

1674

NOTE: THE RECORDED PLAT GRAPHICALLY SHOWS THE CENTERLINE OF OREGON STATE HIGHWAY NUMBER 74 AS THE NORTHERLY LINE OF PARCEL NUMBER 2, MORROW COUNTY, OREGON PARTITION PLAT NUMBER 1994-11. THE WRITTEN DESCRIPTIONS ON THAT PLAT FOR THE HIGHWAY BOUNDARY'S FOR PARCELS 1 AND 2 CALL FOR THE NORTH ROW LINE OF HWY 74 AS THE SOUTHERLY BOUNDARY OF PARCEL 1 AND THE SOUTHERLY ROW LINE AS THE NORTHERLY BOUNDARY OF PARCEL 2. THE DESCRIPTION ON SHEET 2 OF 2, MORROW COUNTY PARTITION PLAT NUMBER 1994-11, DESCRIBING PARCEL 2 SHOWS, " THAT PORTION WITHIN OREGON STATE HIGHWAY NO. 74", AS AN EXCEPTION.

LD NUMBER LP-5-429 AND REPLAT R-5-030-12 LOCATED PARTLY WITHIN AND PARTLY OUTSIDE BUT ADJACENT TO "PARCEL 2 OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11" AS PLATTED. THE PORTION OF PARCEL 2 BEING PLATTED CONSISTS OF THREE UNIQUE UNITS OF LAND SHARING THE SAME TAX LOT NUMBER. ONE BEING AN UNLAWFULLY CREATED UNIT OF LAND WITHIN PARCEL 2 AS NOW PLATTED AND THE OTHER TWO TRACTS LEGALLY CREATED. ONE OF WHICH LIES OUTSIDE BUT ADJACENT TO SAID PARCEL 2 AND THE OTHER A 7 FOOT BY 8 FOOT TRACT CREATED SO A WELL AND ITS HOUSE COULD BE SOLD BY DEED LYING WITHIN THE EXTERIOR BOUNDARY OF SAID PARCEL 2 AND NOTED AS AN EXCEPTION IN THE DESCRIPTION OF PARCEL 2 AS WRITTEN ON SHEET 2 OF PARTITION PLAT 1994-11. THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY IS ALSO NOTED AS AN EXCEPTION TO PARCEL 2 AND HAS NEVER BEEN A PART OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11.

7.01 ACRES OUTSIDE OF HWY 74 ROW.
0.77 +/- ACRES BETWEEN THE SOUTH ROW LINE AND CENTERLINE OF OREGON STATE HIGHWAY NUMBER 74.

BRASS CAP SET TO REPLACE STONE AT SEC CORNER BY EDWARDS FOR SCHOOL DIST # 1, 1990 SURVEY.

BRASS CAP SET AT 1/4 CORNER BY EDWARDS FOR SCHOOL DIST. # 1, 1990. NOT TIED FOR THIS SURVEY

SURVEYOR'S CERTIFICATE AND NARRATIVE:

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 RE-PLATTED BY THIS PLAT. I ALSO CERTIFY THAT THIS RE-PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92 FOR PARTITION RE-PLATS AND WAS PREPARED AFTER THE ORDER OF THE BOARD OF COMMISSIONERS OF MORROW COUNTY, STATE OF OREGON, "VALIDATION ORDER NUMBER OR-3-2013", ORDER NUMBER OR-3-2013 ONLY VALIDATED THE LANDS WITHIN THE BOUNDS OF THOSE LANDS I SURVEYED FOR THOMAS W. AND RUBY ANN SHEAR DATED 3 DECEMBER 1998 AND FILED AS MORROW COUNTY SURVEY NUMBER C-1196-E WITH COPIES IN FILE NUMBER 970. FOR THAT 1998 SURVEY I USED THE DESCRIPTIONS FROM THE DEED DOCUMENTS RECORDED AS DOCUMENTS M-16288 AND M-54899 MORROW COUNTY DEED RECORDS AND I ALSO USED THOSE DEED DOCUMENTS FOR THIS PARTITION PLAT. THE DESCRIPTIONS FROM THE DOCUMENTS RECORDED AS DOCUMENT NUMBERS M-16288 AND M-54899 ARE COPIED FROM THOSE DOCUMENTS ONTO SHEET 2 OF THIS PLAT AND INTENDED TO BE A PART OF THIS CERTIFICATE. ALTHOUGH IT APPEARS THAT THOSE DEED DOCUMENTS WERE USED TO PREPARE THE QUITCLAIM DEED RECORDED AS DOCUMENT NUMBER 2005-13707 SHEAR TO SHEAR DATED 05/05/2005, MORROW COUNTY DEED RECORDS, I DID NOT USE THAT QUIT CLAIM DEED 2005-13707 BECAUSE I FELT THAT THE EARLIER DESCRIPTIONS WERE MORE COMPLETE. THIS REPLAT DOES NOT EFFECT OR CHANGE THE LEGAL STATUS OF ANY OTHER DIVISIONS OF LANDS WITHIN PARCEL NUMBER 2, MORROW COUNTY PARTITION PLAT NUMBER 1994-11. I DID NOT HAVE AVAILABLE TO ME FOR REVIEW A TITLE REPORT FOR THE LANDS WITHIN THE EXTERNAL BOUNDARY'S OF THIS PARTITION PLAT AND THEREFOR MAKE NO CLAIMS OF THE STATUS OF THE TITLE OF THE RAILROAD LANDS INSIDE THE EXTERIOR OF THIS PLAT.

OWNERS DECLARATION:

I, THOMAS W. SHEAR THE OWNER OF THE LAND SHOWN ON THIS PARTITION PLAT, DO HEREBY, DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL OF THE PROVISIONS OF ORS CHAPTER 92 AS IT APPLIES TO PARTITION PLATS WITH THE AUTHORITY OF THE FINDINGS OF THE BOARD OF COMMISSIONERS OF MORROW COUNTY OREGON AS NOTED IN THEIR ORDER NUMBER OR-3-2013 AS IT RELATED WITH ORS 92.176, "VALIDATION OF A UNIT OF LAND NOT LAWFULLY CREATED", AND ORS 92.177, "CREATION OF A PARCEL BY LESS THAN ALL OWNERS OF LAWFULLY ESTABLISHED UNIT OF LAND," AS IT RELATES TO ORS 90.176, CAUSING THIS PARTITION PLAT TO BE CREATED WAS DONE AS MY FREE AND WILLFUL ACT. I HERBY RE-DEDICATE THE EXISTING 40 FOOT WIDE INGRESS AND EGRESS EASEMENT SHOWN RUNNING NORTH AND SOUTH ACROSS PARCEL 1 AND ALONG PART OF THE NORTHERLY LINE OF PARCEL 2 ORIGINALLY RESERVED IN THAT WARRANTY DEED "CAMARILLO TO WOODS" RECORDED AS DOCUMENT # M-54899 MCDR FOR THE BENEFIT OF LANDS TO THE WEST AND SOUTH. THIS RE-DEDICATION IS INTENDED TO PRESERVE THE ORIGINAL INTENT OF THIS EASEMENT AND ALSO TO PROVIDE FOR A DEDICATED INGRESS AND EGRESS EASEMENT TO PARCEL 2 OF THIS PLAT. I ALSO RECOGNIZE THE EXISTING 20 FOOT WIDE EASEMENT PROVIDING FOR INGRESS, EGRESS, REPAIR, MAINTENANCE AND UTILITIES FOR A PUMP AND RELATED FACILITIES AS RESERVED ON SAID DOCUMENT # M-54899 MCDR AND SHOWN ALONG THE WESTERLY END OF THE SOUTH LINE OF PARCEL 2 OF THIS PARTITION PLAT. I ALSO RECOGNIZE THE EXISTING PACIFIC GAS TRANSMISSION LINE AND ALL EASEMENTS RELATED TO THIS TRANSMISSION LINE WHERE IT CROSSES PARCEL 1 AND PART OF PARCEL 2 AS SHOWN ON THIS PLAT.

THOMAS W. SHEAR *Thomas W. Shear*

STATE OF OREGON } SS
COUNTY OF MORROW

ON THIS 15TH DAY OF MAY, 2013
THOMAS W. SHEAR, APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE HAS CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS HIS 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

REGISTERED PROFESSIONAL LAND SURVEYOR

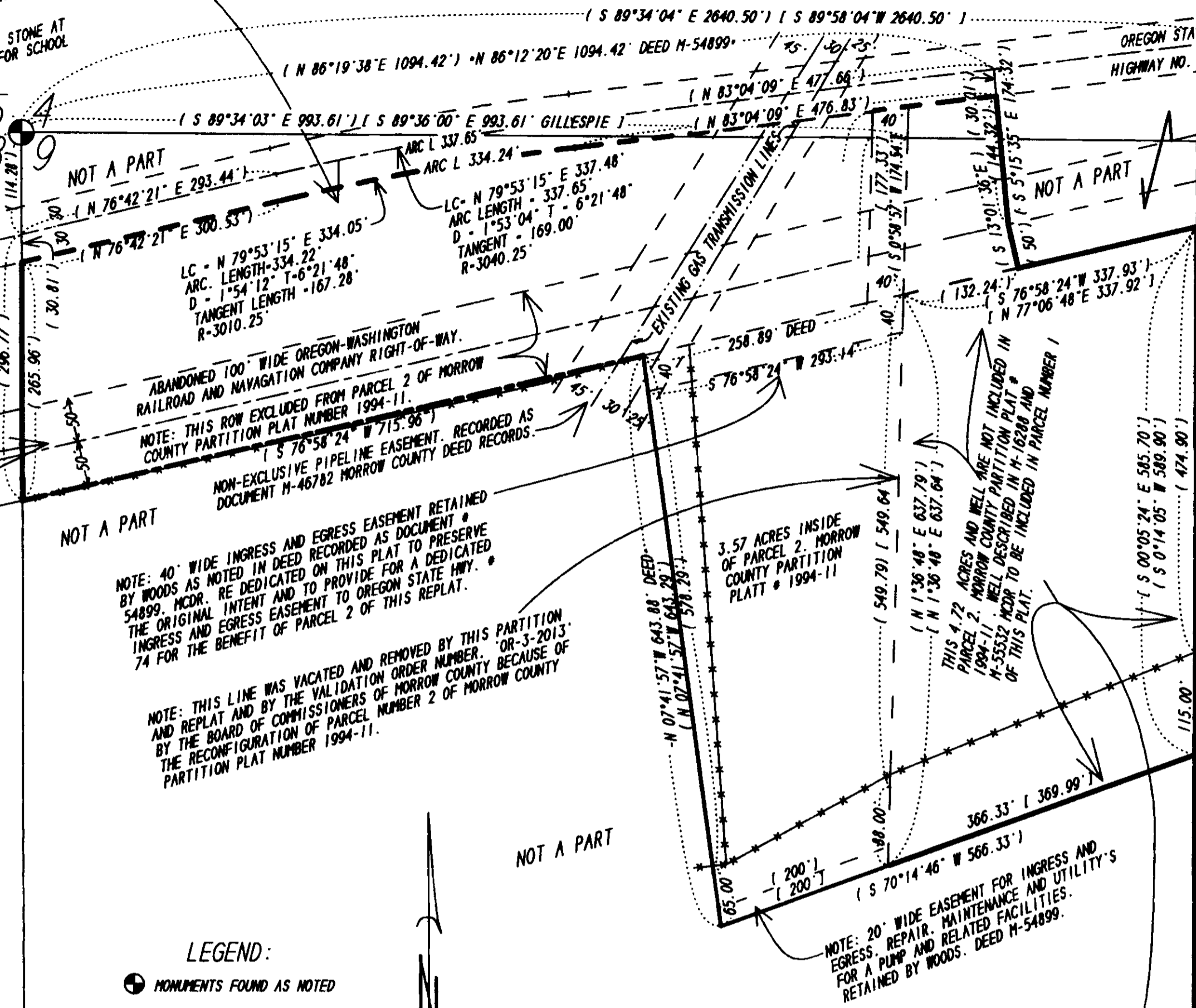
Judson L. Coppock
OREGON
JANUARY 20 1998
JUDSON L. COPPOCK
2850

RENEWAL DATE: DEC. 31, 2013

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

COPPOCK SURVEYING 26 APRIL 2013
P.O. BOX 495 541-676-8750
HEPPNER, OR 97836 FAX 676-8753
Job No. 1012561

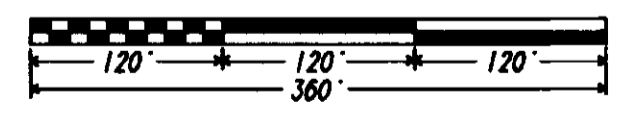
THIS RAILROAD RIGHT OF WAY LABELED AS ABANDONED THE PART OF WHICH LYING WITHIN THE BOUNDS OF THIS PARTITION PLAT WAS SOLD USING QUITCLAIM DEEDS. DOCUMENT NUMBERS M-46339 AND M-46371 MORROW COUNTY DEED RECORDS TO LADD AND TO MORROW COUNTY GRAIN GROWERS. ALSO THERE IS AN EASEMENT PURCHASED BY MORROW COUNTY FROM THE UNION PACIFIC RAILROAD COMPANY, RECORDED AS DOCUMENT M-49401 DATED 15 OCTOBER 1996 AND RECORDED IN THE MORROW COUNTY DEED RECORDS ON 08 NOVEMBER 1996. THIS EASEMENT WAS SOLD TO MORROW COUNTY AFTER THE LANDS DESCRIBED IN DOCUMENT NUMBERS M-46339 AND 46371 WERE SOLD TO LADD AND TO THE MCGG WHICH WOULD SEEM TO NOT BE ENCUMBERED BY THAT EASEMENT SALE BECAUSE OF THE DATES INVOLVED.



LEGEND:

- MONUMENTS FOUND AS NOTED
- EXISTING FENCE
- - - EASEMENT LINES
- (000) FROM MY 1998 SURVEY FOR SHEAR.
- (000) FROM GILLESPIE'S, OF EDWARDS ENGINEERING SERVICES, OCTOBER 1979 SURVEY FOR LADD.

SCALE
1"=120'



INDEX:

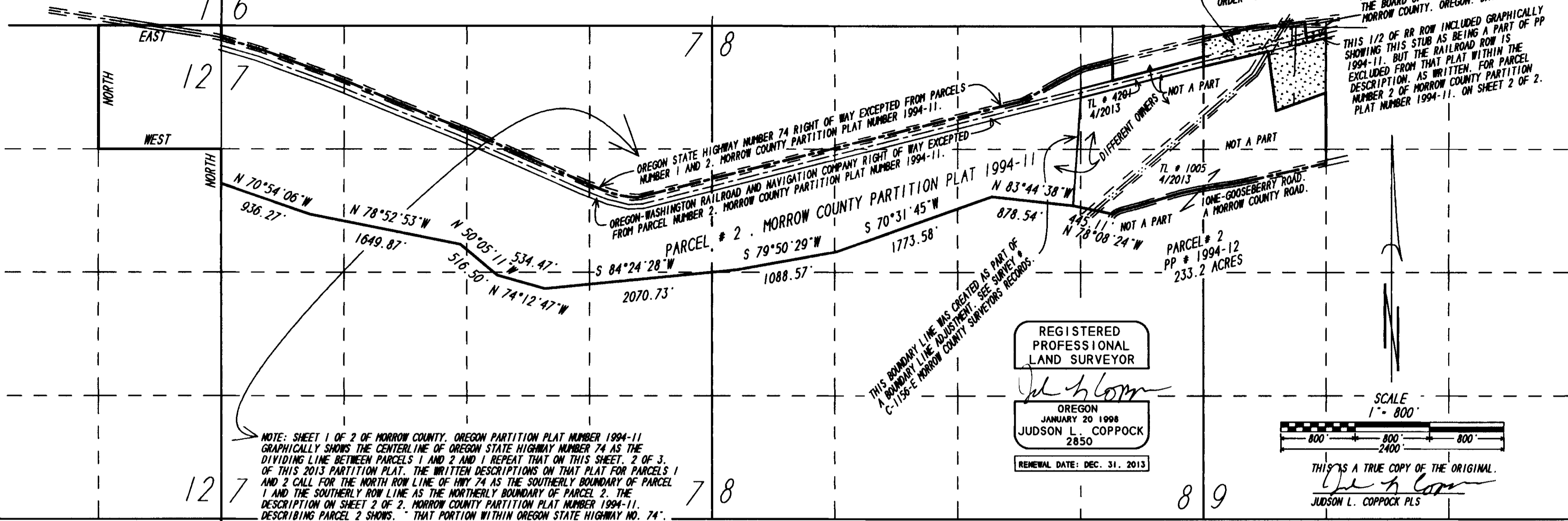
- SHEET 1. GENERAL OVERVIEW, SURVEYORS CERTIFICATE AND THE OWNERS DECLARATION.
- SHEET 2. PARCEL 2 OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11 AND DESCRIPTIONS.
- SHEET 3. APPROVALS AND THE INTERNAL PARTITIONING OF THE LANDS SHOWN ON SHEET 1.

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MORROW COUNTY REPLAT NUMBER 2013-5

LD NUMBER LP-S-429 AND REPLAT R-S-030-12 LOCATED PARTLY WITHIN AND PARTLY OUTSIDE BUT ADJACENT TO "PARCEL 2 OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11" AS PLATTED. THE PORTION OF PARCEL 2 BEING PLATTED CONSISTS OF THREE UNIQUE UNITS OF LAND SHARING THE SAME TAX LOT NUMBER. ONE BEING AN UNLAWFULLY CREATED UNIT OF LAND WITHIN PARCEL 2 AS NOW PLATTED AND THE OTHER TWO TRACTS LEGALLY CREATED. ONE OF WHICH LIES OUTSIDE BUT ADJACENT TO SAID PARCEL 2 AND THE OTHER A 7 FOOT BY 8 FOOT TRACT CREATED SO A WELL AND ITS HOUSE COULD BE SOLD BY DEED LYING WITHIN THE EXTERIOR BOUNDARY OF SAID PARCEL 2 AND NOTED AS AN EXCEPTION IN THE DESCRIPTION OF PARCEL 2 AS WRITTEN ON SHEET 2 OF PARTITION PLAT 1994-11. THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY IS ALSO NOTED AS AN EXCEPTION TO PARCEL 2 AND HAS NEVER BEEN A PART OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11.

WARRANTY DEED WOOD, JR TO SHEAR DOCUMENT # 54899 AND DOCUMENT # M-55534 MORROW COUNTY, OREGON DEED RECORDS 26 SEPT. 1998 AND LANDS VALIDATED BY THE BOARD OF COMMISSIONERS OF MORROW COUNTY, OREGON VALIDATION ORDER "OR-3-2013". NOT A PART OF THIS PLAT AND NOT INCLUDED IN THE ORDER OF VALIDATION NUMBER OR-3-2013 BY THE BOARD OF MORROW COUNTY COMMISSIONERS OF MORROW COUNTY, OREGON, DATED 27 MARCH, 2013.



NOTE: SHEET 1 OF 2 OF MORROW COUNTY, OREGON PARTITION PLAT NUMBER 1994-11 GRAPHICALLY SHOWS THE CENTERLINE OF OREGON STATE HIGHWAY NUMBER 74 AS THE DIVIDING LINE BETWEEN PARCELS 1 AND 2 AND I REPEAT THAT ON THIS SHEET, 2 OF 3, OF THIS 2013 PARTITION PLAT, THE WRITTEN DESCRIPTIONS ON THAT PLAT FOR PARCELS 1 AND 2 CALL FOR THE NORTH ROW LINE OF HWY 74 AS THE SOUTHERLY BOUNDARY OF PARCEL 1 AND THE SOUTHERLY ROW LINE AS THE NORTHERLY BOUNDARY OF PARCEL 2. THE DESCRIPTION ON SHEET 2 OF 2, MORROW COUNTY PARTITION PLAT NUMBER 1994-11, DESCRIBING PARCEL 2 SHOWS THAT PORTION WITHIN OREGON STATE HIGHWAY NO. 74, AS AN EXCEPTION, ON SHEET 1 AND 3 I SHOW THE SOUTHERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY NUMBER 74 AS THE NORTHERLY LINE OF PARCEL 2 OF MORROW COUNTY, OREGON PARTITION PLAT NUMBER 1994-11 BECAUSE OF THAT ABOVE NOTED EXCEPTION. IT SHOULD ALSO BE NOTED THAT THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY RIGHT OF WAY IS ALSO LISTED AS AN EXCEPTION WITHIN THE DESCRIPTION OF PARCEL NUMBER 2 ON SHEET 2 OF 2 OF THE MORROW COUNTY, OREGON PARTITION PLAT NUMBER 1994-11.

THESE TWO DESCRIPTIONS ARE THE DESCRIPTIONS USED FOR LOCATING THE EXTERIORS THIS PLAT AND LOCATED HERE BECAUSE OF SPACE ISSUES. THESE DESCRIPTIONS ARE INTENDED TO BE AN A PART OF THE "SURVEYORS CERTIFICATE" ON SHEET 1 OF 3.

DESCRIPTION FROM EXHIBIT "A", MORROW COUNT DEED RECORD # M-16288

A PARCEL OF LAND LOCATED IN THE NW 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°36' EAST 993.61 FEET; THENCE SOUTH 01°04'03" WEST 177.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 77°06'48" EAST 337.92 FEET; THENCE SOUTH 0°05'24" EAST 585.70 FEET; THENCE SOUTH 70°14'46" WEST 369.99 FEET; THENCE NORTH 1°36'48" EAST 637.64 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A 40 FOOT EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°36' EAST 993.61 FEET; THENCE SOUTH 01°04'03" WEST 177.33 FEET; THENCE SOUTH 01°36'48" WEST 202.73 FEET; THENCE WEST 20 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01°36'48" EAST TO THE SOUTHERLY RIGHT OF WAY OF OREGON STATE HIGHWAY # 74.

EXCEPTING THEREFROM THE UNION PACIFIC RAILROAD RIGHT OF WAY, SUBJECT TO PERMANENT USE OF EXISTING PRIVATE CROSSING OF UNION PACIFIC RAILROAD RIGHT OF WAY PROVIDED TO ELMER AND LORRAINE LADD, RAILROAD DEPARTMENT # 32264 AND # 32265, DATED JUNE 1, 1970 AND # 32263, DATED JUNE 1, 1973. ALSO A 20FOOT EASEMENT FOR MAINTENANCE OF PUMP AND WATERLINE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°36' EAST 993.61 FEET; THENCE SOUTH 01°04'05" WEST 177.33 FEET; THENCE NORTH 77°06'48" EAST 85.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 03°20'35" WEST 109.16 FEET, EXCEPTING THEREFROM THE UNION PACIFIC RAILROAD RIGHT OF WAY, SUBJECT TO A PERMANENT USE OF EXISTING WATERLINE CROSSING EASEMENT OF UNION PACIFIC RAILROAD RIGHT OF WAY TO ELMER LADD AND LORRAINE LADD RAILROAD DEPARTMENT # 32264 AND # 32265 DATED JUNE 1, 1970 AND # 32263 DATED JUNE 1, 1973.

ALSO INCLUDING THE FOLLOWING: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S 89°36' E 933.61 FEET AND COINCIDENT WITH THE NORTH LINE OF SAID SECTION; THENCE S 01°04'03" W 177.33 FEET; THENCE N 77°06'48" E 81.97 FEET; THENCE N 03°20'35" W 109.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 86°39'25" E 7.0 FEET; THENCE N 03°20'35" W 8.0 FEET; THENCE S 86°30'25" W 7.0 FEET; THENCE S 03°20'35" E 8.00 FEET TO THE TRUE POINT OF BEGINNING. THIS PARCEL INCLUDES THE PUMPHOUSE BUILDING, THE WELL, THE PUMP AND ALL APPURTAINANCES.

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R 24 E

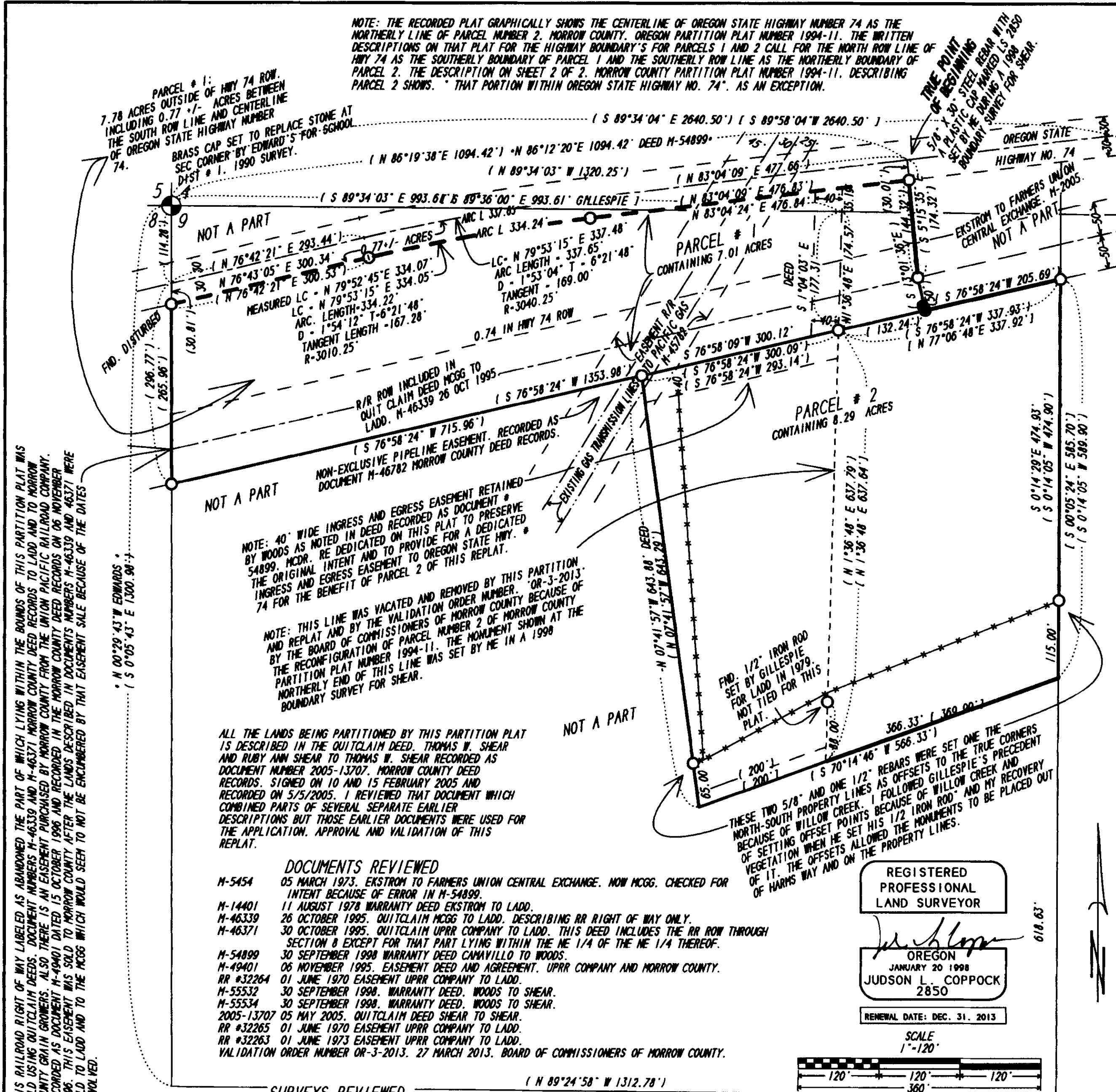
DESCRIPTION FROM EXHIBIT "A", MORROW COUNT DEED RECORD # M-54899

TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.
BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4:
THENCE N 86°12'20"E A DISTANCE OF 1094.42 FEET, SAID POINT BEING ON THE CENTERLINE OF OREGON STATE HIGHWAY NO. 74 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE S 05°15'35"E A DISTANCE OF 174.19 FEET TO THE CENTERLINE OF THE ABANDONED OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY;
THENCE S 13°11' E A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID ABANDONED RIGHT OF WAY, AND ON THE NORTH LINE OF THAT PROPERTY AS SURVEYED BY W.E. GILLESPIE OF EDWARDS ENGINEERING SERVICE FOR ELMER LADD ON SEPTEMBER 4, 1979 AND DEEDED TO DONALD W. PAPINEAU AND GAIL A. PAPINEAU FROM ELMER S. LADD, JR., AND LORRAINE M. LADD IN THAT DEED RECORDED AT M-16288 IN MORROW COUNTY DEED RECORDS;
THENCE SOUTHWESTERLY ALONG THE NORTH LINE TO THE NORTHWEST CORNER OF THAT PROPERTY DEEDED BY M-16228;
THENCE S ALONG THE WEST LINE OF THAT PROPERTY DEEDED BY M-16288 TO THE SOUTHWEST CORNER THERE OF;
THENCE S 70°14'44" W A DISTANCE OF 200.00 FEET TO A POINT;
THENCE N 07°41'57" W A DISTANCE OF 643.88 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY MARGIN LINE OF SAID ABANDONED RAILROAD RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG THE SAID ABANDONED SOUTH RIGHT OF WAY MARGIN LINE TO IT'S POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 9;
THENCE NORTH ALONG THE WEST LINE OF SECTION 9 TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OREGON STATE HIGHWAY NO. 74;
THENCE NORTHEASTERLY ALONG THE CENTERLINE OF OREGON STATE HIGHWAY NO. 74 TO THE TRUE POINT OF BEGINNING.

INDEX:

- SHEET 1. GENERAL OVERVIEW, SURVEYORS CERTIFICATE AND THE OWNERS DECLARATION.
- SHEET 2. PARCEL 2 OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11 AND DESCRIPTIONS.
- SHEET 3. APPROVALS AND THE INTERNAL PARTITIONING OF THE LANDS SHOWN ON SHEET 1.

1674



NOTE: THE RECORDED PLAT GRAPHICALLY SHOWS THE CENTERLINE OF OREGON STATE HIGHWAY NUMBER 74 AS THE NORTHERLY LINE OF PARCEL 2. MORROW COUNTY PARTITION PLAT NUMBER 1994-11. THE WRITTEN DESCRIPTIONS ON THAT PLAT FOR THE HIGHWAY BOUNDARY'S FOR PARCELS 1 AND 2 CALL FOR THE NORTH ROW LINE OF HWY 74 AS THE SOUTHERLY BOUNDARY OF PARCEL 1 AND THE SOUTHERLY ROW LINE AS THE NORTHERLY BOUNDARY OF PARCEL 2. THE DESCRIPTION ON SHEET 2 OF 2, MORROW COUNTY PARTITION PLAT NUMBER 1994-11, DESCRIBING PARCEL 2 SHOWS THAT PORTION WITHIN OREGON STATE HIGHWAY NO. 74, AS AN EXCEPTION.

LD NUMBER LP-S-429 AND REPLAT R-S-030-12 LOCATED PARTLY WITHIN AND PARTLY OUTSIDE BUT ADJACENT TO PARCEL 2 OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11 AS PLATTED. THE PORTION OF PARCEL 2 BEING PLATTED CONSISTS OF THREE UNIQUE UNITS OF LAND SHARING THE SAME TAX LOT NUMBER, ONE BEING AN UNLAWFULLY CREATED UNIT OF LAND WITHIN PARCEL 2 AS NOW PLATTED AND THE OTHER TWO TRACTS LEGALLY CREATED, ONE OF WHICH LIES OUTSIDE BUT ADJACENT TO SAID PARCEL 2 AND THE OTHER A 7 FOOT BY 8 FOOT TRACT CREATED SO A WELL AND ITS HOUSE COULD BE SOLD BY DEED LYING WITHIN THE EXTERIOR BOUNDARY OF SAID PARCEL 2 AND NOTED AS AN EXCEPTION IN THE DESCRIPTION OF PARCEL 2 AS WRITTEN ON SHEET 2 OF PARTITION PLAT 1994-11. THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY IS ALSO NOTED AS AN EXCEPTION TO PARCEL 2 AND HAS NEVER BEEN A PART OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11.

THIS RAILROAD RIGHT OF WAY LABELED AS ABANDONED THE PART OF WHICH LYING WITHIN THE BOUNDS OF THIS PARTITION PLAT WAS SOLD USING QUITCLAIM DEEDS. DOCUMENT NUMBERS M-46330 AND M-46371 MORROW COUNTY DEED RECORDS TO LADD AND TO MORROW COUNTY GRAIN GROWERS. ALSO THERE IS AN EASEMENT PURCHASED BY MORROW COUNTY FROM THE UNION PACIFIC RAILROAD COMPANY. RECORDED AS DOCUMENT M-49401 DATED 15 OCTOBER 1998 AND RECORDED IN THE MORROW COUNTY DEED RECORDS ON 06 NOVEMBER 1998. THIS EASEMENT WAS SOLD TO MORROW COUNTY AFTER THE LANDS DESCRIBED IN DOCUMENT NUMBERS M-46339 AND 46371 WERE SOLD TO LADD AND TO THE MCGG WHICH WOULD SEEM TO NOT BE ENCUMBERED BY THAT EASEMENT SALE BECAUSE OF THE DATES INVOLVED.

NOT A PART

NOT A PART

NOT A PART

NOTE: 40' WIDE INGRESS AND EGRESS EASEMENT RETAINED BY WOODS AS NOTED IN DEED RECORDED AS DOCUMENT # 54899. MCDR. RE DEDICATED ON THIS PLAT TO PRESERVE THE ORIGINAL INTENT AND TO PROVIDE FOR A DEDICATED INGRESS AND EGRESS EASEMENT TO OREGON STATE HWY. # 74 FOR THE BENEFIT OF PARCEL 2 OF THIS REPLAT.

NOTE: THIS LINE WAS VACATED AND REMOVED BY THIS PARTITION AND REPLAT AND BY THE VALIDATION ORDER NUMBER OR-3-2013 BY THE BOARD OF COMMISSIONERS OF MORROW COUNTY BECAUSE OF THE RECONFIGURATION OF PARCEL NUMBER 2 OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11. THE MONUMENT SHOWN AT THE NORTHERLY END OF THIS LINE WAS SET BY ME IN A 1998 BOUNDARY SURVEY FOR SHEAR.

ALL THE LANDS BEING PARTITIONED BY THIS PARTITION PLAT IS DESCRIBED IN THE QUITCLAIM DEED, THOMAS W. SHEAR AND RUBY ANN SHEAR TO THOMAS W. SHEAR RECORDED AS DOCUMENT NUMBER 2005-13707. MORROW COUNTY DEED RECORDS. SIGNED ON 10 AND 15 FEBRUARY 2005 AND RECORDED ON 5/5/2005. I REVIEWED THAT DOCUMENT WHICH COMBINED PARTS OF SEVERAL SEPARATE EARLIER DESCRIPTIONS BUT THOSE EARLIER DOCUMENTS WERE USED FOR THE APPLICATION, APPROVAL AND VALIDATION OF THIS REPLAT.

DOCUMENTS REVIEWED

- M-5454 05 MARCH 1973. EKSTROM TO FARMERS UNION CENTRAL EXCHANGE. NOW MCGG. CHECKED FOR INTENT BECAUSE OF ERROR IN M-54899.
- M-14401 11 AUGUST 1978 WARRANTY DEED EKSTROM TO LADD.
- M-46339 26 OCTOBER 1995. QUITCLAIM MCGG TO LADD. DESCRIBING RR RIGHT OF WAY ONLY.
- M-46371 30 OCTOBER 1995. QUITCLAIM UPRR COMPANY TO LADD. THIS DEED INCLUDES THE RR ROW THROUGH SECTION 8 EXCEPT FOR THAT PART LYING WITHIN THE NE 1/4 OF THE NE 1/4 THEREOF.
- M-54899 30 SEPTEMBER 1998 WARRANTY DEED CAMAVILLO TO WOODS.
- M-49401 06 NOVEMBER 1995. EASEMENT DEED AND AGREEMENT. UPRR COMPANY AND MORROW COUNTY.
- RR #32264 01 JUNE 1970 EASEMENT UPRR COMPANY TO LADD.
- M-55532 30 SEPTEMBER 1998. WARRANTY DEED. WOODS TO SHEAR.
- M-55534 30 SEPTEMBER 1998. WARRANTY DEED. WOODS TO SHEAR.
- 2005-13707 05 MAY 2005. QUITCLAIM DEED SHEAR TO SHEAR.
- RR #32265 01 JUNE 1970 EASEMENT UPRR COMPANY TO LADD.
- RR #32263 01 JUNE 1973 EASEMENT UPRR COMPANY TO LADD.
- VALIDATION ORDER NUMBER OR-3-2013. 27 MARCH 2013. BOARD OF COMMISSIONERS OF MORROW COUNTY.

SURVEYS REVIEWED

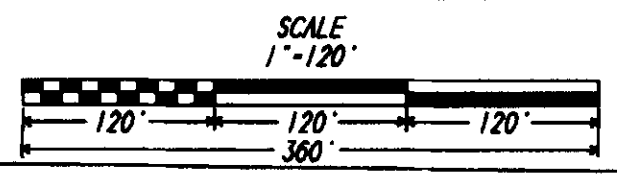
- SURVEY # C-0254-K. FILED 10 SEPTEMBER 1979. FILE 0410. EDWARDS ENGINEERING SERVICES FOR LADD.
- SURVEY # C-1042-C. FILED 17 APRIL 1995 AS MORROW COUNTY PARTITION PLAT # 1994-11.
- SURVEY # C-1043-C. FILED 17 APRIL 1995 AS MORROW COUNTY PARTITION PLAT # 1994-12.
- SURVEY # C-1156-E. FILED 22 DECEMBER 1997. FILE 0930. ROGERS SURVEYING FOR BURNS.
- SURVEY # 1196-C. FILED DECEMBER 1998. FILE 0970. COPPOCK FOR SHEAR.
- SURVEY # 1499-C. FILED 20 APRIL 2007. FILE 1499. WITNESS TREE SURVEYING FOR STEFANI.

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SOME OF THE UNITS OF LAND WITHIN THE EXTERIOR BOUNDS OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11 WERE UNLAWFULLY CREATED, EXCEPT FOR THE 7' X 8' FOOT WELL UNIT. THE RAILROAD RIGHT OF WAY WAS NOT A PART OR INTENDED TO BE A PART OF PARCEL 2 AS PLATTED. THE BOARD OF COMMISSIONERS OF MORROW COUNTY, "THE GOVERNING BODY", STATE OF OREGON BY THE VALIDATION ORDER NUMBER OR-3-2013 HAS DECLARED THE LANDS WITHIN THE BOUNDS OF THIS RE-PLAT AS BEING IN COMPLIANCE WITH THE MORROW COUNTY SUBDIVISION ORDINANCES AND ORS 92. THEREBY THAT ACTION ALLOWING THIS PARTITION AND RE-PLAT TO PROCEED TO APPROVAL AND RECORDING. ORDER NUMBER OR-3-2013 DOES NOT APPLY TO ANY OTHER LANDS WITHIN THE BOUNDS OF MORROW COUNTY PARTITION PLAT NUMBER 1994-11.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JUDSON L. COPPOCK
 JANUARY 20 1998
 RENEWAL DATE: DEC. 31. 2013



APPROVALS:

MORROW COUNTY SURVEYOR
 APPROVED THIS 16th DAY OF May 2013.
Steph K. Hallock
 MORROW COUNTY SURVEYOR

MORROW COUNTY PLANNING DEPT.
 THIS PLAT REPRESENTS THE INTENT OF VALIDATION ORDER NUMBER OR-3-2013 BY THE BOARD OF COMMISSIONERS OF MORROW COUNTY, OREGON. IT IS ALSO IN COMPLIANCE WITH PLANNING REQUIREMENTS.
 APPROVED THIS 16th DAY OF MAY 2013
Christina J. Lane
 PLANNING DIRECTOR

MORROW COUNTY ASSESSOR AND TAX COLLECTOR
 TAXES ARE PAID IN FULL AND THIS PLAT IS APPROVED THIS 17th DAY OF May 2013.
Steph K. Hallock
 ASSESSOR AND TAX COLLECTOR

LEGEND:

- RECOVERED MONUMENTS SET BY ME DURING MY 1998 SURVEY FOR SHEAR. MORROW COUNTY SURVEY RECORD # 1196-C. FOLDER # 970. UNLESS OTHERWISE NOTED.
- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKER LS 2850 TO REPLACE THE MISSING MONUMENT SET BY ME IN 1998.
- ⊕ MONUMENTS FOUND AS NOTED.
- EASEMENT LINES.
- 000 MEASURED FOR THIS PLAT.
- (000) FROM MY 1998 BOUNDARY SURVEY FOR SHEAR. THIS RECORD HELD. RECOVERED MONUMENTS WERE UNDISTURBED EXCEPT WHERE NOTED. FIELD TIES WERE USED AS A CHECK.
- (000) FROM GILLESPIE'S. OF EDWARDS ENGINEERING SERVICES. OCTOBER 1979 SURVEY FOR LADD.

STATE OF Oregon } SS
 COUNTY OF Morrow }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 17th DAY OF May 2013 A.D. AT 9:18 O'CLOCK A.M.

AND RECORDED AS FILE NUMBER 2013-32197

MORROW COUNTY CLERK

DEPUTY

RECEIVED BY
 Morrow County Surveyor
 Date: 5-22-2013
 Rec'd By: S.K.H.
 No: 2013-27C
 Folder No.: 1674

THIS IS A TRUE COPY OF THE ORIGINAL.
Steph K. Hallock
 JUDSON L. COPPOCK PLS

COPPOCK SURVEYING 26 APRIL 2013
 P.O. BOX 495 541-678-8750
 HEPPNER, OR 97836 FAX 541-678-8753
 Job No. 1012561