

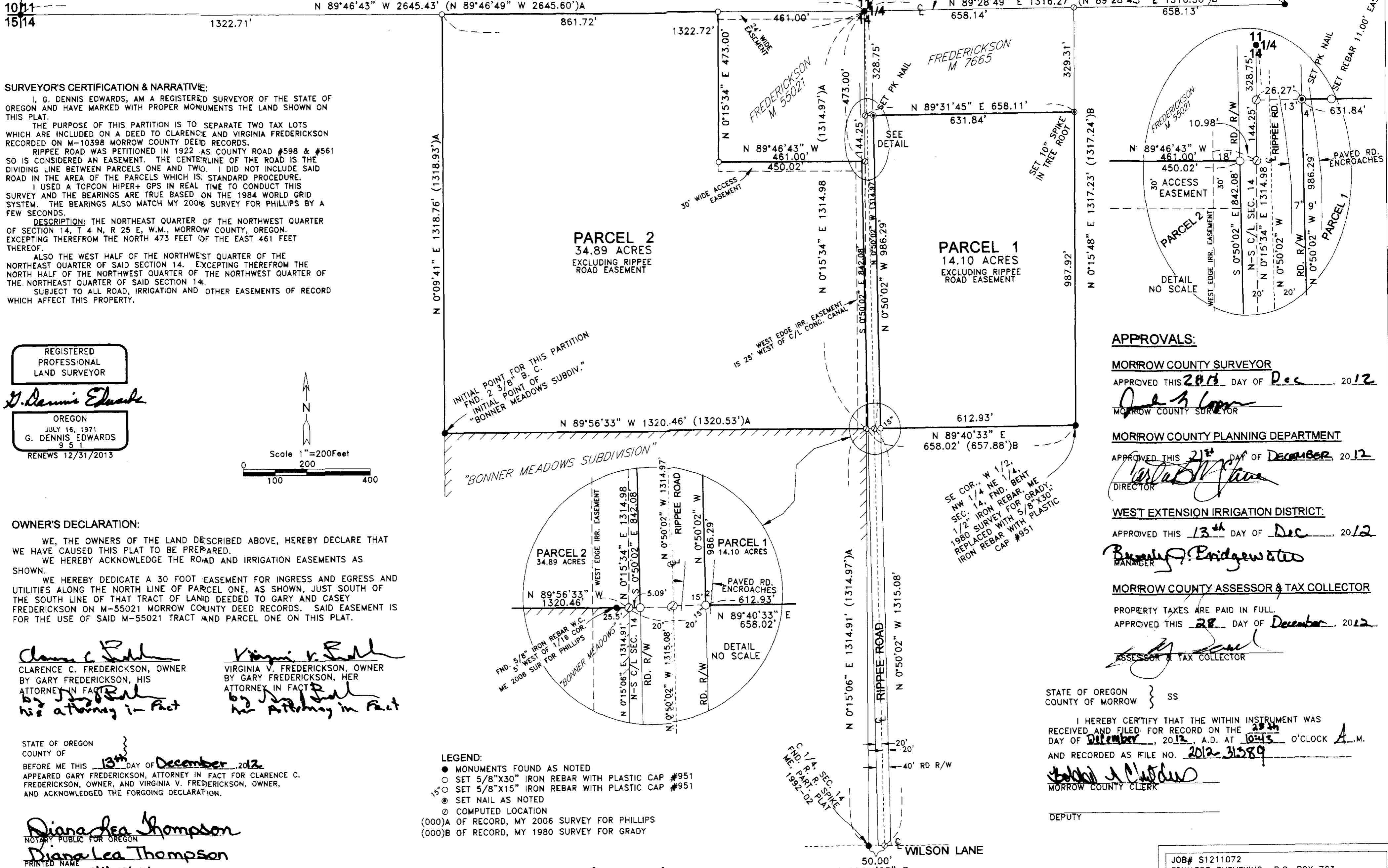
PARTITION PLAT 2012 -14

IN THE NE 1/4 OF THE NW 1/4 AND IN THE
NW 1/4 OF THE NE 1/4 OF SEC. 14, T 4 N,
R 25 E, W.M., MORROW COUNTY, OREGON
#LP-N-433

FND. 1" I. PIPE
NO B.C. MEASUREMENT
IN CULTIVATED FIELD
1988 G.L.O. SURVEY

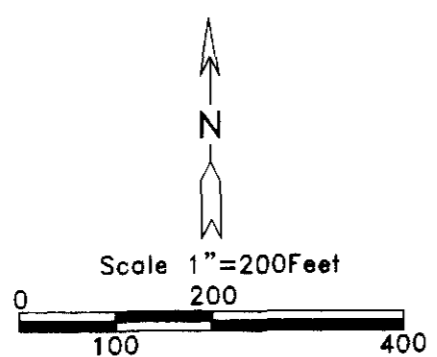
FND. 2 3/8" B.C. ME.
PART. PLAT 1995-07
FROM 1968 G.L.O.
WITNESS CORNERS

E 1/16, COR. 14
FND. 5/8" I. REBAR
ORIG. UNKNOWN



SURVEYOR'S CERTIFICATION & NARRATIVE:
I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PLAT.
THE PURPOSE OF THIS PARTITION IS TO SEPARATE TWO TAX LOTS WHICH ARE INCLUDED ON A DEED TO CLARENCE AND VIRGINIA FREDERICKSON RECORDED ON M-10398 MORROW COUNTY DEED RECORDS.
RIPPEE ROAD WAS PETITIONED IN 1922 AS COUNTY ROAD #598 & #561 SO IS CONSIDERED AN EASEMENT. THE CENTERLINE OF THE ROAD IS THE DIVIDING LINE BETWEEN PARCELS ONE AND TWO. I DID NOT INCLUDE SAID ROAD IN THE AREA OF THE PARCELS WHICH IS STANDARD PROCEDURE.
I USED A TOPCON HIPER+ GPS IN REAL TIME TO CONDUCT THIS SURVEY AND THE BEARINGS ARE TRUE BASED ON THE 1984 WORLD GRID SYSTEM. THE BEARINGS ALSO MATCH MY 2006 SURVEY FOR PHILLIPS BY A FEW SECONDS.
DESCRIPTION: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, T 4 N, R 25 E, W.M., MORROW COUNTY, OREGON. EXCEPTING THEREFROM THE NORTH 473 FEET OF THE EAST 461 FEET THEREOF.
ALSO THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14. EXCEPTING THEREFROM THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14.
SUBJECT TO ALL ROAD, IRRIGATION AND OTHER EASEMENTS OF RECORD WHICH AFFECT THIS PROPERTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
G. Dennis Edwards
OREGON
JULY 16, 1971
G. DENNIS EDWARDS
RENEWS 12/31/2013



OWNER'S DECLARATION:
WE, THE OWNERS OF THE LAND DESCRIBED ABOVE, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.
WE HEREBY ACKNOWLEDGE THE ROAD AND IRRIGATION EASEMENTS AS SHOWN.
WE HEREBY DEDICATE A 30 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES ALONG THE NORTH LINE OF PARCEL ONE, AS SHOWN, JUST SOUTH OF THE SOUTH LINE OF THAT TRACT OF LAND DEEDED TO GARY AND CASEY FREDERICKSON ON M-55021 MORROW COUNTY DEED RECORDS. SAID EASEMENT IS FOR THE USE OF SAID M-55021 TRACT AND PARCEL ONE ON THIS PLAT.

Clarence C. Frederickson
CLARENCE C. FREDERICKSON, OWNER
BY GARY FREDERICKSON, HIS
ATTORNEY IN FACT
by Gary Frederickson
his attorney in fact

Virginia V. Frederickson
VIRGINIA V. FREDERICKSON, OWNER
BY GARY FREDERICKSON, HER
ATTORNEY IN FACT
by Gary Frederickson
her attorney in fact

STATE OF OREGON }
COUNTY OF MORROW }
BEFORE ME THIS 13th DAY OF December, 2012
APPEARED GARY FREDERICKSON, ATTORNEY IN FACT FOR CLARENCE C. FREDERICKSON, OWNER, AND VIRGINIA V. FREDERICKSON, OWNER, AND ACKNOWLEDGED THE FORGOING DECLARATION.

Diana Lea Thompson
NOTARY PUBLIC FOR OREGON
PRINTED NAME: Diana Lea Thompson
COMMISSION NO. 440474
MY COMMISSION EXPIRES July 21, 2013

- LEGEND:**
● MONUMENTS FOUND AS NOTED
○ SET 5/8"X30" IRON REBAR WITH PLASTIC CAP #951
○ SET 5/8"X15" IRON REBAR WITH PLASTIC CAP #951
○ SET NAIL AS NOTED
⊙ COMPUTED LOCATION
(000)A OF RECORD, MY 2006 SURVEY FOR PHILLIPS
(000)B OF RECORD, MY 1980 SURVEY FOR GRADY

THIS IS AN EXACT COPY: *G. Dennis Edwards*
G. DENNIS EDWARDS

APPROVALS:
MORROW COUNTY SURVEYOR
APPROVED THIS 20th DAY OF Dec, 2012
John S. Loran
MORROW COUNTY SURVEYOR
MORROW COUNTY PLANNING DEPARTMENT
APPROVED THIS 21st DAY OF December, 2012
Carla St. John
DIRECTOR
WEST EXTENSION IRRIGATION DISTRICT:
APPROVED THIS 13th DAY OF Dec, 2012
Bryan J. Bridgewater
MANAGER
MORROW COUNTY ASSESSOR & TAX COLLECTOR
PROPERTY TAXES ARE PAID IN FULL.
APPROVED THIS 28 DAY OF December, 2012
[Signature]
ASSESSOR & TAX COLLECTOR

STATE OF OREGON }
COUNTY OF MORROW } SS
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 28th DAY OF December, 2012, A.D. AT 10:43 O'CLOCK A.M. AND RECORDED AS FILE NO. 2012-31289
[Signature]
MORROW COUNTY CLERK
DEPUTY

JOB# 51211072
EDWARDS SURVEYING P.O. BOX 763
541-567-3336 HERMISTON, OREGON 97838
DRAWN BY JMC