

LAND PARTITION NO. 2012-10

A PARTITION OF LOT 2, BLOCK 1 FIRST ADDITION TO THE CITY OF BOARDMAN, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON

APPROVALS

CITY OF BOARDMAN

APPROVED THIS 30 DAY OF August 2012.

Maya Baker
PLANNING COMMISSION CHAIR

MORROW COUNTY

APPROVED THIS 6th DAY OF September 2012.

John L. Lamm
MORROW COUNTY SURVEYOR

APPROVED THIS 27th DAY OF August 2012.

Beverly J. Bridgewater
MANAGER, WEST EXTENSION IRRIGATION DISTRICT

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

My Seal 9-26-12
MORROW COUNTY ASSESSOR DATE

My Seal 9-26-12
MORROW COUNTY TAX COLLECTOR DATE

STATE OF OREGON) SS
COUNTY OF MORROW)

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON AND

FILED FOR RECORD ON THIS 26th DAY OF September 2012.

AT 2:36 O'CLOCK pm, AS FILE NO. 2012-30939

MORROW COUNTY CLERK

BY: DEPUTY

SURVEYORS CERTIFICATE AND NARRATIVE:

THIS SURVEY FOR PARTITION WAS MADE AT THE REQUEST OF 67 LLC. THE SURVEY WAS MADE WITH A LEICA TCR 803 3 SECOND TOTAL STATION BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSE. CORNER MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I CERTIFY THAT I HAVE CORRECTLY SURVEYED, SHOWN AND MONUMENTED THE BOUNDARIES OF PARCELS 1, 2 AND 3 WITH PROPER MONUMENTS IN ACCORDANCE WITH CHAPTER 92, AS REVISED.

REAL PROPERTY DESCRIPTION:

LOT 2, BLOCK 1, FIRST ADDITION, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/14

I CERTIFY THIS IS AN EXACT COPY OF MORROW COUNTY PARTITION PLAT 2012-10

William R. Wells
WILLIAM R. WELLS, PLS

WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: \67LLCPP2012 LAND PARTITION FOR: 67 LLC LOT 2, BLOCK 1, FIRST ADDITION TO THE CITY OF BOARDMAN, MORROW COUNTY, OREGON.
DATE: 05/12	DR. BY: DMT	
CK. BY: WRW	NO: 12-1374	

CURVE TABLE	NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG.
C1	19°46'04"	230.00'	79.35'	78.96'	S 41°18'05" E	
C2	5°29'25"	230.00'	22.04'	22.03'	S 34°09'46" E	
C3	6°54'28"	230.00'	27.73'	27.71'	S 40°21'43" E	
C4	1°42'54"	230.00'	6.88'	6.88'	S 44°40'24" E	
C5	5°39'17"	230.00'	22.70'	22.69'	S 48°21'29" E	
C6	67°22'46"	64.00'	75.26'	71.00'	S 25°12'16" W	
C7	101°56'21"	42.00'	74.73'	65.25'	S 07°55'28" W	
C8	34°33'35"	64.00'	38.60'	38.02'	S 25°45'55" E	
C9	87°38'23"	42.00'	64.24'	58.16'	S 86°51'54" E	
C10	21°50'15"	42.00'	16.01'	15.91'	N 38°23'47" E	
C11	47°56'45"	64.00'	53.56'	52.01'	S 67°01'05" E	
C12	10°17'19"	64.00'	11.49'	11.48'	N 83°51'54" E	
C13	51°14'34"	64.00'	57.24'	55.35'	N 53°05'57" E	

LINE TABLE	NO.	BEARING	DISTANCE
L1	S 43°02'42" E	5.69'	
L2	S 43°02'42" E	5.69'	
L3	S 49°18'58" E	10.10'	
L4	S 25°40'30" W	8.66'	

LEGEND

- - FOUND CORPS OF ENGINEERS PROJECT BOUNDARY MONUMENT. MONUMENTS ARE STAINLESS STEEL WITH A 4" DIAMETER CAP.
- - FOUND 1/2" REBAR. FIRST ADDITION PLAT MONUMENT.
- - SET 5/8" X 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- (XOX) - RECORD DIMENSION FROM PLAT OF FIRST ADDITION TO THE CITY OF BOARDMAN.
- PUE - INDICATES PUBLIC UTILITY EASEMENT.
- - - - - EXISTING PUBLIC UTILITY EASEMENT, WIDTH AS NOTED. ABBREVIATED "PUE".
- - - - - PROPOSED NEW EASEMENTS FOR UTILITY SERVICE LINES, ACCESS TO NEW PARCELS AND EMERGENCY VEHICLE ACCESS. SEE OWNER'S DECLARATION.
- ▽ - PROPOSED NEW EASEMENT "A" FOR EXISTING UTILITY SERVICE LINES TO NEW PARCEL 3.

OWNERS DECLARATION AND EASEMENT DESIGNATION:

67 LLC, AN OREGON LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF BOARDMAN AND MORROW COUNTY DEVELOPMENT ORDINANCES.

WE HEREBY DESIGNATE THE NEW 22 FOOT WIDE INGRESS-EGRESS AND PUBLIC UTILITY EASEMENT AS A PERMANENT EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES TO SERVICE PARCELS 1, 2 AND 3. THE EASEMENT IS FURTHER DESIGNATED AS A INGRESS-EGRESS EASEMENT RESERVED FROM AND APPURTENANT TO PARCELS 1, 2 AND 3. THE 22 FOOT WIDE EASEMENT SHALL BE CONSTRUCTED WITH A GRAVEL SURFACE AND SHALL BE MAINTAINED BY THE OWNERS OF PARCELS 1, 2 AND 3. EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE THE 22 FOOT INGRESS-EGRESS EASEMENT FOR EMERGENCY PURPOSES.

WE FURTHER DESIGNATE NEW EASEMENT "A" AS A UTILITY EASEMENT RESERVED FROM PARCEL 2 AND APPURTENANT TO PARCEL 3. THE PURPOSE OF THE EASEMENT IS FOR OPERATION AND MAINTENANCE OF EXISTING BURIED TELEPHONE AND POWER LINES SERVING PARCEL 3.

David D. Gallaher *Joe R. McDonald*
DAVID D. GALLAHER, MEMBER JOE R. McDONALD, MEMBER

ACKNOWLEDGMENT ACKNOWLEDGMENT
STATE OF OREGON) SS STATE OF OREGON) SS
COUNTY OF UMATILLA) SS COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF August 2012.
BY *David D. Gallaher* BY *Joe R. McDonald*
NOTARY PUBLIC FOR THE STATE OF OREGON NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-12 MY COMMISSION EXPIRES: 10-14-12
MY COMMISSION NUMBER: 432519 MY COMMISSION NUMBER: 432519

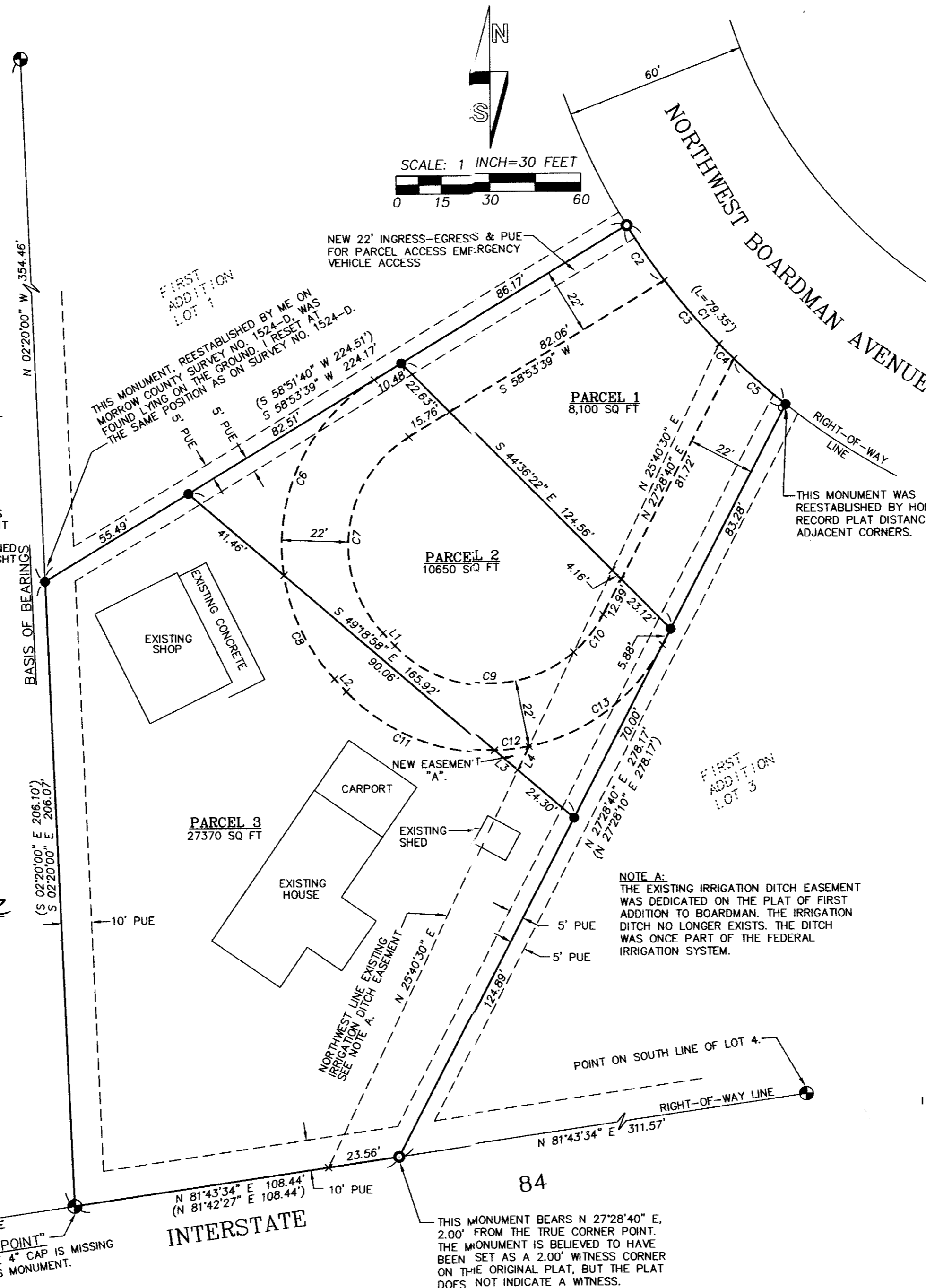
TRUST DEED BENEFICIARY'S CONSENT TO PARTITION AND NEW EASEMENT DESIGNATION:

BANNER BANK, TRUST DEED BENEFICIARY ON THE PARTITIONED LANDS, THROUGH DEED OF TRUST INSTRUMENT RECORDED AS INSTRUMENT NO. 2007-18652, MORROW COUNTY DEED RECORDS, DOES HEREBY CONSENT TO THIS PARTITION AND EASEMENT DESIGNATION.

Tracy Hamby U.P.
TRACY HAMBY, VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA) SS
THIS INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 22 DAY OF August 2012

BY *Tracy Hamby*
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 10-14-12
MY COMMISSION NUMBER: 432519



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THIS MONUMENT BEARS N 27°28'40" E, 2.00' FROM THE TRUE CORNER POINT. THE MONUMENT IS BELIEVED TO HAVE BEEN SET AS A 2.00' WITNESS CORNER ON THE ORIGINAL PLAT, BUT THE PLAT DOES NOT INDICATE A WITNESS.