

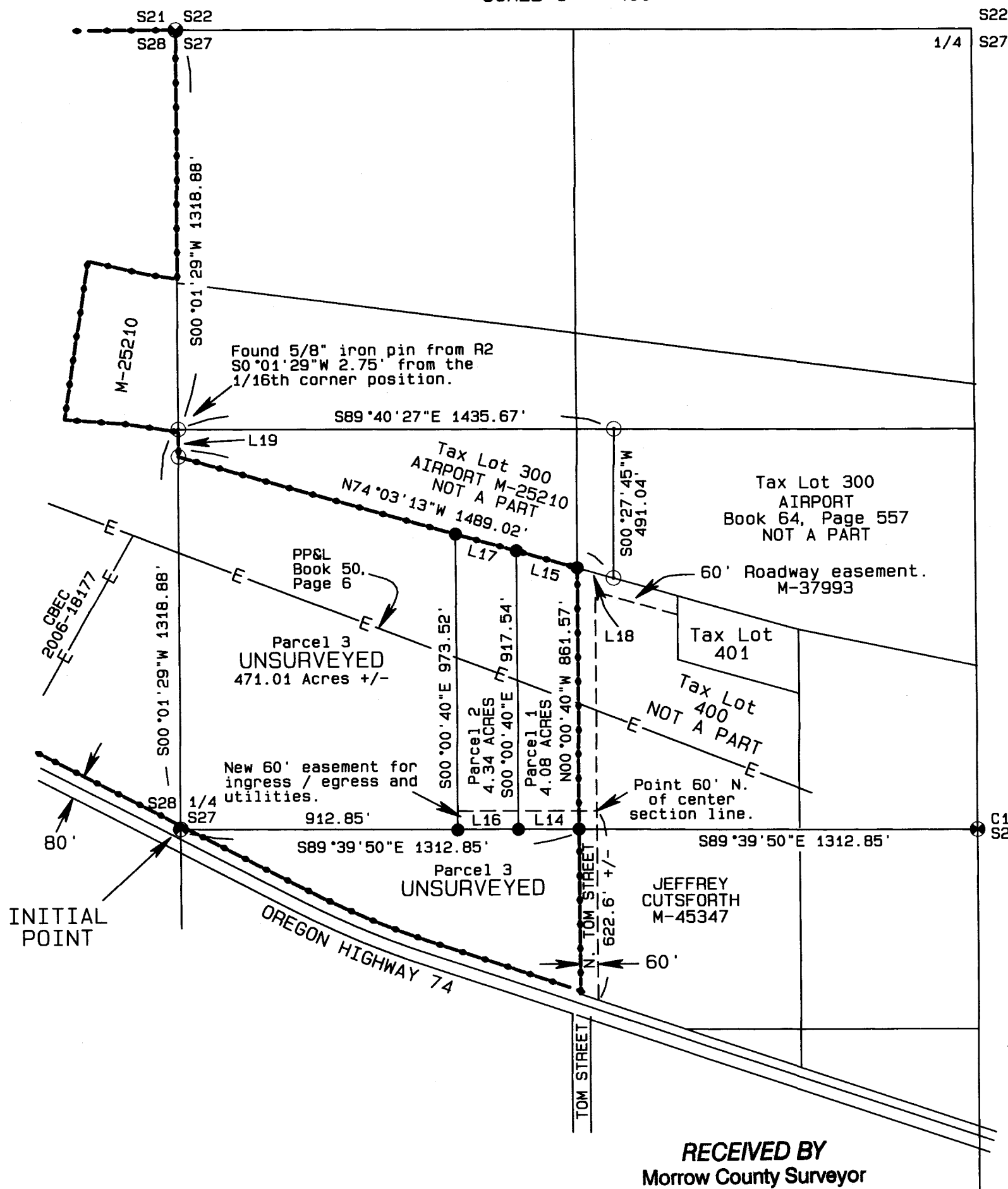
SURVEYED PARCEL DETAIL

SCALE 1" = 400'

Partition Plat 2016 - 3

Located in Sections 27, 28, and 33, T1S, R25E, W.M., Morrow County, Oregon.

1774

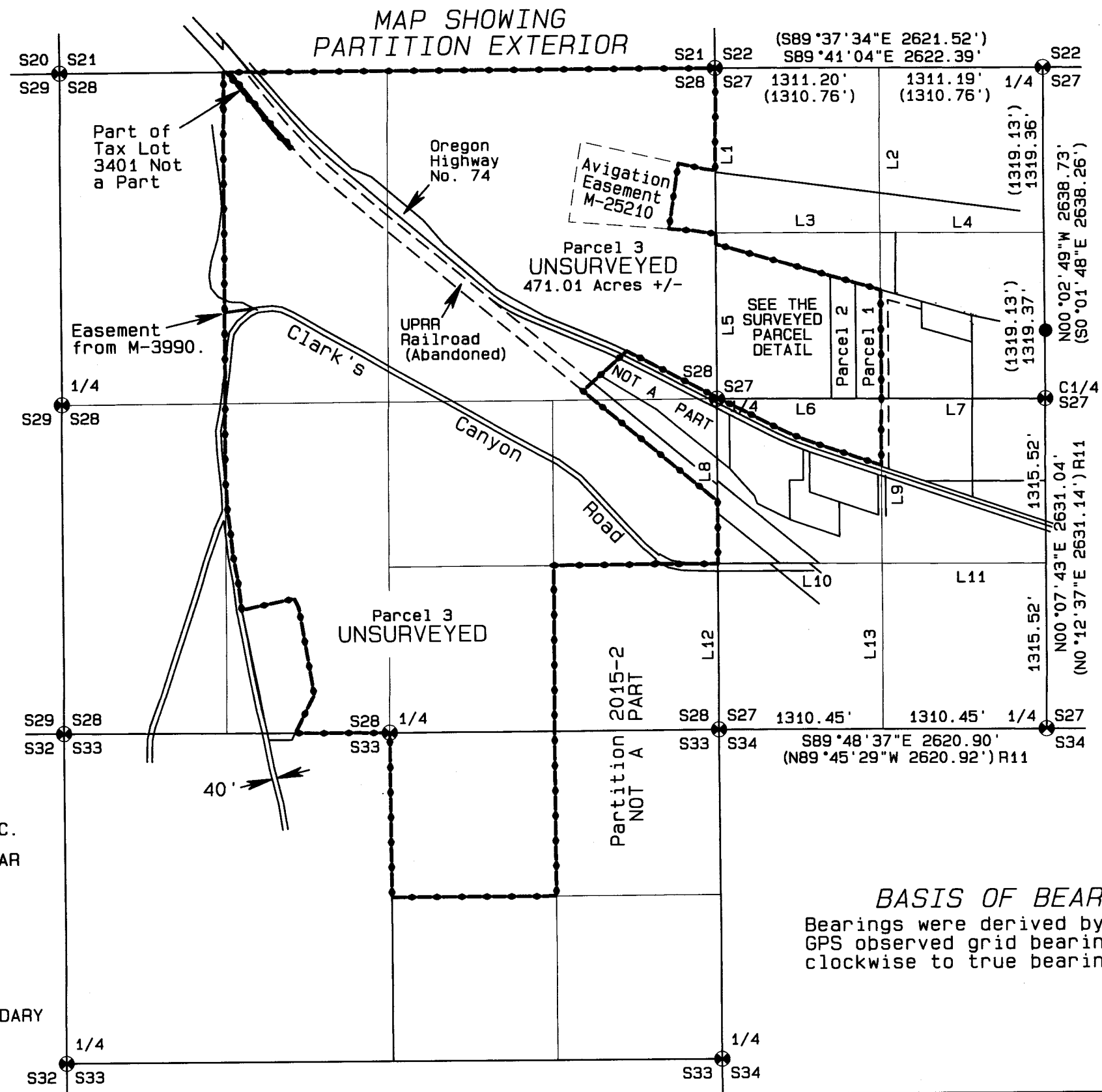


RECORD SURVEYS

REF. No.	SURVEY No.
R1	Folder No. 364
R2	Folder No. 624
R3	Folder No. 1737
R4	Folder No. 1748
R5	ODOT MAP 9B-21-10
R6	RAILROAD RIGHT OF WAY MAP V-ORE-8 SHEETS 9 AND 10

LEGEND

- ⊗ FOUND AND HELD BRASS CAP AS SHOWN ON RECORD SURVEY 2015-1748C.
- SET 5/8" X 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- COMPUTED POINT
- RECORD DATA FROM SURVEY R2 UNLESS OTHERWISE INDICATED
- PARTITION EXTERIOR BOUNDARY



BASIS OF BEARINGS
Bearings were derived by rotating GPS observed grid bearings 0°34'19" clockwise to true bearings.

RECEIVED BY
Morrow County Surveyor
Date: 9-16-2016
Rec'd By: S.K.H.
No.: 2016-1774C
Folder No.: 1774

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Duane Neiffer. The purpose of the survey was to partition the land as shown for the development of two non-farm parcels.

The section corner monumentation held for this partition is as shown on Morrow County Survey 2015-1748C. The south line of Tax Lot 300 as described in deed M-23684 was surveyed and monumented under the County survey in folder 364. There was a significant discrepancy with the found monuments from the survey in folder 364 along the section line in their reported north-south location so I held the boundary of the airport property as described in the deed. See survey 2015-1748C for additional information on the monument discrepancies.

Parcel 3 as shown hereon is unsurveyed. As this partition will have no affect on the lands in Parcel 3, the easements located entirely within that parcel were not located or shown.

The survey for this partition was conducted with a Trimble R7/R8 RTK GPS system operated in Kinematic mode.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S00°01'29"W	1318.88'
(L1)	S00°05'01"W	1318.86'
L2	S00°00'40"W	1319.12'
(L2)	S00°01'37"W	1318.99'
L3	S89°40'27"E	1312.02'
(L3)	N89°37'14"W	1312.07'
L4	S89°40'27"E	1312.02'
(L4)	N89°37'14"W	1312.07'
L5	S00°01'29"W	1318.88'
(L5)	S00°05'01"W	1318.86'
L6	S89°39'50"E	1312.85'
(L6)	S89°36'54"E	1313.38'
L7	S89°39'50"E	1312.85'
(L7)	S89°36'54"E	1313.38'
L8	S00°01'29"W	1313.88'
L9	S00°04'36"W	1317.20'
L10	S89°44'13"E	1311.65'
L11	S89°44'13"E	1311.65'
L12	S00°01'29"W	1313.88'
L13	S00°04'36"W	1317.20'
L14	S89°39'50"E	200.00'
L15	N74°03'13"W	208.02'
L16	S89°39'50"E	200.00'
L17	N74°03'13"W	208.02'
L18	N74°03'13"W	124.38'
L19	N00°01'29"E	90.10'

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

SHEET 1 OF 2

PARTITION FOR
Mr. Duane Neiffer
67795 Macnab Lane
Ione, OR 97843-4350
LOCATION: T1S, R25E, W.M., Section 27
MORROW COUNTY OREGON

MORROW COUNTY CLERK RECORDING INFORMATION:

MORROW COUNTY, OREGON 2016-38821
PLAT-PART
Cnt=1 Stn=23 TCRAWFORD 09/01/2016 02:00:43 PM
\$20.00 \$5.00 \$11.00 \$30.00 \$50.00 \$366.00

00029628201600388210020025

I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk

PROJECT DATE: August 15, 2015
PROJECT No. 2015-16 SCALE: 1" = 1000'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

1774

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 is the west 1/4 corner of Section 27 and is marked with a 2 1/2" brass cap set under survey 2015-1748C. The lands partitioned by this plat are described as follows:

LEGAL DESCRIPTION

Township 1 South, Range 25, East of the Willamette Meridian, in the County of Morrow and State of Oregon.

Section 27: The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter.

EXCEPTING THEREFROM all that portion lying South of State Highway No. 74 and North and East of the Centerline of the abandoned Union Pacific Railroad Right of Way.

ALSO EXCEPTING THEREFROM a parcel of land lying in the Southwest Quarter of the Northwest Quarter of said Section 27, described as follows: Beginning at the North one-sixteenth corner common to Sections 27 and 28; thence South 89°37'14" East along the North line of said Southwest Quarter of the Northwest Quarter a distance of 1435.67 feet; thence South 0°31'00" West a distance of 491.04 feet; thence North 74°00'00" West a distance of 1489.02 feet to a point on the West line of said Section 27; thence North 0°05'01" East along said West line a distance of 90.10 feet to the point of beginning.

Section 28: The Northeast Quarter, the Northeast Quarter of the Southeast Quarter; The West Half of the Southeast Quarter; The East Half of the Northwest Quarter; All that portion of the East Half of the Southwest Quarter lying East of Clark's Canyon Road. Together with all that portion of the abandoned Union Pacific Railroad.

ALSO EXCEPTING THEREFROM Commencing at the Southwest corner of Section 28; thence Easterly along the Southerly line of said Section 28 a distance of 1600 feet, more or less, to the point of intersection of said Southerly line and the Easterly right of way line of Clark's Canyon Road, said point being the point of beginning; thence in a Northerly direction along the said Easterly right of way line a distance of 1600 feet; thence at a right angle to the right and in an Easterly direction a distance of 431 feet, more or less, to a 5/8" x 30" iron pin with an aluminum cap stamped LS 933; thence at a deflection angle of 76°04'30" to the right, a distance of 78.45 feet to a 5/8" x 30" iron pin with an aluminum cap stamped LS 933; thence at a deflection angle of 36°09'42" to the right a distance of 397 feet, more or less, to an intersection with said Southerly line of Section 28; thence in a Westerly direction along said Southerly line, a distance of 185 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land lying in the Northeast Quarter of said Section 28, described as follows: Commencing at the North one-sixteenth corner common to Sections 27 and 28, said point being the true point of beginning; thence South 0°05'01" West along the East line of said Section 28, a distance of 7.91 feet; thence North 81°06'20" West a distance of 177.06 feet; thence North 85°23'41" West a distance of 200.56 feet; thence North 8°53'40" East a distance of 530.00 feet; thence South 76°48'59" East a distance of 200.56 feet; thence South 81°06'20" East a distance of 99.56 feet, to a point on said East line; thence South 0°05'01" West along said East line a distance of 498.07 feet, to the point of beginning.

ALSO EXCEPTING THEREFROM Beginning at a point lying North 18°10'16" West a distance of 2981.15 feet from the Southeast Corner of Section 28, said point also being the Initial Point of Partition Plat 1996-9; thence South 48°31'48" West to a point on the South boundary line of the abandoned railroad right of way line; thence Southeasterly along said South boundary line to its intersection with the West boundary line of Section 27; thence North on said West Section line to a point on the South boundary line of Parcel 3 of Partition Plat 1996-9; thence Northwesterly along said South boundary line to the point of beginning.

ALSO EXCEPTING THEREFROM Parcel 3 of Partition Plat 1996-9.

ALSO EXCEPTING THEREFROM a strip of land 20 feet in width paralleling the South boundary line of the abandoned Union Pacific Railroad right of Way, described as follows: Beginning at the Quarter corner common to Sections 21 and 28; thence Westerly along the North line of said Section 28, a distance of 1258 feet, to a point in the center of the abandoned Union Pacific Railroad right of way; thence continuing Westerly along said North line to a point 20 feet beyond the Southwest line of said Union Pacific Railroad right of way; thence Southeasterly parallel with said Southwest line 800 feet, more or less, to a point in the center of Willow Creek; thence Northeasterly 20 feet, to the Southerly line of said abandoned Union Pacific Railroad right of way; thence Northwesterly to the point of beginning.

Section 33: The Northwest Quarter of the Northeast Quarter.

EXCEPTING ALL ROADS AND ROAD RIGHTS OF WAY.

LEGAL DESCRIPTION CONTINUED

SUBJECT TO: Right of Way for Electric Transmission and Distribution lines, including the terms and provisions thereof, in favor of Pacific Power and Light Company, recorded January 29, 1947, in Book 50, Page 6, Morrow County Deed Records. (By instrument recorded September 7, 1984, as Microfilm No. M-23788, Morrow County Microfilm Records, a portion of the property was released from said Easement.)

SUBJECT TO: Right of way, including the terms and provisions thereof, in favor of Pacific Northwest Bell Telephone Company, recorded October 12, 1971, as Microfilm No. M-3990, Morrow County Microfilm Records.

SUBJECT TO: Right of Way for Electric Transmission and Distribution lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded January 28, 1977, as Microfilm No. M-10659, Morrow County Microfilm Records.

SUBJECT TO: Avigation Easement, including the terms and provisions thereof, in favor of Morrow County, a political subdivision of the State of Oregon, as contained in Judgment Order, recorded June 27, 1985, as Microfilm No. M-25210, Morrow County Microfilm Records.

SUBJECT TO: Right of Way, including the terms and provisions thereof, in favor of Pacific Northwest Bell Telephone Company, recorded March 14th, 1989, as Microfilm No. M-32689, Morrow County Microfilm Records.

SUBJECT TO: Reservations and easements, including the terms and provisions thereof, in favor of Union Pacific Railroad Company, as contained in Deed recorded January 15, 1996, as Microfilm No. M-47104, Morrow County Microfilm Records.

SUBJECT TO: Easement deed and agreement, including the terms and thereof, between Union Pacific Railroad Company and Morrow County, recorded November 6th, 1996, as Microfilm No. M-49401, Morrow County Microfilm Records. (By instrument recorded March 27, 1997, as Microfilm No. M-50698, Morrow County Microfilm Records, Morrow County assigns a portion of said easement to Telephone Utilities of Eastern Oregon, Inc.)

SUBJECT TO: Reservations and easements, including the terms and provisions thereof, in favor of Morrow County, as contained in Deed recorded November 6, 1996, as Microfilm No. M-49402, Morrow County Microfilm Records.

SUBJECT TO: Right of way for Electric Transmission and Distribution lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative Association, recorded October 4, 2003, as Microfilm No. M-2003-9346, Morrow County Microfilm Records.

CONSENT TO PARTITION

I, Russell B. Seewald, V.P. Loan Officer of the Bank of Eastern Oregon, do hereby consent to this partition and to the dedication of the easement for ingress, egress, and utilities as described in the Owner's Declaration on this partition plat.

Russell B. Seewald
V.P., Loan Officer, Bank of Eastern Oregon

State of: Oregon
County of: Morrow

On this 23rd Day of December, 2015, the above named individual appeared personally before me and is known to me to be the identical individual who executed the Consent to Partition and acknowledged that they did so freely and voluntarily.

Before me: Sharon Lynn Rietmann
Printed name: Sharon Lynn Rietmann
Notary Public for Oregon

Commission number: 934826
My commission expires: January 11, 2019

RECEIVED BY
Morrow County Surveyor

Date: 9-16-2016
Rec'd By: S.K.H.
No.: 2016-1774C
Folder No.: 1774

Partition Plat 2016 - 3

Located in Sections 27, 28, and 33, T1S, R25E, W.M., Morrow County, Oregon.

OWNER'S DECLARATION

We, Duane Neiffer and Linda Neiffer, owners, do hereby declare that we have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the subdivision ordinances of Morrow County, Oregon. We do also dedicate the new 60 foot easement for ingress / egress and utilities across the southerly end of Parcels 1 and 2 as shown hereon. Said easement is appurtenant to all three parcels of this partition.

Duane Neiffer
Linda Neiffer

State of: Oregon
County of: Morrow

On this 23rd Day of December, 2015, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the Owner's declaration and acknowledged that they did so freely and voluntarily.

Before me: Sharon Lynn Rietmann
Printed name: Sharon Lynn Rietmann
Notary Public for Oregon

Commission number: 934826
My commission expires: January 11, 2019

EASEMENT DEDICATION

I, Jeffrey Patrick Cutsforth, also known as Jeffrey Custforth, owner of the lands described in Morrow County deed document M-45347, a portion of which is shown on the face of this partition plat, do hereby dedicate an easement for ingress / egress and utilities for the benefit of Parcels 1, 2, and 3 of this partition forever, said easement being described as follows: A strip of land, 60 feet in width, abutting upon and lying easterly of the west line of the NE1/4 of the SW1/4 and the SE1/4 of the NW1/4 of Section 27, T1S, R25E, W.M., Morrow County, Oregon, said strip beginning at a point 60 feet northerly of the east - west centerline of said Section 27 and running southerly a distance of 622.6 feet, more or less, to the north line of Oregon Highway 74, said line being the southerly terminus of this easement.

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

SHEET 2 OF 2

PARTITION FOR
Mr. Duane Neiffer
67795 Macnab Lane
Ione, OR 97843-4350

LOCATION: T1S, R25E, W.M., Section 27
MORROW COUNTY OREGON

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

21 Day of December 2015
David H. Keller
UMATILLA COUNTY SURVEYOR

This Partition Plat is hereby approved on this

29 Day of August 2015
Arta D. Evans
MORROW COUNTY PLANNING DIRECTOR

This Partition Plat is hereby approved on this

1 Day of September 2015
MORROW COUNTY ASSESSOR / MORROW COUNTY TAX COLLECTOR

Jeffrey Patrick Cutsforth, C.A.K.A Jeffrey Cutsforth

State of: Oregon
County of: Morrow

On this 29 Day of August 2015, the above named individual appeared personally before me and is known to me to be the identical individual who executed the Easement Dedication and acknowledged that he did so freely and voluntarily.

Before me: Sharon Lynn Rietmann
Printed name: Sharon Lynn Rietmann
Notary Public for Oregon

Commission number: 934826
My commission expires: January 11, 2019

MORROW COUNTY CLERK RECORDING INFORMATION:

MORROW COUNTY, OREGON 2016-38821
PLAT-PART 09/01/2016 02:00:43 PM
\$20.00 \$5.00 \$11.00 \$30.00 \$50.00 \$366.00



Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. Bobbi Childers - County Clerk

PROJECT DATE: August 15, 2015

PROJECT No. 2015-16 SCALE: 1" = 1000'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

1774

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