE POINT OF BEGINNING.

EXCEPTING THAT TRACT OF LAND CONVEYED TO MORROW COUNTY BY DEED RECORDED IN DEED BOOK 41, PAGE 418, MORROW COUNTY, OREGON DEED RECORDS.

LEGEND:

- MONUMENTS FOUND AS NOTED
- 000 MEASURED OR COMPUTED FOR THIS PLAT.
- 1 000 1H HADDOCK

