

PARTITION PLAT No. 2016-1

Located in the SW1/4 of the NE1/4 of Section 27, Township 2 South, Range 26 East, Willamette Meridian, Morrow County, State of Oregon.

SHEET 1 OF 2

NARRATIVE OF SURVEY

This partition plat was prepared at the request of Heppner City Manager Kim Cutsforth. The purpose of the plat is to partition the lands of Morrow County Grain Growers, Inc. into three parcels as shown. The exterior boundary of the property being partitioned was located and monumented in Morrow County survey 2015-1729D. The parcel divisions are based on the location of Fellbourne Street and the land ceded to Morrow County by deed M-13839 for right of way of Fuller Canyon Road. This survey was performed with a Trimble R7/R8 RTK GPS system.

LEGEND

- SET 5/8"x24" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
FOUND MONUMENT AS NOTED.
COMPUTED POINT
FOUND 5/8" IRON REBAR FROM SURVEY 2015-1729D
BOUNDARY OF EASEMENT FROM DEED 2016-37574. EXACT LOCATION TO BE DETERMINED IN THE FUTURE. SEE THE DEED.
RECORD DIMENSION FROM MT. VERNON 1888 ADDITION UNLESS OTHERWISE NOTED.
DIMENSIONS LOCATING THE NEW PUBLIC SEWER EASEMENT

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2016-37811
PLAT-PART
Cnt=1 Str=23 TCRAWFORD 03/10/2016 02:23:32 PM
\$20.00 \$5.00 \$11.00 \$30.00 \$50.00 \$366.00
00028318201600378110020024
Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-17

Stephen K. Haddock
This is a True and Exact Copy

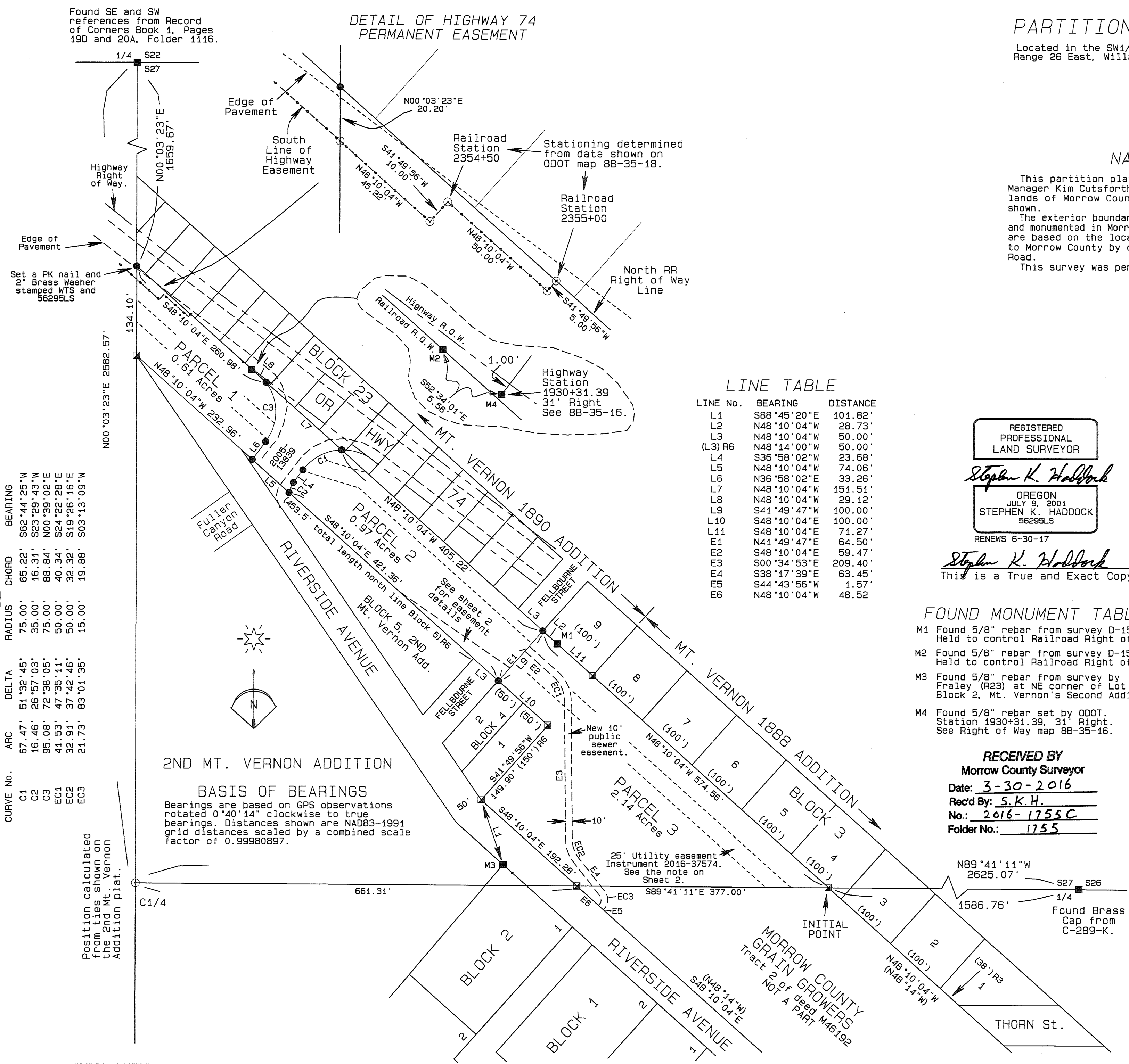
FOUND MONUMENT TABLE

- M1 Found 5/8" rebar from survey D-158-K. Held to control Railroad Right of Way.
M2 Found 5/8" rebar from survey D-158-K. Held to control Railroad Right of Way.
M3 Found 5/8" rebar from survey by Fraley (R23) at NE corner of Lot 1, Block 2, Mt. Vernon's Second Addition.
M4 Found 5/8" rebar set by ODOT. Station 1930+31.39, 31' Right. See Right of Way map 8B-35-16.

RECEIVED BY
Morrow County Surveyor
Date: 3-30-2016
Rec'd By: S.K.H.
No.: 2016-1755C
Folder No.: 1755

PARTITION PLAT FOR
City of Heppner
P.O. Box 756
Heppner, OR 97836
LOCATION: SW1/4 NE1/4, S27, T2S, R26E, W.M.: MORROW COUNTY, OREGON
Project Date: NOVEMBER 16, 2015
Project No. 14-26 SCALE: 1" = 100'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

DETAIL OF HIGHWAY 74 PERMANENT EASEMENT



LINE TABLE

Table with columns: LINE No., BEARING, DISTANCE. Lists lines L1 through E6 with their respective bearings and distances.

CURVE TABLE with columns: CURVE No., ARC, DELTA, RADIUS, CHORD, BEARING. Lists curves C1 through C3 with their respective measurements.

BASIS OF BEARINGS
Bearings are based on GPS observations rotated 0°40'14\"/>

Position calculated from ties shown on the 2nd Mt. Vernon Addition plat.

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands partitioned hereon in accordance with ORS Chapter 92 as revised and that the Initial Point as shown hereon is marked with a 5/8" iron rebar with an orange plastic cap set under survey 2015-1729D. The lands partitioned by this plat are described as follows:

LEGAL DESCRIPTION

All that portion of the Heppner Branch right of way of the Union Pacific Railroad Company, successor in interest to the Oregon Railway and Navigation Company and the Oregon-Washington Railroad and Navigation Company, in the Southwest Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 26, East, Willamette Meridian, Morrow County, Oregon. SUBJECT TO: A perpetual easement and right of way in favor of the State of Oregon - Department of Transportation over that portion of the afore-described tract currently occupied by State Highway 74.

EXCEPTING THEREFROM: That portion described in Deed recorded on May 25, 2005, as Microfilm No. M-2005-13839, Morrow County Deed Records.

SUBJECT TO: Reservations, including the terms and provisions thereof, as contained in Deed recorded on October 05, 1995, as Microfilm No. M-46192, Morrow County Deed Records.

SUBJECT TO: Easement Deed and Agreement, including the terms and provisions thereof, by and between, Morrow County Grain Growers, Inc., as Grantor, and Union Pacific Railroad Company, as Grantee, recorded October 5, 1995, as Microfilm No. M-46193, Morrow County Deed Records.

SUBJECT TO: Easement Deed and Agreement, including the terms and provisions thereof, by and between, Union Pacific Railroad Company, as Grantor, and Morrow County, as Grantee, recorded November 06, 1996 as Microfilm No. M-49401, Morrow County Deed Records.

SUBJECT TO: Modification of Easement, including the terms and provisions thereof, by and between, Morrow County, A Municipal Subdivision of the State of Oregon and the City of Heppner, a Municipal Corporation, recorded February 10th, 2016 as Instrument No. 2016-37574, Morrow County Deed Records.

UTILITY EASEMENT NOTE

The exact location of the easement established in Morrow County Documents M-46193 and M-49401 and as modified by Instrument No. 2016-37574 is to be determined by future construction of the proposed utilities and by construction of the proposed fire station to be built on Parcel 2 of this partition. The location as shown hereon is only to provide notice of the existence of the easement.

RECORD SURVEYS CONSULTED

- R1 GLO CONTRACT NO. 119 DATED FEBRUARY 15, 1867 BY U.S. DEPUTY SURVEYOR B.J. PENGRA... R10 COUNTY SURVEY C-146-K-347... R11 COUNTY SURVEY C-147-K-365... R12 COUNTY SURVEY C-175-K-366... R13 COUNTY SURVEY C-709-K-512... R14 COUNTY SURVEY C-864-K-536... R15 COUNTY SURVEY D-158-K-580... R16 COUNTY SURVEY D-161-K-581... R17 COUNTY SURVEY D-711-K-643... R18 COUNTY SURVEY E-1003-E-775... R19 COUNTY SURVEY B1, P19-1116... R20 COUNTY SURVEY D-1205-E-979... R21 COUNTY SURVEY C-1363-M-1363... R22 UNFILED SURVEY BY DELANO FOR MORROW COUNTY DATED 3-9-2005, FULLER CANYON RD... R23 COUNTY SURVEY 2015-1726C FRALEY FOR LATRACE 1965... R24 ODOT MAPS 3B-11-14, 7B-6-17, 8B-35-16 AND 8B-35-18... R25 COUNTY SURVEY 2015-1729D... R2 COUNTY SURVEY C-175-K-366... R3 MT. VERNON 1888 ADDITION PLAT BOOK 1, PAGE 17 PLATTED 11-27-1888... R4 MT VERNON 1890 ADDITION PLAT BOOK 1, PAGE 50 PLATTED 3-18-1890... R5 SHIPLEY'S ADDITION DEED BOOK E, PAGE 622 PLATTED 5-10-1890... R6 MT VERNON SECOND ADDITION DEED BOOK G, PAGES 462 AND 463. PLATTED 5-4-1904... R7 RIVERSIDE ADDITION PLAT BOOK 2, PAGE 8 PLATTED 9-2-1947... R8 COUNTY SURVEY B-26-K-95... R9 COUNTY SURVEY C-3-K-285

OWNER'S DECLARATION

I, John Ripple, General Manager / Treasurer of Morrow County Grain Growers, INC., an Oregon corporation, Owner of the land described hereon, do hereby declare that I have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the Subdivision Ordinance of Morrow County, Oregon. I do also hereby dedicate to the public the 10 sewer line easement shown on parcel 3. I do also dedicate the private easement for ingress and egress across Parcel 2 as shown in the access easement detail hereon. This easement shall be for the benefit of Parcel 3 of this plat and for Block 5 of the 2nd. Mt. Vernon Addition.

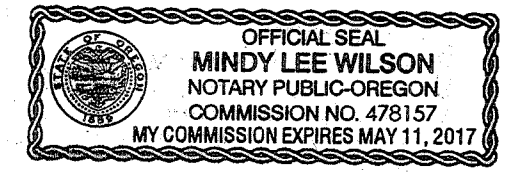
[Signature] General Manager / Treasurer Morrow County Grain Growers, Inc.

State of: Oregon County of: Morrow On this 2nd Day of March, 2016, the above named individual appeared personally before me and is known to me to be the identical individual who executed the Owner's declaration and acknowledged that they did so freely and voluntarily.

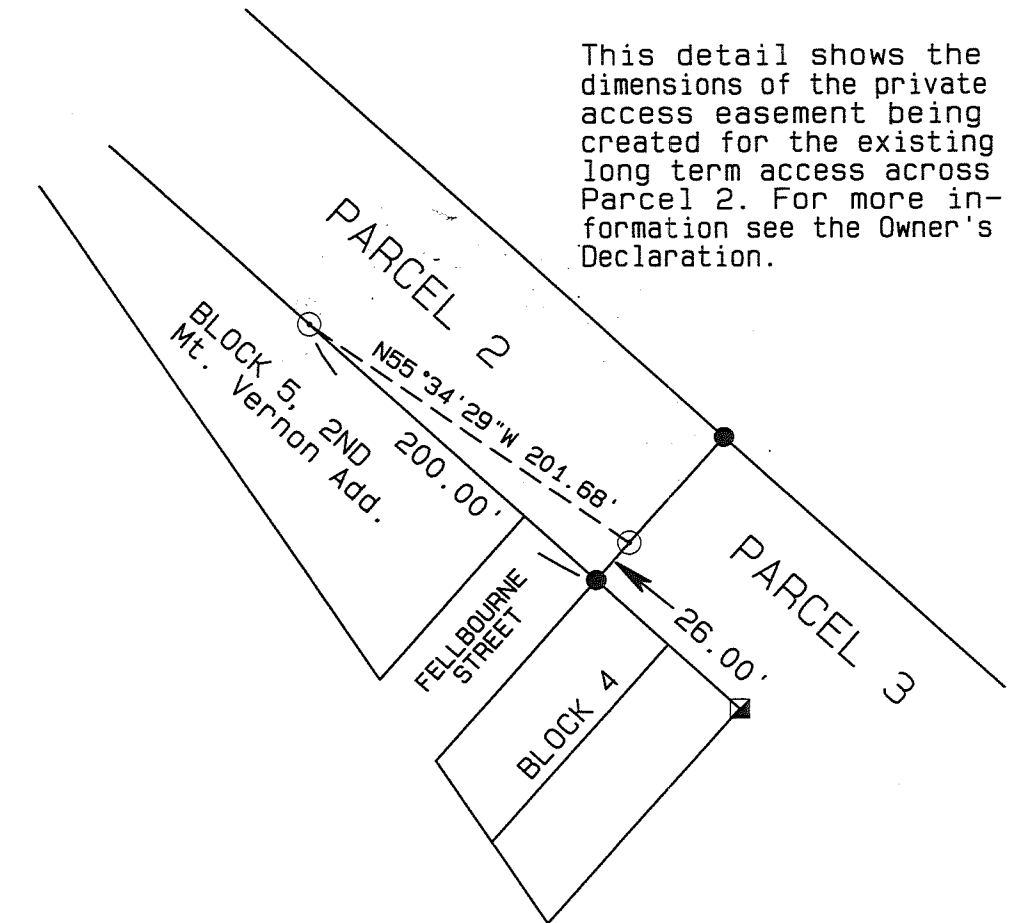
Before me: [Signature] Mindy Lee Wilson Printed name: Mindy Lee Wilson Notary Public for Oregon

Commission number: 478157

My commission expires: May 11, 2017



PRIVATE ACCESS EASEMENT DETAIL



This detail shows the dimensions of the private access easement being created for the existing long term access across Parcel 2. For more information see the Owner's Declaration.

PARTITION PLAT No. 2016-1

Located in the SW1/4 of the NE1/4 of Section 27, Township 2 South, Range 26 East, Willamette Meridian, Morrow County, State of Oregon.

SHEET 2 OF 2

APPROVALS

I hereby certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Morrow County Subdivision Ordinance on this

29 Day of February 2016. [Signature] UMATILLA COUNTY SURVEYOR

This Partition Plat is hereby approved on this

8th Day of MARCH 2016. [Signature] MORROW COUNTY PLANNING DIRECTOR

This Partition Plat is hereby approved on this

9th Day of March 2016. [Signature] MORROW COUNTY ASSESSOR MORROW COUNTY TAX COLLECTOR

RECEIVED BY Morrow County Surveyor

Date: 3-30-2016 Rec'd By: S.K.H. No.: 2016-1755C Folder No.: 1755

OFFICE OF COUNTY RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] Stephen K. Haddock

OREGON JULY 9, 2001 STEPHEN K. HADDOCK 56295LS

RENEWS 6-30-17

[Signature] Stephen K. Haddock This is a True and Exact Copy

PARTITION PLAT FOR City of Heppner P.O. Box 756 Heppner, OR 97836 LOCATION: SW1/4 NE1/4, S27, T2S, R26E, W.M.: MORROW COUNTY, OREGON

Project Date: NOVEMBER 16, 2015 Project No. 14-26 SCALE: 1" = 100' WITNESS TREE SURVEYING Stephen K. Haddock, PLS, CFedS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922