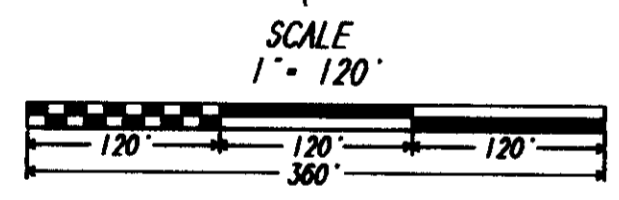
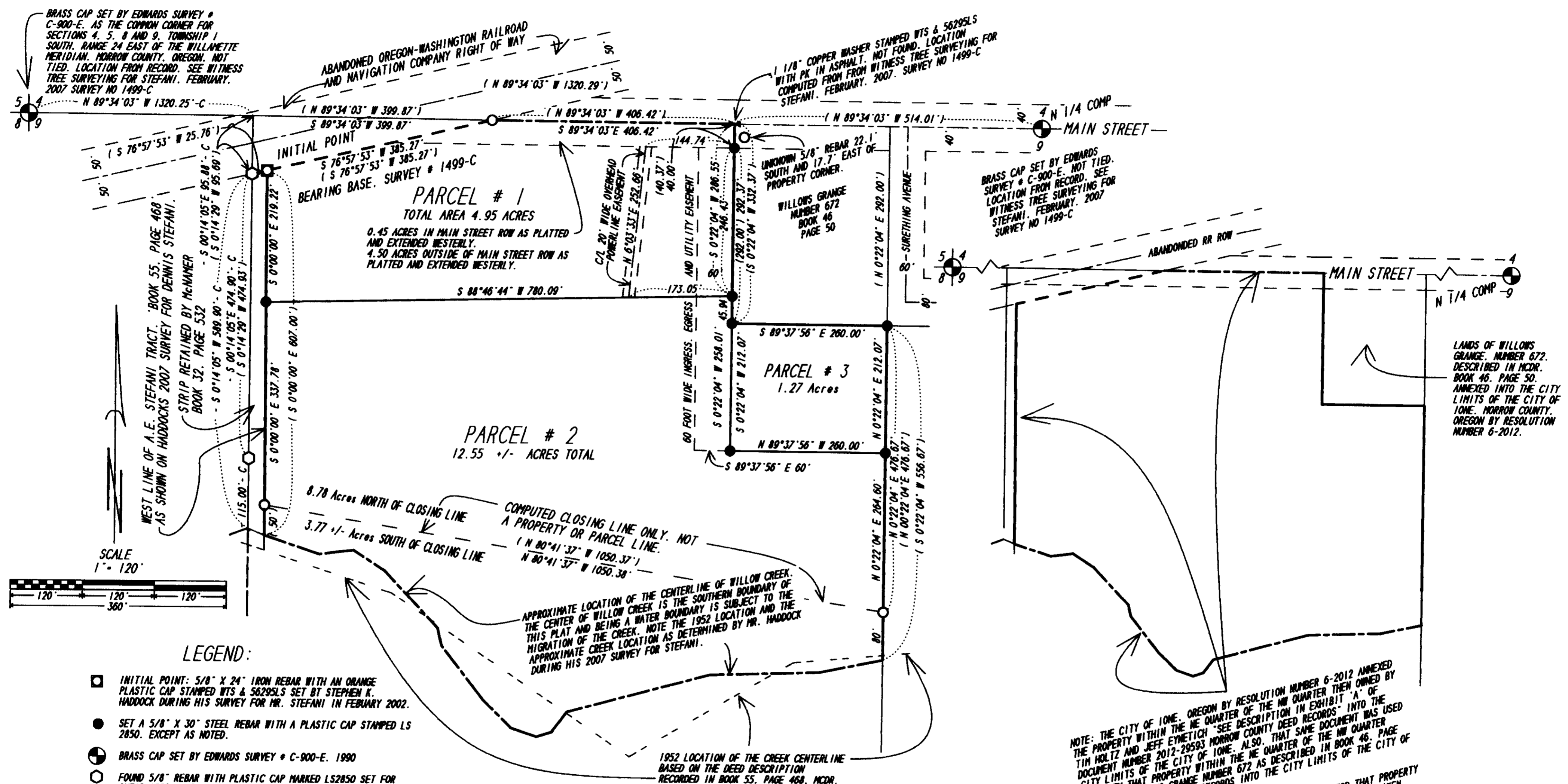


CITY OF IONE, MORROW COUNTY OREGON.
PARTITION PLAT # 2013-4

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, CITY OF IONE, MORROW COUNTY, OREGON.

1670



LEGEND:

- INITIAL POINT: 5/8" X 24" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED WTS & 56295LS SET BY STEPHEN R. HADDOCK DURING HIS SURVEY FOR MR. STEFANI IN FEBRUARY 2002.
- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850. EXCEPT AS NOTED.
- ⊙ BRASS CAP SET BY EDWARDS SURVEY # C-900-E. 1990
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS2850 SET FOR SHEAR 1998. # C-1196-E. FOLDER 970.
- FOUND A 5/8" STEEL REBAR WITH PLASTIC CAP MARKED WTS & 56295LS. SET FOR STEFANI IN 2007 3 1499-C.
- - - - - EASEMENT LINES
- S 00°W 00.00'-C RECORD BEARING AND DISTANCE. COPPOCK FOR SHEAR. C-1196-E
- (S 00°W 00.00') RECORD BEARING AND DISTANCE. HADDOCK FOR STEFANI 1499-C
- ===== EXTERIOR BOUNDARYS OF THIS PLAT.

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.

ALL BEARINGS AND DISTANCES SHOWN AS MEASURED ARE TRUE.

REGISTERED PROFESSIONAL LAND SURVEYOR

JUDSON L. COPPOCK
2850

RENEWAL DATE: DEC. 31, 2013

RECEIVED BY
Morrow County Surveyor
Date: 4-25-2013
Rec'd By: S.K.H.
No.: 2013-23C
Folder No.: 1670

NOTE: THE CITY OF IONE, OREGON BY RESOLUTION NUMBER 6-2012 ANNEXED THE PROPERTY WITHIN THE NE QUARTER OF THE NW QUARTER THEN OWNED BY TIM HOLTZ AND JEFF EYNETICH "SEE DESCRIPTION IN EXHIBIT 'A' OF DOCUMENT NUMBER 2012-29593 MORROW COUNTY DEED RECORDS" INTO THE CITY LIMITS OF THE CITY OF IONE. ALSO, THAT SAME DOCUMENT WAS USED TO ANNEX THAT PROPERTY WITHIN THE NE QUARTER OF THE NW QUARTER OWNED BY WILLOWS GRANGE NUMBER 672 AS DESCRIBED IN BOOK 46, PAGE 50, MORROW COUNTY DEED RECORDS INTO THE CITY LIMITS OF THE CITY OF IONE, OREGON 97843.

THE DESCRIPTION USED ON RESOLUTION NUMBER 6-2012 FOR THAT PROPERTY OWNED BY TIM HOLTZ AND JEFF EYNETICH APPEARS TO HAVE BEEN TAKEN DIRECTLY FROM THE DOCUMENT RECORDED IN BOOK 55, PAGE 468 MCDR WITH SOME CHANGES ALONG THE CREEK AND EAST LINES. THE DESCRIPTION RECORDED IN THE RESOLUTION IS DEFECTIVE BUT THE WRITTEN INTENT OF THE LANDS TO BE ANNEXED WAS PLAINLY STATED IN THE RESOLUTION ABOVE THE INCLUDED DESCRIPTION.

PAGE 1 OF 2

PARTITION PLAT FOR:
TIM HOLTZ

COPPOCK SURVEYING 11 MARCH, 2013
P.O. BOX 485 541-676-8750
HEPPNER, OR 97836 FAX 676-8753
Job No. 1112562

THIS IS A TRUE COPY OF THE ORIGINAL.

JUDSON L. COPPOCK PLS

1670

CITY OF IONE, MORROW COUNTY OREGON.
PARTITION PLAT # 2013-1

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, CITY OF IONE, MORROW COUNTY, OREGON.

OWNERS DECLARATION:

WE, HOLTZ, INC. AND IRT, LLC., THE OWNERS OF THE LAND SHOWN ON THIS PARTITION PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND IT IS OUR FREE AND WILLFUL ACT. WE HERBY DEDICATE THE 60 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT ALONG THE EASTERLY BOUNDARY OF PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 2 AND 3. ANY MAINTENANCE AGREEMENTS FOR INGRESS AND EGRESS ROADWAYS CONSTRUCTED ALONG THIS 60 FOOT WIDE EASEMENT SHALL BE RECORDED BY SEPARATE DOCUMENT AND RECORDED IN THE MORROW COUNTY RECORDS. WE ALSO DEDICATE THE 20 WIDE POWER LINE EASEMENT SHOWN CROSSING PARCEL 1 FOR THE BENEFIT OF PARCEL 2. WE ALSO RECOGNIZE ANY PUBLIC OR PRIVATE EASEMENTS, RECORDED OR UNRECORDED WHICH A THOROUGH TITLE SEARCH MIGHT REVEAL.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE THAT TRACT OF LAND DESCRIBED AS DOCUMENT # 2012-29593 MORROW COUNTY, OREGON DEED RECORDS INTO THE THREE PARCELS AS SHOWN. THIS TRACT WAS SURVEYED BY MR. STEPHEN K. HADDOCK AND FILED IN THE MORROW COUNTY SURVEY RECORDS AS SURVEY # 1499-C, DATED APRIL 20, 2007. I HELD THE HADDOCK SURVEY # 1499-C AS IT WAS SURVEYED AND MONUMENTED FOR THE EXTERIOR OF THIS PARTITION PLAT. I RECOVERED ALL OF MR. HADDOCK'S MONUMENTS EXCEPT FOR THE 3 IN THE NORTHEAST CORNER OF THIS TRACT AROUND THE WILLOWS GRANGE # 672 TRACT. I REPLACED THOSE 3 MISSING MONUMENTS BY USING MR. HADDOCK'S SURVEY DATA. THE SOUTHERLY LINE OF PARCEL NUMBER 1 WAS PLACED SO A DROP POWER POLE SERVING PARCEL 2 WAS NOT INCLUDED IN PARCEL # 1 AND THAT THE EXISTING LOADING DOCK WITHIN PARCEL 1, INCLUDING ROOM FOR ROUTINE MAINTENANCE OF THAT LOADING DOCK, WAS WITHIN THE BOUNDS OF PARCEL # 1. AT THE REQUEST OF THE OWNER, THE SOUTHERLY LINE OF PARCEL 3 WAS PLACED ON THE NORTHERLY RIGHT OF WAY LINE EXTENDED WESTERLY FROM THIRD STREET AS PLATTED IN 'SPERRY'S SECOND ADDITION' TO THE CITY OF IONE. THAT LINE WAS COMPUTED USING PLATED DISTANCES FROM 'SPERRY'S FIRST ADDITION' AND 'SPERRY'S SECOND ADDITION' SOUTHERLY FROM THE NORTH LINE OF SECTION 9, T 1 S, R 24 E., W.M., ALSO BEING THE C/L OF MAIN STREET, CITY OF IONE.

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 LANDS PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92 FOR PARTITION PLATS.

THE INITIAL POINT IS A 5/8" X 24" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED WTS & 56295LS SET BY STEPHEN K. HADDOCK DURING HIS SURVEY FOR STEFANI IN FEBRUARY 2007.

THE DESCRIPTION FROM THE BARGAIN AND SALE DEED RECORDED AS DOCUMENT 2012-29593 AND BEING PARTITIONED BY THIS PLAT IS AS FOLLOWS. IT IS THE DESCRIPTION AS RECORDED IN THE BARGAIN AND SALE DEED, RECORDED AS DOCUMENT NUMBER 2012-29593 IN THE MORROW COUNTY, OREGON, DEED RECORDS.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9:

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 514.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 9 AND THE NORTHERLY EXTENDED WEST LINE OF THAT TRACT OF LAND CONVEYED TO WILLOWS GRANGE NUMBER 672 AS DESCRIBED IN THE DEED RECORDED IN BOOK 46, PAGE 50, MORROW COUNTY DEED RECORDS:

THENCE ALONG THE NORTH LINE OF SAID SECTION 9, NORTH 89°34'03" WEST A DISTANCE OF 406.42 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED UNION PACIFIC RAILROAD, IE, "OREGON AND WASHINGTON RAILROAD AND NAVIGATION COMPANY", THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 76°57'53" WEST A DISTANCE OF 385.27 FEET MORE OR LESS, TO ITS INTERSECTION WITH THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO A.E. STEFANI AND CECIL STEFANI BY DEED RECORDED IN BOOK 55, PAGE 468, MORROW COUNTY DEED RECORDS:

THENCE ALONG SAID WEST LINE SOUTH A DISTANCE OF 607.00 FEET MORE OR LESS, TO THE CENTER OF THE MAIN CHANNEL OF WILLOWS CREEK:

THENCE EASTERLY ALONG THE CENTER OF THE MAIN CHANNEL OF WILLOW CREEK TO ITS INTERSECTION WITH THE SOUTHERLY EXTENDED WEST LINE OF 'SURETHING AVENUE' OF 'SPERRY'S SECOND ADDITION', IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON:

THENCE ALONG SAID WEST LINE NORTH 00°22'04" EAST A DISTANCE OF 556.70 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO SAID WILLOWS CREEK GRANGE NUMBER 672:

THENCE ALONG THE SOUTH LINE OF SAID GRANGE TRACT TO THE SOUTHWEST CORNER THEREOF:

THENCE ALONG THE WEST LINE OF SAID GRANGE TRACT AND SAID WEST LINE EXTENDED NORTH 00°22'04" EAST A DISTANCE OF 332.37 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY ROADS OR ROAD RIGHTS OF WAY.

Tim Holtz
HOLTZ, INC.
TIM HOLTZ

Tim Holtz
IRT, LLC
TIM HOLTZ, MEMBER

STATE OF Oregon } SS
COUNTY OF Morrow

ON THIS 2nd DAY OF April, 2013
TIM HOLTZ, APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE HAS CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS HIS FREE AND VOLUNTARY ACT.

Sharon L. Rietman
Sharon L. Rietman
PRINTED NAME

NOTARY PUBLIC FOR Oregon

NOTARY PUBLIC NUMBER 454118

MY COMMISSION EXPIRES 12-23-2014

Jeff A. Eynetich
IRT, LLC
JEFF A. EYNETICH, MEMBER

STATE OF Oregon } SS
COUNTY OF Morrow

ON THIS 2nd DAY OF April, 2013
JEFF A. EYNETICH, APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE HAS CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS HIS FREE AND VOLUNTARY ACT.

Sharon L. Rietman
Sharon L. Rietman
PRINTED NAME

NOTARY PUBLIC FOR Oregon

NOTARY PUBLIC NUMBER 454118

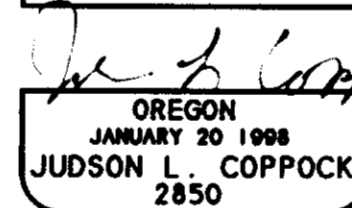
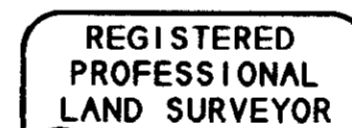
MY COMMISSION EXPIRES 12-23-2014

APPROVALS:

" MORROW COUNTY SURVEYOR "
APPROVED THIS 25th DAY OF March, 2013.
Stephen K. Haddock
MORROW COUNTY SURVEYOR

" CITY OF IONE MAYOR "
APPROVED THIS 2nd DAY OF April, 2013.
Debra K. Blain
MAYOR

" MORROW COUNTY/ASSESSOR AND TAX COLLECTOR "
TAXES ARE PAID IN FULL AND THIS PLAT IS APPROVED THIS 3 DAY OF April, 2013.
Jeff Sewell
ASSESSOR AND TAX COLLECTOR



RENEWAL DATE: DEC. 31, 2013

RECEIVED BY
Morrow County Surveyor
Date: 4-25-2013
Rec'd By: SKH
VO: 2013-23C
Folder No.: 1670

4-25-2013
S.K.H.
2013-23C
1670

STATE OF Oregon } SS
COUNTY OF Morrow

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 25th DAY OF April, 2013 A.D. AT 10:23:15 O'CLOCK A.M.

AND RECORDED AS FILE NUMBER 2013-0921
Beth Ann McWhorter
MORROW COUNTY CLERK

DEPUTY

THIS IS A TRUE COPY OF THE ORIGINAL.

Judson L. Copcock
JUDSON L. COPPOCK PLS

PAGE 2 OF 2
PARTITION PLAT FOR:
TIM HOLTZ
COPPOCK SURVEYING 11 MARCH, 2013
P.O. BOX 495 541-678-8750
HEPPER, OR 97836 FAX 678-8753
Job No. 1112562