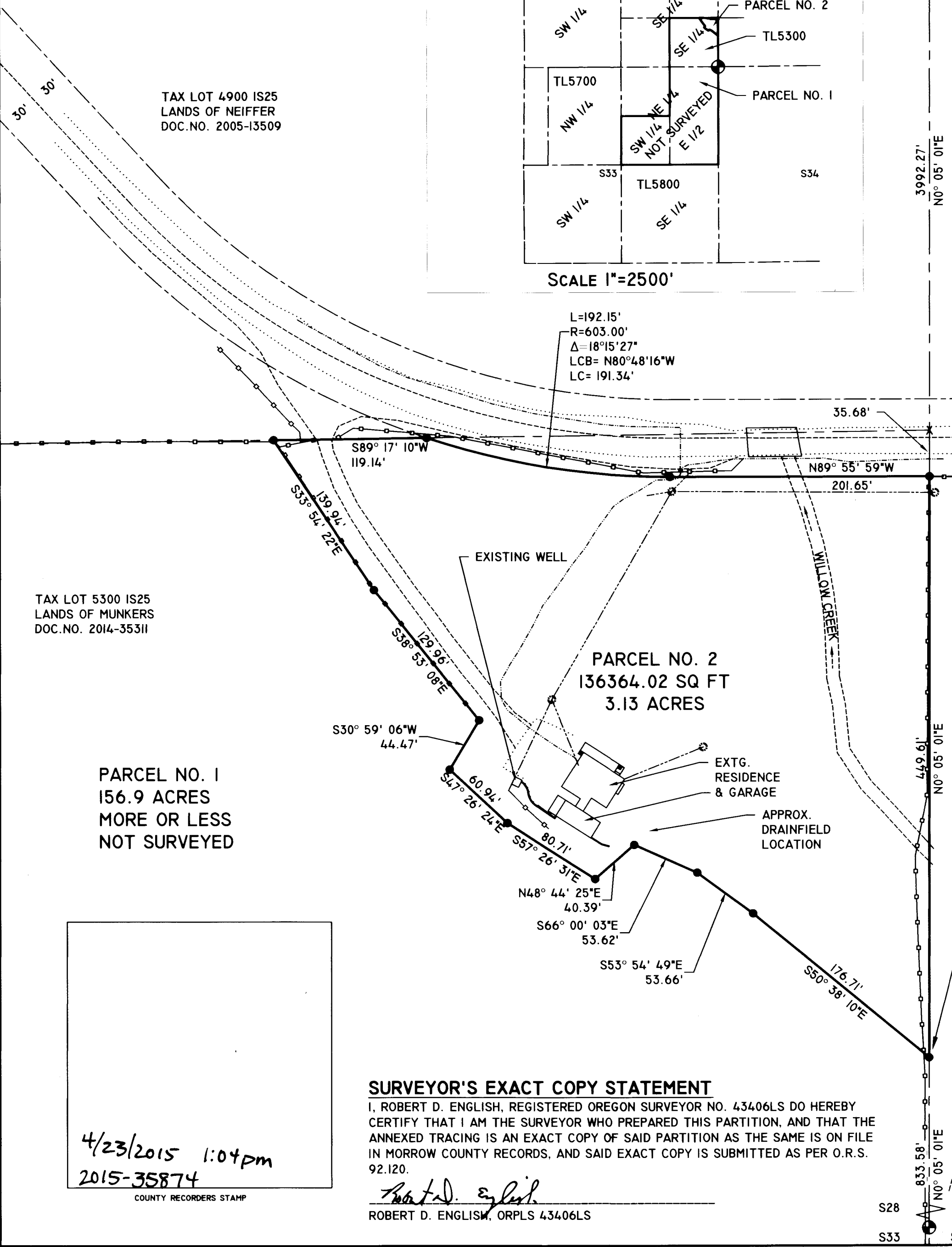
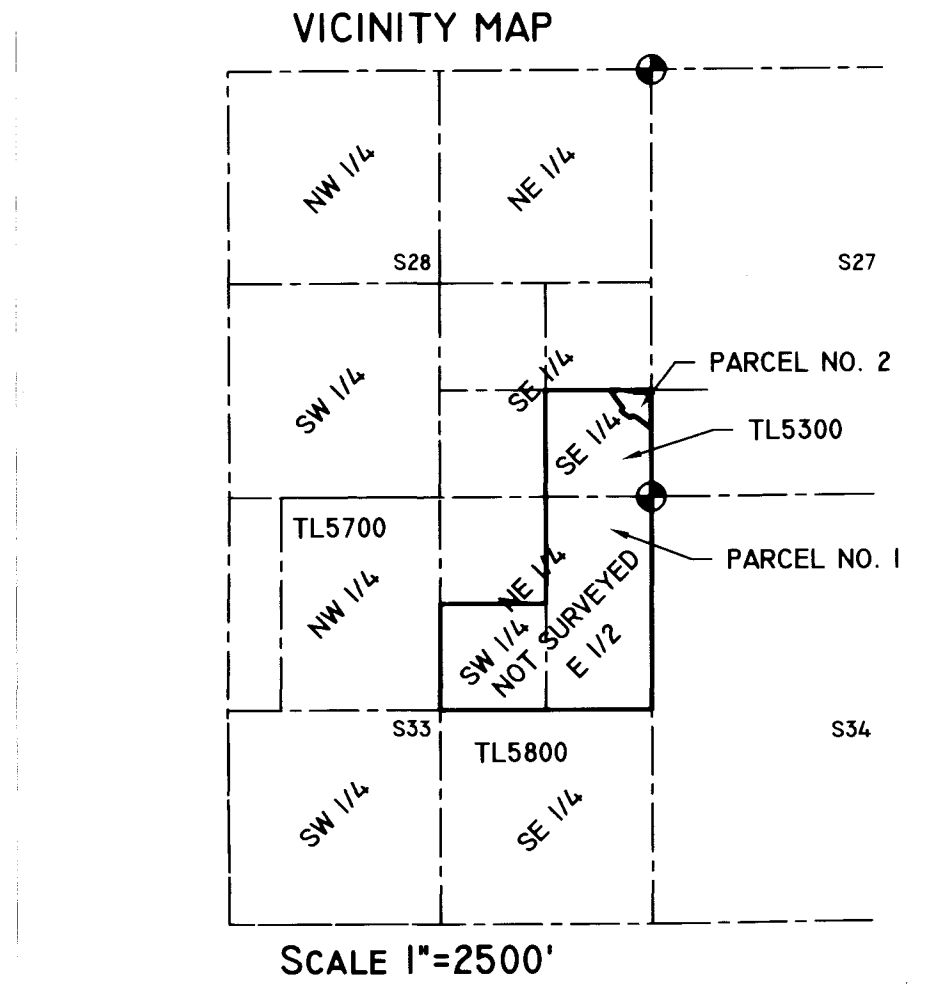


PARTITION PLAT NO. 2015-2

A PARTITION THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, AND THE EAST HALF AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, ALSO KNOWN AS TAX LOT 5300 OF ASSESSOR'S MAP IS 25E, LOCATED IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

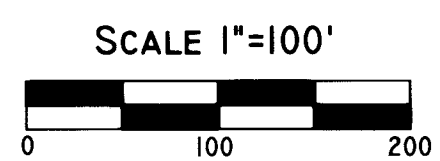
THIS SURVEY WAS PERFORMED AT THE REQUEST OF CRAIG W. & BONNIE ANNE MUNKERS, OWNERS, TO PARTITION 3.13 ACRES AROUND THE EXISTING RESIDENCE AND SEPARATE IT FROM THE 160 ACRE AGRICULTURAL GROUND. USING THE LIMITATIONS AND BOUNDS GIVEN BY THE OWNER AND MORROW COUNTY PLANNING, I FIND AND TIE THE CORNER COMMON TO SECTIONS 27, 28, 33, AND 34, WHICH IS A BRASS CAP SET AT THE INTERSECTION OF A NORTH-SOUTH FENCE AND A FENCE FROM THE EAST, JUST SOUTHEAST OF THE EXISTING RESIDENCE. I ALSO FIND AND TIE THE CORNER COMMON TO SECTIONS 27, 28, 21, AND 22, TO THE NORTH, DEFINING THE EAST BOUNDARY LIMITS OF THIS PARTITION. I LOCATE THE EXISTING EDGES AND CENTERLINE OF THE CLARKS CANYON ROAD, ALONG WITH THE FENCES TO THE EAST TO DELINEATE WHERE THE 60' RIGHT-OF-WAY OF THIS ROAD FALLS. I FIND THAT THE FENCES ON THE SOUTH SIDE OF CLARKS CANYON ROAD APPEAR MOST CONSISTENT AND LINEAR AND HOLD THOSE AS THE SOUTHERLY RIGHT-OF-WAY, AND LAY OUT THE CENTERLINE DESCRIPTION AND USE A BEST FIT ALONG THE CURVE OF THE ROAD. I TIE A FENCE LINE THAT LEAVES THE ROAD NEAR THE SITE, TO THE WEST, THAT APPARENTLY FITS CLOSELY TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER. AS A CHECK I ALSO TIE AN EAST-WEST FENCE LINE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO APPROXIMATE THE LOCATION OF 1/16TH LINE. THE REMAINDER OF THE 160 ACRE PARENT PARCEL WAS NOT SURVEYED. AS DIRECTED BY MORROW COUNTY PLANNING I HOLD OFFSETS OF 20' TO EACH SIDE OF THE EXISTING BUILDINGS AND 25' TO THE BACK TO LAYOUT THE PARAMETERS OF THE SOUTHERLY BOUNDARY OF PARCEL NO. 2. I INCLUDE THE EXISTING DRIVEWAY AND FENCE TO THE NORTHWEST OF THE EXISTING STRUCTURES AS DIRECTED BY THE OWNER, AS SHOWN ON THIS PLAT. TO DETERMINE AN ELEVATION BASE TO CHECK THE BASE FLOOD ELEVATIONS AGAINST THE FIRM MAP FOR THIS SITE, I TIE INTO 3 REGISTERED BENCH MARKS NEAR THE SITE. NAMELY RB0875, RB0855, AND RB0876. ALL ARE WITHIN 1.5 MILES OF THE SITE AND I MATCH TO EACH WITHIN A FEW HUNDREDTHS WITH RTK GPS. THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON 8203A ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.



LEGEND

- SET 5/8"X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
- ⊕ FOUND 2.5" BRASS CAP, AS NOTED IN SURVEY D-623-K.
- ⊙ FOUND 5/8" IRON REBAR OF RECORD, SEE REFERENCED SURVEY.
- EASEMENT OF RECORD
- x CALCULATED 1/16TH CORNER POSITION
- SECTIONAL AND SUBDIVISIONAL LINES.
- PROPERTY BOUNDARY
- - - ROAD RIGHT-OF-WAY
- - - EXISTING FENCES
- - - EXISTING STREAM
- OVERHEAD POWER LINES AND POLES
- - - UNDERGROUND TELEPHONE LINES AND TELEPHONE PEDESTAL
- - - EXISTING ASPHALT
- EXISTING STRUCTURES

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BASIS OF BEARING
EAST LINE OF SECTION 28 AS BASED ON COUNTY SURVEY D-623-K.

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PARTITION, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN MORROW COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

4/23/2015 1:04pm
2015-35874
COUNTY RECORDERS STAMP

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/15

DATE: 02/13/15	DWN. BY: RDE	PARTITION PLAT FOR: CRAIG W. & BONNIE ANNE MUNKERS 64823 CLARKS CANYON ROAD LEXINGTON, OREGON 97839
SCALE: 1"=100'	CHK. BY: RDE	
JOB NO. 2015-008	REV. DATE: 00/00/00	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH: 541-276-2055 FAX: 541-276-3480
DWG NO. MUNKERSPP.DWG		

1737

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MORROW COUNTY
PARTITION PLAT NO. 2015-2

A PARTITION THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, AND THE EAST HALF AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, ALSO KNOWN AS TAX LOT 5300 OF ASSESSOR'S MAP IS 25E, LOCATED IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS PARCEL 2, AS SHOWN ON THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED. PARCEL 1, AS SHOWN HEREON, IS UNSURVEYED.

THE INITIAL POINT OF THIS PLAT IS MARKED WITH A 5/8"X30" IRON REBAR WITH A RED PLASTIC CAP MARKED "ORPLS43406LS - WAPLS44338", SAID INITIAL POINT IS ON THE EAST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, AND BEARS NORTH 0°05'01" EAST, A DISTANCE OF 833.58 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, AND MARKS THE SOUTHEAST CORNER OF PARCEL NUMBER 2.

I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 33 OF TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, STATE OF OREGON.

SUBJECT TO: ANY ROADS AND ROAD RIGHT-OF-WAYS; AND EXISTING UTILITY EASEMENTS AS DESCRIBED BY DEED OR MADE APPARENT BY LOCATION.

CONTAINING 160 ACRES, MORE OR LESS.
ALL BEING WITHIN TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, STATE OF OREGON.

REFERENCES: SURVEYS ● MORROW COUNTY SURVEYOR'S OFFICE, DEEDS ● MORROW COUNTY RECORDER'S OFFICE.

- ASSESSOR'S MAP IS 25 AND IS 25 27CC/CB
- (R1) - COUNTY SURVEY FOLDER NO. 624, SURVEY D-623-K, KRUMBEIN FOR MORROW COUNTY AIRPORT, 1983.
- (R2) - COUNTY SURVEY FOLDER NO. 364, SURVEY C-173-K, KRUMBEIN FOR STRUTHERS, 1979.
- (R3) - COUNTY SURVEY FOLDER NO. 869, SURVEY C-1096-E, WELLS FOR MILLER, 1996.
- (R4) - COUNTY SURVEY FOLDER NO. 1451, SURVEY I451-C, COPPOCK FOR GREENUP, 2005.
- (R5) - COUNTY SURVEY FOLDER NO. 610, SURVEY D-294-K, KRUMBEIN FOR CITY OF LEXINGTON, 1980.
- (R6) - FIRM MAP, PANEL 604, MAP NO. 41049C0604D, EFFECTIVE DATE DECEMBER 18, 2007. NAVD 1988.
- (D1) - BARGAIN & SALE DEED, DOC. NO. 2014-35311, MUNKERS TO MUNKERS, 12/30/2014. IS25 TL5300.
- (D2) - BARGAIN & SALE DEED, DOC. NO. 2014-35092, MUNKERS TO MUNKERS, 11/12/2014. IS25 TL5300.
- (D3) - MEMORANDUM OF REAL ESTATE CONTRACT, DOC. NO. 2005-13509, WAGENBLAST TO NEIFFER, 12/03/2004. IS25 TL4900.
- (D4) - BARGAIN & SALE DEED, M-51746, COX TO CX5 LIMITED, 07/22/1997. IS25 TL5800.
- (D5) - CORRECTION BARGAIN & SALE DEED, DOC. NO. 2003-9136, MUNKERS TO MUNKERS, 09/26/2003. IS25 TL5700.
- (D6) - STATUTORY WARRANTY DEED, DOC. NO. 2014-34103, MEYER TO MEADOWBROOK FARMS, LLC., 05/08/2014. IS25 TL4500.
- (D7) - MORROW COUNTY ROAD DEPARTMENT, RESOLUTION #27, PAGE 37, JOURNAL G, CLARK'S CANYON ROAD, 09/01/1926.
- (D8) - WARRANTY DEED, M-44935, WAY TO STARR, 04/12/1995. IS25 27CC TL200.
- (D9) - EASEMENT, DEED M-5639, MUNKERS TO COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., 1973.
- (D10) - EASEMENT, DEED M-31913, MUNKERS TO PACIFIC NORTHWEST BELL TELEPHONE CO., 1988. 10' IN WIDTH.

OWNER'S DECLARATION:

WE, CRAIG WILLIAM MUNKERS & BONNIE ANNE MUNKERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND MORROW COUNTY ORDINANCE.

Craig William Munkers *Bonnie Anne Munkers*
CRAIG WILLIAM MUNKERS BONNIE ANNE MUNKERS

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF MORROW

ON THIS 21st DAY OF April, IN THE YEAR 2015, BEFORE ME Theresa Crawford THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CRAIG WILLIAM MUNKERS AND BONNIE ANNE MUNKERS, PERSONALLY KNOWN TO ME OR PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Theresa Crawford
NOTARY SIGNATURE

Theresa Lynn Crawford
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 928213

MY COMMISSION EXPIRES: May 18, 2018

APPROVALS

APPROVED THIS 21st DAY OF April, 2015.

Stephen K. Haddock
MORROW COUNTY SURVEYOR

APPROVED THIS 23rd DAY OF April, 2015.

Carla B. McNamee
MORROW COUNTY PLANNING DIRECTOR

TAXES ARE PAID IN FULL.

APPROVED THIS 23 DAY OF April, 2015.

Michael D. Spurr
MORROW COUNTY TAX COLLECTOR & ASSESSOR

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PARTITION, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN MORROW COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert Douglas English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/15

PAGE 2 OF 2

DATE: 02/13/15	DWN. BY: RDE	PARTITION PLAT FOR: CRAIG W. & BONNIE ANNE MUNKERS P.O. BOX 637 LEXINGTON, OREGON 97839
SCALE: N/A	CHK. BY: RDE	
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