RITZ AG ADDITION

A REPLAT OF LOTS 6, 7 AND 8 OF EMERT SUBDIVISION AS LOCATED IN THE SOUTH HALF OF SECTION 3, T 1 S, R 24 E, WILLAMETTE MERIDIAN, CITY OF IONE, MORROW COUNTY, OREGON.

DESCRIPTION:

LOTS 6, 7 AND 8 OF "EMERT SUBDIVISION", MORROW COUNTY, OREGON, AS LOCATED IN THE CITY OF IONE AND ALSO BEING IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 24 EAST, WILLAMETTE MERIDIAN.

OWNERS DECLARATION:

RITZ AG, THE OWNER OF THE PROPERTY SHOWN ON THIS ADDITION, DO HEREBY STATE THAT RITZ AG HAS CAUSED THIS ADDITION PLAT TO BE PREPARED AND STATE THAT THE PROPERTY HEREBY REPLATTED IS IN ACCORDANCE WITH ORS CHAPTER 92.

RITZ AG, HEREBY ACKNOWLEDGES THE 20 FOOT WIDE DRAINAGE EASEMENT SHOWN ACROSS PARCELS 1 AND 2 AS ORIGINALLY DEDICATED ON THE PLAT OF "EMERT SUBDIVISION".

RITZ AG, HEREBY VACATES ALL OF THE UTILITY EASEMENTS DEDICATED ALONG THE EXTERIORS OF LOTS 6, 7 AND 8 OF THE PLAT OF "EMERT SUBDIVISION".

RITZ AG HEREBY DEDICATES THE 5 FOOT WIDE UTILITY EASEMENTS SHOWN ALONG THE NORTH, EAST AND SOUTH EXTERIOR LINES OF PARCEL 1 AND 2, AS SHOWN ON THIS PLAT.

RITZ AG HEREBY DEDICATES THE 10 FOOT WIDE UTILITY EASEMENTS SHOWN ALONG THE WESTERLY BOUNDARIES OF PARCEL 1 AND 2 OF THIS PLAT.

BY "JERRY RIETMANN", PRESIDENT

State of **Oregon**
County of **Morrow** } SS

On this **10** day of **July**, 2003 Jerry Rietmann appeared before me and acknowledged that Ritz Ag having caused this instrument to be prepared is Ritz Ag's free and voluntary act.

Notary Public for **City of Ione**
My commission expires **MAR 17, 2006**

OFFICIAL SEAL
MELISSA A ROSS
NOTARY PUBLIC-OREGON
COMMISSION NO. 386729
MY COMMISSION EXPIRES MAR 17, 2006

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS RECORD OF SURVEY IS TO REPLAT LOTS 6, 7 AND 8 OF EMERT SUBDIVISION INTO TWO NEW LOTS. I MADE FIELD TIES TO THE FOUND MONUMENTS NOTED AND USED THE RECORD BEARINGS AND DISTANCES TO SET THE MONUMENTS ON THE EXTERIOR LINES OF THIS REPLAT AND DIVIDED THAT AREA INTO THE TWO LOTS AS SHOWN.

THE PLAT OF "EMERT SUBDIVISION" WAS RECORDED USING NON-TANGENT CURVES AND THE RADIUS POINTS WERE NOT NOTED ON THE PLAT, SO I USED THE FOUND MONUMENTS ALONG EMERT DRIVE ALONG WITH THE RECORD CURVE RADIUS TO COMPUTE THE SHOWN CURVE DATA.
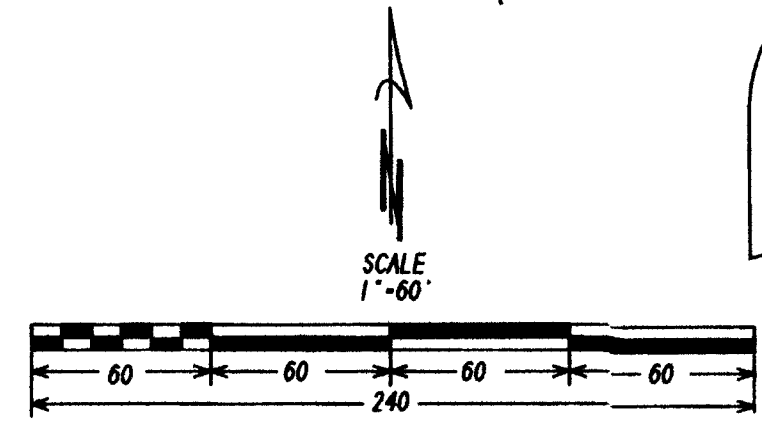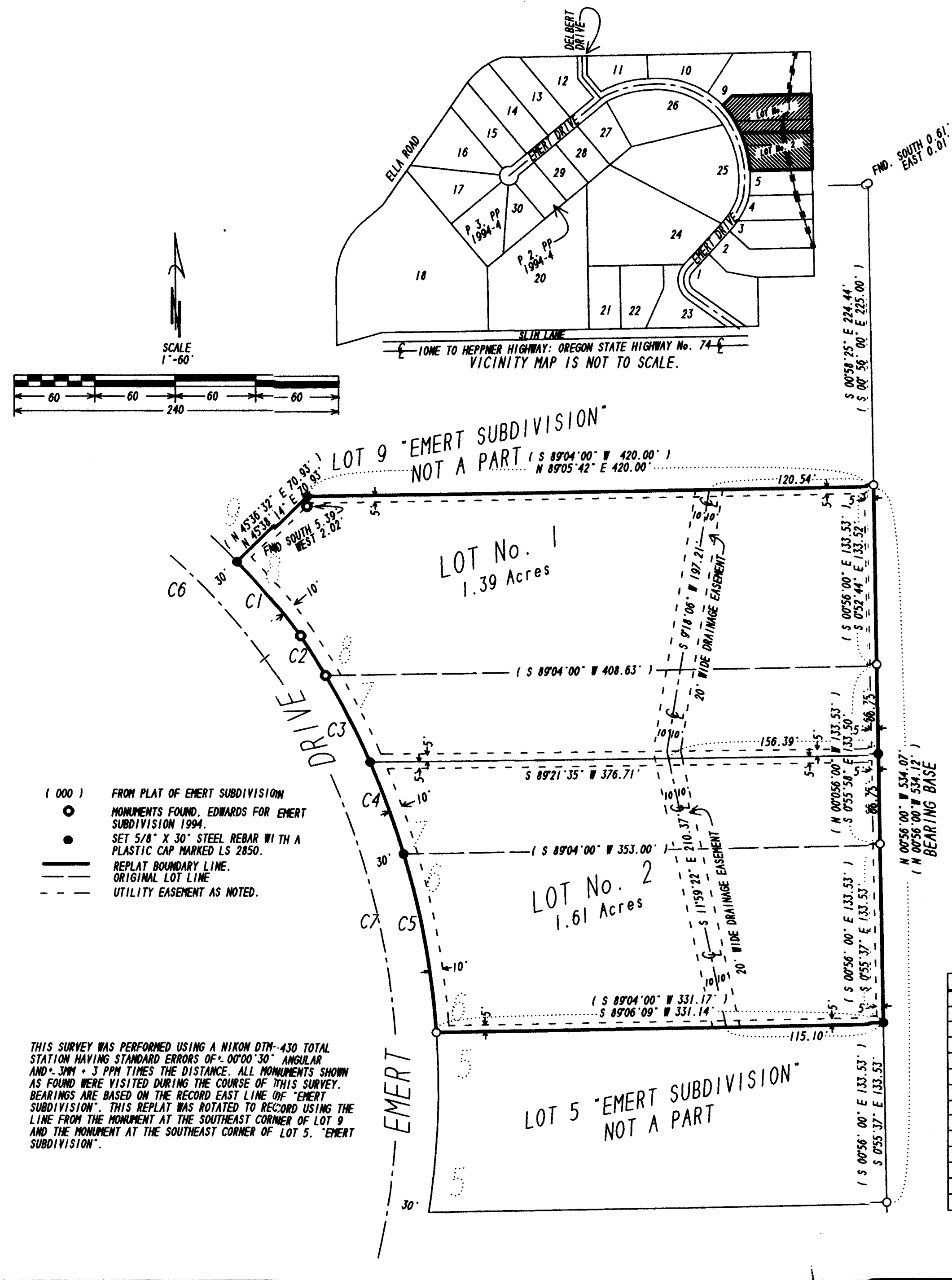
Approvals:

Approved this **25** day of **March**, 2003
Morrow County Surveyor

Approved this **13** day of **January**, 2003
Mayor: City of Ione, Morrow County, Oregon.

Approved this **8th** day of **September**, 2003
Morrow County Tax Collector

Approved this **8th** day of **September**, 2003
Morrow County Assessor

State of Oregon } SS
County of Morrow

I certify that the within instrument was recieved and filed for record on the **8th** day Sept. of 2003, at **4:00** pas'ls file No. **M-2003-9004**

Clerk
Deputy

RECEIVED BY
Morrow County Surveyor

Date: **3-24-2017**
Rec'd By: **S.K.H.**
No.: **2017-1796C**
Folder No.: **1796**

SURVEYOR'S CERTIFICATE:

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 REPLATTED BY THIS PLAT. I ALSO CERTIFY THAT THIS REPLAT COMPLIES WITH ALL OF THE APPLICAPLE PROVISIONS OF ORS CHAPTER 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 20 1998
JUDSON L. COPPOCK
2850

RENEWAL DATE: DEC. 31 2003

VICINITY MAP

DELBERT DRIVE
ELLA ROAD
EMERT DRIVE
SLIM LANE
IONE TO HEPPNER HIGHWAY: OREGON STATE HIGHWAY No. 74

VICINITY MAP IS NOT TO SCALE.

SCALE 1"=60'
60 | 60 | 60 | 60
240

LOT 9 "EMERT SUBDIVISION" NOT A PART (S 89°04'00" W 420.00')
N 89°05'42" E 420.00'

LOT NO. 1
1.39 Acres

LOT NO. 2
1.61 Acres

LOT 5 "EMERT SUBDIVISION" NOT A PART

EMERT DRIVE

(000) FROM PLAT OF EMERT SUBDIVISION
○ MONUMENTS FOUND, EDWARDS FOR EMERT SUBDIVISION 1994.
● SET 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850.
— REPLAT BOUNDARY LINE.
— ORIGINAL LOT LINE.
- - - UTILITY EASEMENT AS NOTED.

THIS SURVEY WAS PERFORMED USING A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ±00'00'30" ANGULAR AND ±.3MM + 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY. BEARINGS ARE BASED ON THE RECORD EAST LINE OF "EMERT SUBDIVISION". THIS REPLAT WAS ROTATED TO RECORD USING THE LINE FROM THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 9 AND THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 5, "EMERT SUBDIVISION".

CURVE TABLE

CI- MEASURED
(CI)- RECORD

CURVE	BEARING	HORIZ DI	RADIUS	ARC	DELTA	TANGENT
C1	N 40°11'15" W	70.67	480.00	70.73	8°26'36"	35.43
(C1)	N 40°09'55" W	70.67	480.00	70.73	8°26'36"	
C2	N 31°59'23" W	34.97	603.00	34.97	3°19'23"	17.49
(C2)	N 32°06'56" W	35.07	603.00	35.07	3°19'58"	
C3	N 27°00'48" W	72.49	603.00	72.54	6°53'32"	36.31
C4	N 20°07'16" W	72.49	603.00	72.54	6°53'32"	36.31
C5	N 10°11'48" W	135.29	603.00	135.58	12°52'57"	68.08
(C5)	N 10°13'15" W	135.29	603.00	135.58	12°52'57"	
C6	N 66°11'49" W	452.89	450.00	474.58	60°25'31"	262.04
(C6)	N 66°13'56" W	452.89	450.00	474.58	60°25'31"	
C7	N 11°18'42" W	436.12	573.00	447.40	44°44'13"	235.81
(C7)	N 11°20'49" W	436.12	573.00	447.40	44°44'14"	

PREPARED BY

COPPOCK SURVEYING
P.O. BOX 495
HEPPNER, OR. 97836
541-676-8750
01/07/03
Job No. 0802223