



PARTITION PLAT NO. 1998-5

A PORTION OF BLOCKS 6W AND 7W, SECS. 24 AND 25
TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M.
CITY OF IRRIGON, MORROW COUNTY, OREGON
RECORD LEGAL DESCRIPTION

(MORROW CO. DOCUMENT #51433)
THAT PORTION OF BLOCKS 6W AND 7W, LOCATED IN SECTIONS 24 AND 25, IN TOWNSHIP 5 NORTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, AND STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6W, OF SAID SECTION 25, THENCE NORTHEASTERLY ALONG THE SOUTH BOUNDARY OF U.S. HIGHWAY 730 TO THE WEST BOUNDARY OF FIRST STREET; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF FIRST STREET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 6W; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF FIRST STREET A DISTANCE OF 35 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, PARTITION PLAT 1994-5; THENCE SOUTH 89°42'36" WEST ALONG THE NORTH LINE OF SAID PARCEL 1 OF PARTITION PLAT 1994-5 A DISTANCE OF 300.32 FEET TO THE WEST BOUNDARY OF LOT 8, BLOCK 6W; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 8 AND LOT 1, BLOCK 6W TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE WEST 10 FEET OF THE EAST 33 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, AND STATE OF OREGON, LYING SOUTH OF U.S. HIGHWAY 730.

OWNER'S DECLARATION

WE, THE PORT OF MORROW, THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THIS PARTITION PLAT TO BE CREATED AND RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION AS FILED IN THE COUNTY OF MORROW, STATE OF OREGON.

Gary Neal
GARY NEAL, PORT OF MORROW AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF OREGON } s.s.
COUNTY OF MORROW } s.s.
THIS IS TO CERTIFY THAT ON THIS 31st DAY OF July, 1998, PERSONALLY APPEARED BEFORE ME GARY NEAL, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNER'S DECLARATION", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sally M West
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON



RESIDING AT *Morrow County*
MY COMMISSION EXPIRES: *3-26-2002*

APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS PARTITION PLAT FOR FILING IN THE COUNTY OF MORROW.

Rich A. Hohnbaum July 31, 1998
CITY OF IRRIGON DATE

Beverly D. Bindaewater 7-30-98
WEST EXTENSION IRRIGATION DISTRICT DATE

J. Dennis Edwards 7/27/98
MORROW COUNTY SURVEYOR DATE

Mike Smith 8-4-98
MORROW COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 13th DAY OF August, 1998 A.D. AT ___ O'CLOCK ___ M. AND RECORDED AS FILE NO. _____

Michelle C. Hillier 8/12/98
MORROW COUNTY TAX COLLECTOR DATE

STATE OF OREGON } s.s.
COUNTY OF MORROW } s.s.

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 13th DAY OF August, 1998 A.D. AT 2:00 O'CLOCK P.M. AND RECORDED AS FILE NO. *11-55092*

Barbara Stodewitz
MORROW COUNTY CLERK
Debra Kesting
DEPUTY

REV. 7/21/98

SURVEY NARRATIVE

THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF THE BANK OF EASTERN OREGON IN ORDER TO CREATE A NEW BUILDING LOT ON PARCEL 1.

THIS SURVEY IS BASED ON THE EXISTING MONUMENTS AT THE N 1/4, SEC. 25, THE E 1/16th. COR. BETWEEN 24 & 25, THE IRON PIN AT THE INTERSECTION OF W. 1st. STREET AND CALIFORNIA AVE. AND THE EXISTING PINS AROUND PARTITION PLAT 1996-16. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF PARTITION PLAT #1996-16.

I CALCULATED THE EXTERIOR BOUNDARY AND LOTS WITHIN BLOCK 6W FROM OUR TIES TO THE EXISTING MONUMENTS ON THE NORTH AND EAST LINES OF THE BLOCK. THE REMAINDER OF THE BLOCK WAS CALCULATED FROM TOMPKINS BREAKDOWN AS SHOWN ON SURVEY C-1103-E. THE EXISTING PINS FOUND ON PARTITION PLAT 1996-16 AGREE WITHIN 0.2' - 0.3' FEET OF MY COMPUTED POSITIONS AND WERE THUS HELD FOR THE WEST, SOUTH AND EAST BOUNDARIES OF THE OVERALL PROPERTY.

THE ALIGNMENT AND RIGHT OF WAY OF U.S. HIGHWAY 730 WAS ESTABLISHED HOLDING THE P.I. (STA: 466+48.16 NOT SHOWN) WHICH WAS CALCULATED FROM THE GIVEN COORDINATES BETWEEN THE P.I., THE N 1/4 COR. S.25 AND THE 1" IRON PIPE AT THE RR RIGHT OF WAY AS SHOWN ON O.D.O.T. HIGHWAY PLANS OF THE BOARDMAN JCT. - IRRIGON SECTION, DRAWING 88-19-2. THE AHEAD AND BACK TANGENTS AND SPIRAL CURVE WERE THEN CALCULATED FROM THE HIGHWAY DATA. THE COMPUTED RIGHT OF WAY AGREES VERY WELL WITH THE EXISTING TOMPKINS AND MCKINNINS PINS FOUND ON SURVEY C-1103-E, AND C-1017-E RESPECTIVELY.

LEGAL DESCRIPTION (AS SURVEYED)

THAT PORTION OF BLOCKS 6W AND 7W, LOCATED IN SECTIONS 24 AND 25, IN TOWNSHIP 5 NORTH, RANGE 26 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, AND STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PARTITION PLAT 1996-16; THENCE S 89°42'36" W, 300.31 FEET ALONG THE NORTH LINE THEREOF TO THE NORTHWEST CORNER OF SAID PLAT; THENCE N 00°24'03" W, 85.58 FEET TO AN IRON PIN ON THE WEST LINE OF LOT 1, BLOCK 6W; THENCE CONTINUING N 00°24'03" W, 279.41 FEET TO A POINT ON THE SOUTHERLY MARGIN OF U.S. HIGHWAY 730, THE RADIUS POINT OF WHICH BEARS S 18°51'39" E, 15,228.87 FEET; THENCE NORTHEASTERLY 328.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'36" TO A POINT ON THE WESTERLY MARGIN OF WEST FIRST STREET; THENCE S 00°24'03" E, 79.92 FEET ALONG SAID MARGIN TO THE CENTERLINE OF VACATED IDAHO STREET; THENCE S 89°42'54" W, 10.00 ALONG SAID CENTERLINE TO THE WEST MARGIN OF WEST FIRST STREET; THENCE S 00°24'03" E, 365.58 FEET ALONG SAID MARGIN TO THE POINT OF BEGINNING.

NOTES:

1. BASIS OF BEARING IS THE NORTH LINE OF PARTITION PLAT NO. 1996-16 HELD AS N 89°42'36"E ACCORDING TO THE SURVEY THEREOF BY MCKINNIS, (FILE NO. C-1113-E)
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
3. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED GBW WA 30440 OR 02817LS
4. ● = DENOTES FOUND PROPERTY CORNER AS NOTED.
5. THIS SURVEY WAS PERFORMED USING A SOKKIA SET 3-B ELECTRONIC TOTAL STATION HAVING STANDARD ERRORS OF 3" ANGULAR AND 3MM ± PPM TIMES THE DISTANCE. ALL MONUMENTS WERE VISITED AT THE TIME OF THIS SURVEY, IN JULY, 1998.
6. [] = DENOTES RECORD PER TOMPKINS SURVEY C-1103-E. { } = DENOTES RECORD PER PARTITION PLAT 1996-16.

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JULY, 1998, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary B. Wagner
GARY B. WAGNER
02817LS
RENEWS 6/30/00

DATE 7/24/98

THIS PARTITION PLAT WAS PREPARED FOR: BANK OF EASTERN OREGON
OWNER: PORT OF MORROW
NAME: GARY NEAL
DEVELOPER: E. ORE BANK
ADDRESS: P.O. BOX 39
HEPPNER, ORE.

ROGERS SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR. 97838
PHONE (541) 567-5859
FAX: (541) 567-6757

CLIENT	BANK OF EASTERN OREGON		JOB NO.	OR05898	
PROJECT	PARTITION PLAT PORTION OF BLKS. 6W & 7W				
DRAWN BY:	GBW	SCALE:	1"=50'	F. B. NO.:	OR009
APPROVED:	GBW	DATE:	07/10/98	VERSION:	ACAD14
				FILE:	OR05898
				SHEET	1
				OF	1