

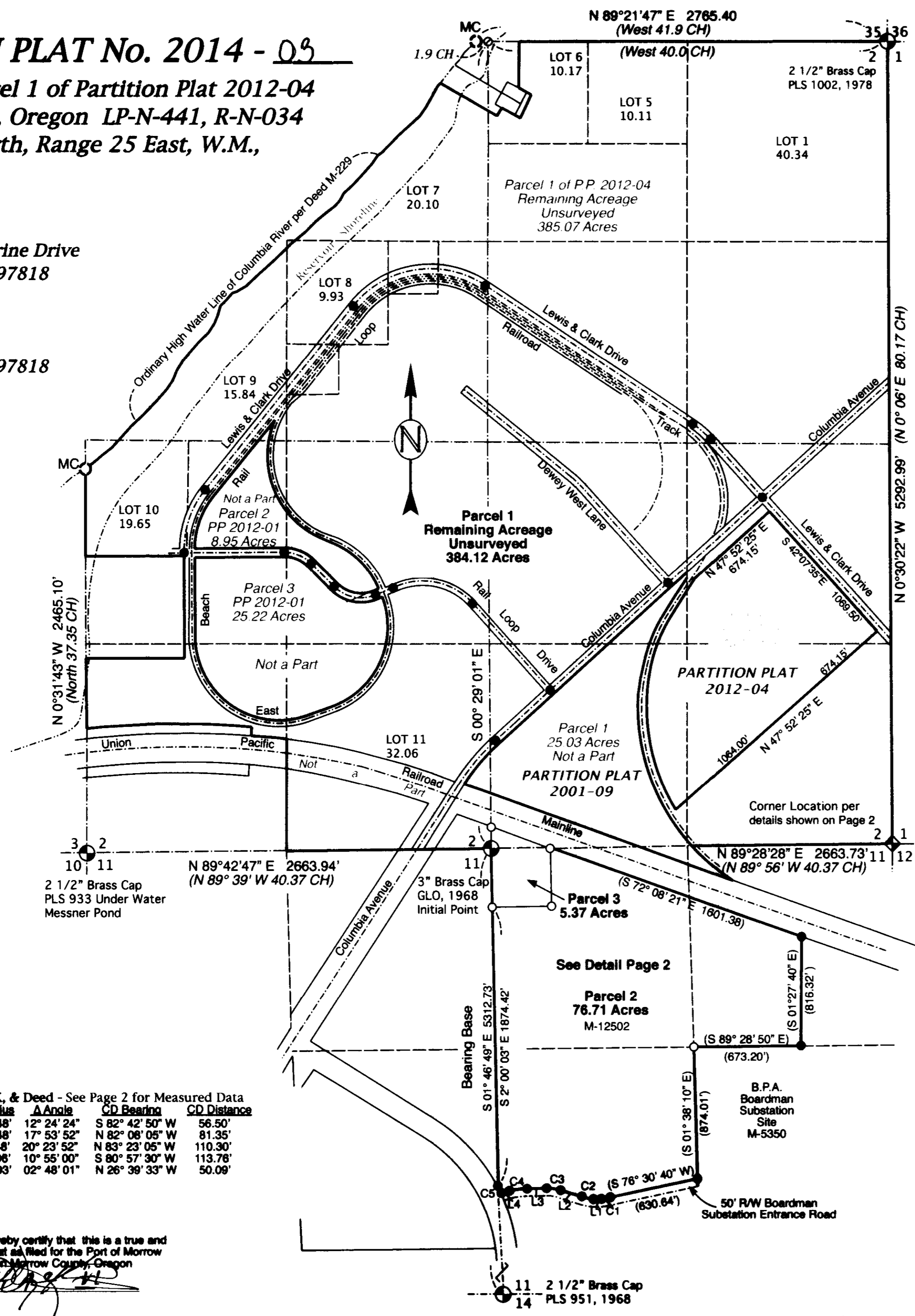
PARTITION PLAT No. 2014 - 03

A Replat of Parcel 1 of Partition Plat 2012-04
Morrow County, Oregon LP-N-441, R-N-034
Township 4 North, Range 25 East, W.M.,
Section 2 & 11,

for:

Port of Morrow
P.O. Box 200, #2 Marine Drive
Boardman, Oregon 97818

&
City of Boardman
P.O. Box 229
Boardman, Oregon 97818



SURVEYOR'S CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands as portrayed on this Plat according to ORS Chapter 92 of the State of Oregon.

This survey is based on my survey for Port of Morrow, Partition Plat 2012-04, legal survey for Port of Morrow, No. C-1582-C, and Staebler's survey for the City of Boardman, C-210-K. The Basis of Bearing is the North-South Centerline of Section 11 as shown on No. C-1582-C. The purpose of the survey was to create a separate Parcel for Umatilla Electric Cooperative, Tumbleweed Substation. The parcel is made up of a portion of the City of Boardman property and a portion of the remaining acreage known as Parcel 1 of Port of Morrow Partition Plat 2012-04. All of that portion of Parcel 1 South of the Union Pacific Railroad Mainline and East of the North-South Centerline of Section 2 is joined with a rectangular portion of the City of Boardman property. An easement for access/egress is made across Port property from Columbia Avenue to the West boundary of the new substation parcel. I found most all of Staebler's monuments for the City of Boardman property. My location of Section lines differed from that of Staebler in both North-South & East-West. I noted that in the survey, but the location of his set monuments matched his record fairly well excepting the distance along the West line. I held the Staebler's monuments as the boundary of the City property. I have noted the location of the Section Corner common to Sections 1, 2, 11, & 12 in a number of Port Partition Plats. I double proportioned the location in P.P. 2008-06. I am now holding a new position based on notes and details shown on this Plat. Surveys conducted by me at the Port are completed with a GPS RTK Total Station set at Port control monuments that are tied to a Port of Morrow Grid System that was extended from the ODOT I-84 construction coordinate system of the 1960's. The Port's grid system helps maintain consistency with land divisions and infrastructure development throughout the Port's Industrial Parks. This survey was completed by me for the following legal descriptions:

PROPERTY DESCRIPTIONS:

Portion of Port of Morrow Property described as:
Parcel 1 of Partition Plat 2012-04 as filed in the Records of Partition Plats of Morrow County, State of Oregon.

Portion of City of Boardman lands described by Deed M-12502 as:
That part of the Northeast Quarter of section 11, Township 4 North, Range 25, East of the Willamette Meridian, described as follows:

Beginning at the North Quarter corner of said Section 11; Thence N 89° 28' 48" E along the North line of said Section 11 a distance of 496.51 feet to a point on the Southerly right of way line of the Union Pacific Railroad; Thence S 72° 08' 21" E along said Southerly right of way line a distance of 1601.38 feet; Thence S 01° 27' 40" E a distance of 816.32 feet to the Northeast Corner of the Boardman Substation Site as recorded in book "M" of Microfilm No. 5350; Thence S 89° 28' 50" W along the North line of said Boardman Substation site a distance of 873.20 feet to the Northwest Corner of said Boardman Substation site; Thence S 01° 38' 10" E along the West line of said Boardman Substation site a distance of 874.01 feet to the Northerly right of way line of the Boardman Substation Entrance road easement 50 feet in width as shown on Drawing Serial No. 136249 B DTM-D, prepared by the United States Department of the Interior, Bonneville Power Administration (attached to deed Book "M" Microfilm No. 5350, as Exhibit "B"); Thence along the Northerly right of way line the following Bearings and Distances:
S 76° 30' 40" W a distance of 630.64 feet;
Thence along the arc of a 261.48 feet radius circular curve to the right a distance of 56.62 feet, (long chord bears S 82° 42' 50" W 56.50 feet);
Thence S 88° 55' 00" W a distance of 31.45 feet;
Thence along the arc of a 261.48 feet radius circular curve to the right a distance of 81.68 feet, (long chord bears N 82° 08' 05" W - 81.35 feet);
Thence N 73° 11' 10" W a distance of 150.55 feet;
Thence along the arc of a 311.48 feet radius circular curve to the left a distance of 110.89 feet, (long chord bears N 83° 23' 05" W 110.30 feet);
Thence S 86° 25' 00" W a distance of 99.21 feet;
Thence along the arc of a 597.96 feet radius circular curve to the left a distance of 113.93 feet, (long chord bears S 80° 57' 30" W 113.76 feet);
Thence S 75° 30' 00" W a distance of 47.30 feet to a point on the Northeasterly right of way line of Rippee Road;
Thence along the arc of a 1024.93 feet radius circular curve to the left along said right of way a distance of 50.09 feet (long chord bears N 26° 39' 33" W 50.09 feet) to a point on the North-South centerline of said Section 11;
Thence N 01° 59' 33" W along said North-South centerline a distance of 2262.46 feet to the Point of Beginning.
The tract of land hereby conveyed contains 81.13 acres, more or less, and is subject to an easement in the public for any public roads here-to-fore laid out or established and now existing over and across any part of the premises.

Access / Egress / Utility Easement Description:

An Easement for Access, Egress, and the right to construct, operate and maintain electrical power systems together with electrical power supporting communication facilities is hereby created across Port of Morrow Property from Columbia Avenue to the West Boundary of newly created PARCEL 3, more particularly described as:
Beginning at a point S 84° 16' 42" W a distance of 343.53 feet from the North 1/4 Corner of Section 11, of Township 4 North, Range 25 East, W.M, being the centerline of a 75.0 foot wide easement, 37.5 feet on each side of the said centerline, being also along and adjacent to the East Right of Way line of Columbia Avenue;
Thence N 32° 19' 34" E a distance of 272.72 feet to a point on the centerline of a 60.0 foot wide easement, being 30.0 feet on each side of said centerline, being also along and adjacent to the South Right of Way Line of the Union Pacific Railroad Mainline; Thence S 72° 09' 17" E a distance of 204.71 feet, more or less to the intersection of the West Line of the newly created Parcel 3 and terminus of said easement.

RECEIVED BY
Morrow County Surveyor
Date: 8-25-2014
Rec'd By: S.K.H.
No.: 2014-1709C
Folder No.: 1709

- ### LEGEND
- Found Section Corner
 - Meander Corner by GLO Record
 - Found 3/4" Rebar in Concrete Staebler for City of Boardman
 - Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
 - ◆ Set 2 1/2" Brass Cap Corner Certification filed separately
 - Found Alum. Cap in C.L. Pavement Port of Morrow Control
 - CALCULATED POINT - Not Set
 - SECTION LINES
 - PARTITION BOUNDARIES
 - (000) GLO Record Bearing / Distance
 - (000) Deed Bearing / Distance

REGISTERED PROFESSIONAL LAND SURVEYOR
RONALD V. MCKINNIS
JAN. 23, 1980
2431
Expires 12-31-14

0 300 600 1200
SCALE 1" = 600 Ft.
April, 2014
Rev. 07-19-14

PAGE 1
ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
19960 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017

Curve Table Record C-210-K, & Deed - See Page 2 for Measured Data

Curve Section	Arc Length	Radius	Δ Angle	CD Bearing	CD Distance
C1	56.62'	261.48'	12° 24' 24"	S 82° 42' 50" W	56.50'
C2	81.68'	261.48'	17° 53' 52"	N 82° 08' 05" W	81.35'
C3	110.89'	311.48'	20° 23' 52"	N 83° 23' 05" W	110.30'
C4	113.93'	597.96'	10° 55' 00"	S 80° 57' 30" W	113.78'
C5	50.09'	1024.93'	02° 48' 01"	N 26° 39' 33" W	50.09'

All Line Data Shown on Page 2
I, Ronald V. McKinnis, do hereby certify that this is a true and exact copy of the Original Plat as filed for the Port of Morrow and City of Boardman in Morrow County, Oregon

1709

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Section 2 & 11,**

for:
**Port of Morrow
P.O. Box 200, #2 Marine Drive
Boardman, Oregon 97818
&
City of Boardman
P.O. Box 229
Boardman, Oregon 97818**

OWNER'S DECLARATION / DEDICATION:

We, the undersigned owners of the Property as shown and described on this Plat, do hereby acknowledge that we have caused this plat to be created in accordance to ORS Chapter 92 and the Morrow County Subdivision Ordinance. We recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow, State of Oregon. The Port does also dedicate the Access / Egress/ and Utility Easement as shown and described on the face of this Plat.

Don Russell
Don Russell, Chairman,
Board of Commissioners, for Port of Morrow

Karen Pettigrew
Karen Pettigrew, City Manager,
City of Boardman

On this 23rd day of July, 2014, the above individuals, Don Russell and Karen Pettigrew, appeared personally before me and are known to me to be the identical individuals who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Michelle D. Drago*
Notary Public for Oregon
My Printed Name is Michelle D. Drago
My Commission No. is 466732
My Commission Expires March 15, 2014

APPROVALS:

I certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Morrow County Subdivision Ordinance on this 23rd day of July, 2014
Stephen K. Haddock
Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 23rd day of July, 2014
Mark W. Jones
Morrow County Planning Director

I certify that I have examined and approved this Partition Plat on this 23 day of July, 2014
Michael D. Jones
Morrow County Tax Assessor


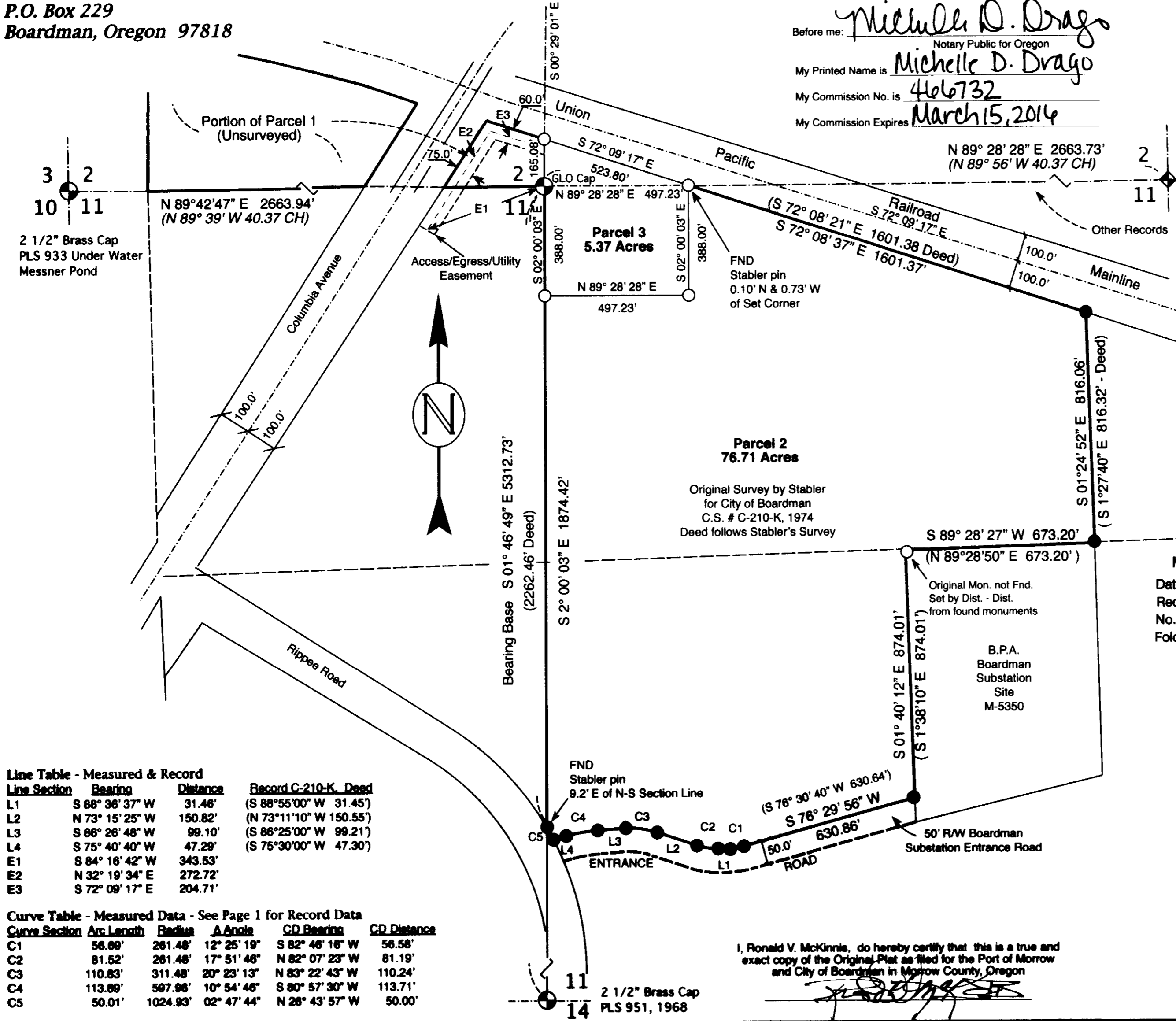
I certify that I have examined and approved this Partition Plat on this 23 day of July, 2014
Michael D. Jones
Morrow County Tax Collector

Morrow County Clerk
Recording Information SS }

STATE OF OREGON
County of Morrow

I certify that this instrument was received and recorded in the book of records of said county.
Bobbi Childers,
Morrow County Clerk

by: *Bobbi Childers* Deputy
DOC #: 2014-24573
RCPT:
07/23/2014 4:50:25 PM

Section Corner
Set 2 1/2" Brass Cap
PLS 2431, 2014

N 89° 27' 48" E 2663.48', Stabler, per C.S. #C-210-K
(N 89° 28' 48" E 2663.48', Calc'd distance per Fnd. Mon's.)
N 89° 29' 08" E 2663.83', Krumbain, per C.S. #A-878-K
(Record per Mon's. In Section 12)
N 89° 16' 14" E 2663.73', Statton, per C.S. #C-1131-E
(Record - S 89° 56' 39" E 2663.82'.)
N 89° 28' 34" E 2663.63' per my P.P. 2008-08

I ignored Stratton's location and my Calc'd location by double proportion in P.P.2008-06. I averaged the line between Stabler's & Krumbain's corner locations and held that location for set corner.

From the set Section Corner:
Stabler's Corner Fell N 11°28'30" W 0.52'
Krumbain's Corner Fell S 25°34'58" E 0.48'
Stratton's Corner Fell N 0°37'14" W 9.47'
My Calc'd location from previous Partition Plats
Fell S 62°27'28" 0.18'

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- SECTION LINES
- PARTITION BOUNDARIES
- (000) GLO Record Bearing / Distance

REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald V. McKinnis
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-14



SCALE 1" = 300 Ft.
Apr, 2014
Rev. 07-19-14

PAGE 2

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017



Line Table - Measured & Record

Line Section	Bearing	Distance	Record C-210-K, Deed
L1	S 88° 36' 37" W	31.46'	(S 88° 55' 00" W 31.45')
L2	N 73° 15' 25" W	150.82'	(N 73° 11' 10" W 150.55')
L3	S 86° 26' 48" W	99.10'	(S 86° 25' 00" W 99.21')
L4	S 75° 40' 40" W	47.29'	(S 75° 30' 00" W 47.30')
E1	S 84° 16' 42" W	343.53'	
E2	N 32° 19' 34" E	272.72'	
E3	S 72° 09' 17" E	204.71'	

Curve Table - Measured Data - See Page 1 for Record Data

Curve Section	Arc Length	Radius	Δ Angle	CD Bearing	CD Distance
C1	56.69'	261.48'	12° 25' 19"	S 82° 46' 16" W	56.58'
C2	81.52'	261.48'	17° 51' 46"	N 82° 07' 23" W	81.19'
C3	110.83'	311.48'	20° 23' 13"	N 83° 22' 43" W	110.24'
C4	113.69'	597.96'	10° 54' 46"	S 80° 57' 30" W	113.71'
C5	50.01'	1024.93'	02° 47' 44"	N 26° 43' 57" W	50.00'

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