

LAND PARTITION PLAT NO. 2017-5

BEING A PARTITION OF A PORTION OF THE McDANIEL TRACT, LAND PARTITION NO. LP-S-339-04 SITUATED IN THE SE1/4 SECTION 35 AND THE SW1/4 SECTION 36; T.5S.; R.25E.; W.M.; IN THE NE1/4 AND SE1/4 SECTION 1; T.6S.; R.25E.; W.M.; IN THE NE1/4, SE1/4, SW1/4 AND NW1/4 SECTION 6 AND IN THE NE1/4 AND NW1/4 SECTION 7; T.6S.; R.26E.; W.M.; MORROW COUNTY, OREGON

RECEIVED BY
Morrow County Surveyor
Date: 11-16-2017
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No.: 2017-1812C
Folder No.: 1812



RANKIN LANE & LINE TABLE
RECORD COURSE AND DIST. FROM DEED 2014-34826

LINE	BEARING	DISTANCE
L1	N71°35'W	255.00
L2	N87°56'W	286.00
L3	S73°38'W	196.00
L4	S86°10'W	482.00
L5	S57°54'W	345.00
L6	S69°27'W	256.00
L7	N84°45'W	185.00
L8	S71°36'W	277.00
L9	S71°36'W	159.2
L10	S71°36'W	117.8

BOUNDARY LINE & EASEMENT TABLES
RECORD DATA FROM SURVEY NO. 1782 & DEED NO. 2017-40990

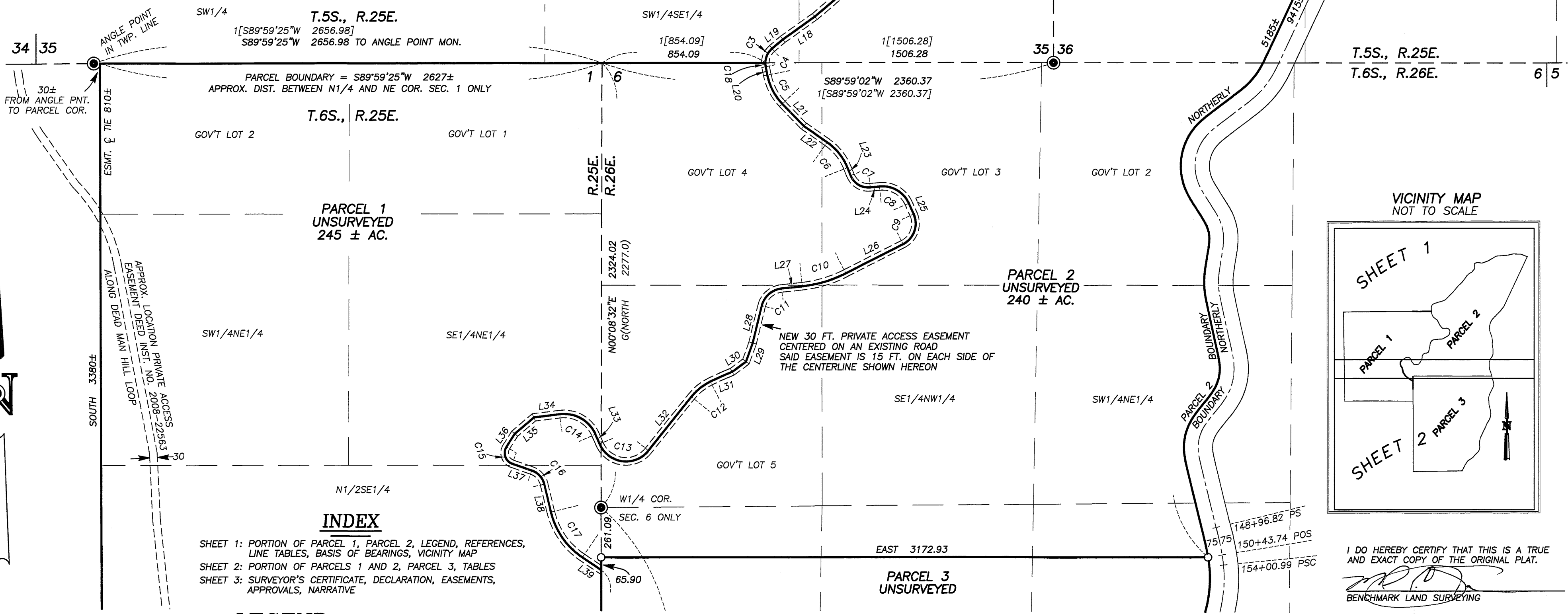
LINE TABLE

LINE	BEARING	DISTANCE
L11	S20°14'00"W	180.00
L12	S27°26'00"W	505.00
L13	S42°36'00"W	460.00
L14	S67°25'00"W	160.00
L15	S32°49'00"W	105.00
L16	S60°30'00"W	135.00
L17	S49°40'00"W	325.00
L18	S54°33'00"W	205.00
L19	S49°35'00"W	73.00

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°36'00"	200.00	120.78	S50°07'00"W	118.95
C2	27°41'00"	200.00	96.63	S46°39'30"W	95.70
C3	49°06'30"	100.00	85.7±	S25°01'45"W	83.1

BASIS OF BEARINGS
GEODETIC NORTH
BASED ON A GPS OBSERVATION
TAKEN AT THE SE CORNER SECTION 35



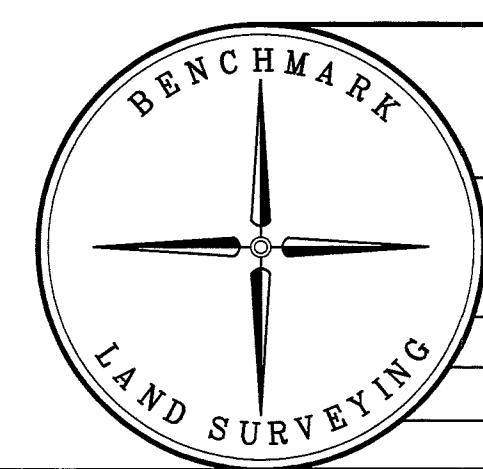
INDEX
SHEET 1: PORTION OF PARCEL 1, PARCEL 2, LEGEND, REFERENCES, LINE TABLES, BASIS OF BEARINGS, VICINITY MAP
SHEET 2: PORTION OF PARCELS 1 AND 2, PARCEL 3, TABLES
SHEET 3: SURVEYOR'S CERTIFICATE, DECLARATION, EASEMENTS, APPROVALS, NARRATIVE

LEGEND

- FOUND 1" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP MARKED FOR CORNER AND "PLS 1636 - 2003". SEE MORROW COUNTY SURVEYOR CORNER RESTORATION RECORDS
 - SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
 - ⊙ SET 5/8"x30" IRON PIN WITH ATTACHED 3" ALUMINUM CAP MARKED BENCHMARK LAND SURVEYING, ALSO MARKED FOR REFERENCE MONUMENT AND PLS 70918 - 2017
 - ⊙ SET 1 1/2"x30" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP MARKED BENCHMARK LAND SURVEYING ALSO MARKED FOR CORNER AND "PLS 70918 - 2017"
- G() GLO RECORD BEARING AND DISTANCE
 - () DEED RECORD BEARING AND DISTANCE
 - [] RECORD BEARING AND DISTANCE FROM COUNTY SURVEY NO. 1701
 - [] RECORD BEARING AND DISTANCE FROM COUNTY SURVEY NO. 1782

REFERENCES

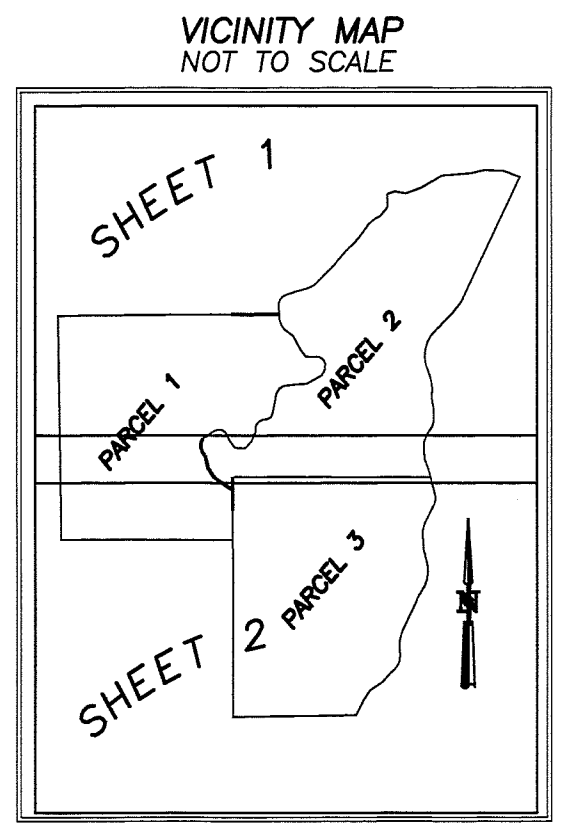
- DEED RECORD INSTRUMENT NO.'S 2014-34826, 2017-40990, 2017-41014
- MORROW COUNTY CORNER RECORDS
- GENERAL LAND OFFICE FIELD NOTES
- ODOT RIGHT OF WAY MAP NO. 88-6-7
- MORROW COUNTY SURVEY NO.'S 1701, 1782,



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION PLAT
BEING A PORTION OF THE McDANIEL TRACT FROM LP-S-339-04 SITUATED IN SEC'S 35 & 36, T.5S., R.25E.; SEC. 1, T.6S., R.25E. AND SEC'S 6 & 7, T.6S., R.26E.; W.M.; MORROW COUNTY, OREGON

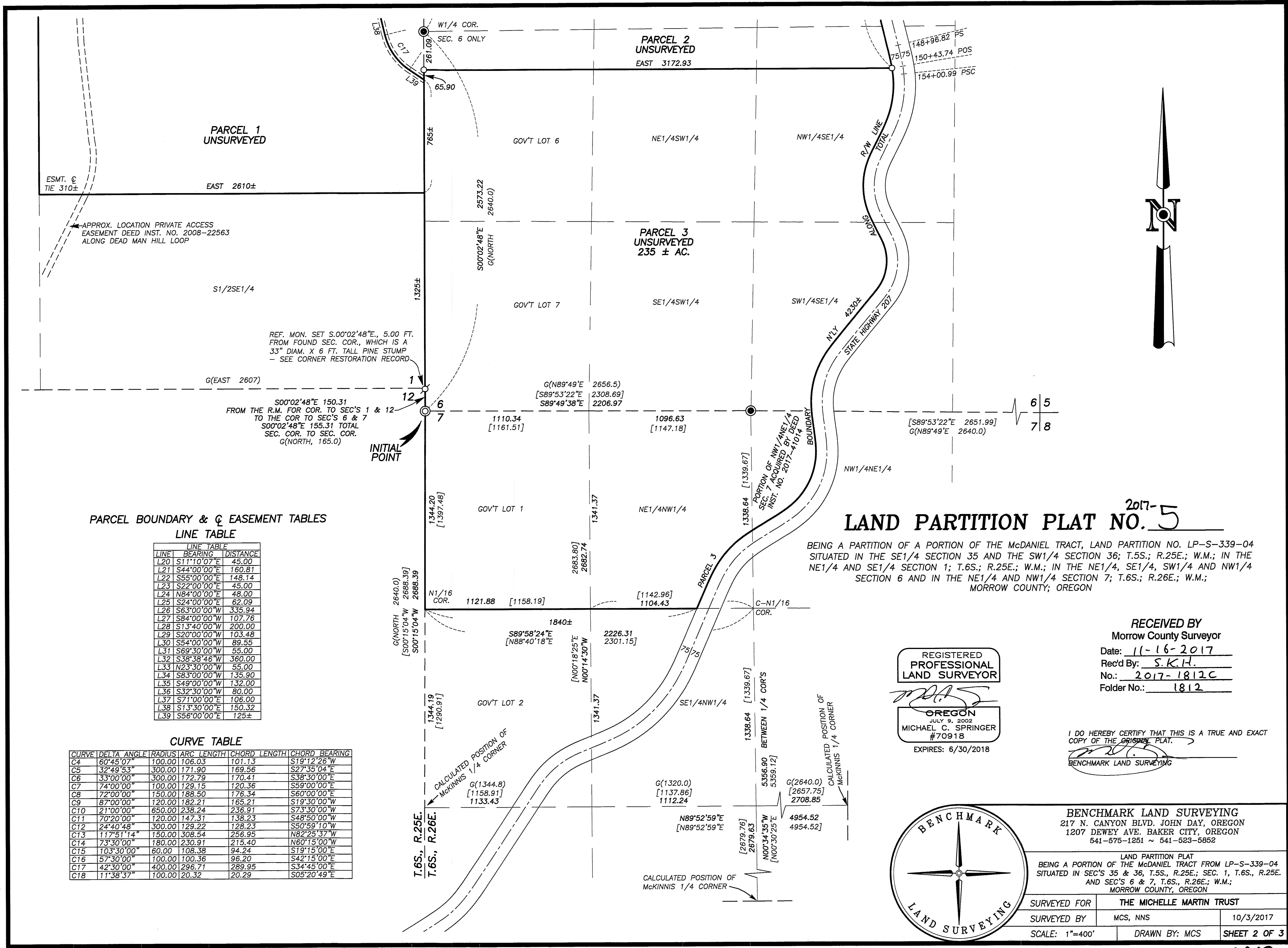
SURVEYED FOR	THE MICHELLE MARTIN TRUST	
SURVEYED BY	MCS, NNS	10/3/2017
SCALE: 1"=400'	DRAWN BY: MCS	SHEET 1 OF 3



I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
BENCHMARK LAND SURVEYING

1812

1812



ESMT. @
TIE 310±

APPROX. LOCATION PRIVATE ACCESS
EASEMENT DEED INST. NO. 2008-22563
ALONG DEAD MAN HILL LOOP

REF. MON. SET S.00°02'48"E, 5.00 FT.
FROM FOUND SEC. COR., WHICH IS A
33" DIAM. X 6 FT. TALL PINE STUMP
- SEE CORNER RESTORATION RECORD

S00°02'48"E 150.31
FROM THE R.M. FOR COR. TO SEC'S 1 & 12
TO THE COR. TO SEC'S 6 & 7
S00°02'48"E 155.31 TOTAL
SEC. COR. TO SEC. COR.
G(NORTH, 165.0)

PARCEL BOUNDARY & EASEMENT TABLES
LINE TABLE

LINE	BEARING	DISTANCE
L20	S11°10'07"E	45.00
L21	S44°00'00"E	160.81
L22	S55°00'00"E	148.14
L23	S22°00'00"E	45.00
L24	N84°00'00"E	48.00
L25	S24°00'00"E	62.09
L26	S63°00'00"W	335.94
L27	S84°00'00"W	107.76
L28	S13°40'00"W	200.00
L29	S20°00'00"W	103.48
L30	S54°00'00"W	89.55
L31	S69°30'00"W	55.00
L32	S38°38'46"W	360.00
L33	N23°30'00"W	55.00
L34	S83°00'00"W	135.90
L35	S49°00'00"W	132.00
L36	S32°30'00"W	80.00
L37	S71°00'00"E	106.00
L38	S13°30'00"E	150.32
L39	S56°00'00"E	125±

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	60°45'07"	100.00	106.03	101.13	S19°12'26"W
C5	32°49'53"	300.00	171.90	169.56	S27°35'04"E
C6	33°00'00"	300.00	172.79	170.41	S38°30'00"E
C7	74°00'00"	100.00	129.15	120.36	S59°00'00"E
C8	72°00'00"	150.00	188.50	176.34	S60°00'00"E
C9	87°00'00"	120.00	182.21	165.21	S19°30'00"W
C10	21°00'00"	650.00	238.24	236.91	S73°30'00"W
C11	70°20'00"	120.00	147.31	138.23	S48°50'00"W
C12	24°40'48"	300.00	129.22	128.23	S50°59'10"W
C13	117°51'14"	150.00	308.54	256.95	N82°25'37"W
C14	73°30'00"	180.00	230.91	215.40	N60°15'00"W
C15	103°30'00"	60.00	108.38	94.24	S19°15'00"E
C16	57°30'00"	100.00	100.36	96.20	S42°15'00"E
C17	42°30'00"	400.00	296.71	289.95	S34°45'00"E
C18	11°38'37"	100.00	20.32	20.29	S05°20'49"E

2017-5
LAND PARTITION PLAT NO. 5

BEING A PARTITION OF A PORTION OF THE McDANIEL TRACT, LAND PARTITION NO. LP-S-339-04
SITUATED IN THE SE1/4 SECTION 35 AND THE SW1/4 SECTION 36; T.6S.; R.25E.; W.M.; IN THE
NE1/4 AND SE1/4 SECTION 1; T.6S.; R.25E.; W.M.; IN THE NE1/4, SE1/4, SW1/4 AND NW1/4
SECTION 6 AND IN THE NE1/4 AND NW1/4 SECTION 7; T.6S.; R.26E.; W.M.;
MORROW COUNTY, OREGON

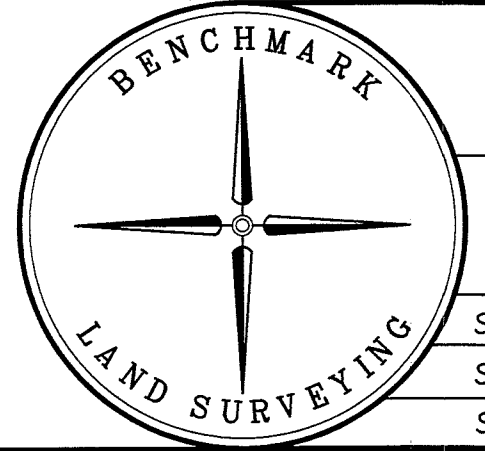
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2018

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT.
BENCHMARK LAND SURVEYING



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-576-1251 ~ 541-523-5852

LAND PARTITION PLAT
BEING A PORTION OF THE McDANIEL TRACT FROM LP-S-339-04
SITUATED IN SEC'S 35 & 36, T.5S., R.25E.; SEC. 1, T.6S., R.25E.
AND SEC'S 6 & 7, T.6S., R.26E.; W.M.;
MORROW COUNTY, OREGON

SURVEYED FOR	THE MICHELLE MARTIN TRUST	
SURVEYED BY	MCS, NNS	10/3/2017
SCALE: 1"=400'	DRAWN BY: MCS	SHEET 2 OF 3

DECLARATION

KNOW ALL PEOPLE BY THE PRESENTS THAT I, MICHELLE R. MARTIN, TRUSTEE, OR SUCCESSORS IN TRUST OF THE MICHELLE MARTIN TRUST DATED JULY 26, 2016, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

SAID TRUST DOES HEREBY CREATE A NEW NON-EXCLUSIVE PRIVATE ACCESS EASEMENT TO THE BENEFIT OF PARCELS 1 AND 2, FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO THE EXISTING PRIVATE ACCESS EASEMENT CREATED ON DEED INSTRUMENT NO. 2017-40990 AND SHOWN ON MORROW COUNTY SURVEY MAP NO. 1782. SAID NEW ACCESS EASEMENT IS OVER AND ACROSS PARCELS 1 AND 2 OF THIS PARTITION AND IS 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN HEREON.

Michelle R Martin, Trustee
MICHELLE R. MARTIN, TRUSTEE

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ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Deschutes

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 23, 2017, BY MICHELLE R. MARTIN

Notary Public for Oregon
Patricia J. Herrick

COMMISSION NO. 961814

MY COMMISSION EXPIRES April 26, 2021

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.
2. A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., A COOPERATIVE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS RECORDED JUNE 24, 1977, INSTRUMENT NO. M-11466. NO WIDTH IS SPECIFIED FOR THIS EASEMENT. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., A COOPERATIVE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS RECORDED JUNE 24, 1977, INSTRUMENT NO. M-11466. NO WIDTH IS SPECIFIED FOR THIS EASEMENT. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO JOHN BRITT AND NELLA BRITT, AND PACIFIC NORTHWEST BELL, RECORDED NOVEMBER 21, 1986, INSTRUMENT NO. 27746. SAID EASEMENT BEING 50 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO SCOTT A. SMYTHE AND CLAUDIA J. SMYTHE, JOHN M. RANKIN AND BETTY J. RANKIN, AND TIM S. RANKIN AND KATHY A. RANKIN, RECORDED MARCH 1, 1994, INSTRUMENT NO. 42263. AMENDED BY INSTRUMENT RECORDED MARCH 22, 1994, INSTRUMENT NO. 42376. SAID EASEMENT BEING 30 FEET IN WIDTH AND SHOWN HEREON AS RANKIN LANE.
6. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF THE SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS RESERVED IN INSTRUMENT RECORDED DECEMBER 29, 2000, INSTRUMENT NO. 2000-2834. AFFECTS GOVERNMENT LOT 1, SECTION 1, T.6S., R.25E. NO SPECIFIED WIDTH (STANDARD RESERVATION FOR DITCHES, MINERALS, OIL, ETC.) NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
7. A PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., A COOPERATIVE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 14, 2003, INSTRUMENT NO. 2003-9351. NO WIDTH IS SPECIFIED FOR THIS EASEMENT. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
8. A PUBLIC EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF THE SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS RESERVED IN INSTRUMENT GRANTED TO MORROW COUNTY, OREGON, A MUNICIPAL CORPORATION, RECORDED APRIL 6, 2004, INSTRUMENT NO. 2004-10640. SAID EASEMENT BEING 60 FEET IN WIDTH. SHOWN HEREON AS RANKIN LANE.
RESERVATION OF ANY STANDING TIMBER, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM JIM A. DICKEY RECORDED APRIL 6, 2004, INSTRUMENT NO. 2004-10640. SAID EASEMENT BEING 60 FEET IN WIDTH. SHOWN HEREON AS RANKIN LANE.
9. A PUBLIC EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF THE SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS RESERVED IN INSTRUMENT GRANTED TO MORROW COUNTY, OREGON, A MUNICIPAL CORPORATION, RECORDED APRIL 19, 2004 INSTRUMENT NO. 2004-10736. SAID EASEMENT BEING 60 FEET IN WIDTH. SHOWN HEREON AS RANKIN LANE.
10. RECIPROCAL PRIVATE EASEMENT AGREEMENT FOR ACCESS PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 25, 2008, INSTRUMENT 2008-22563. SAID EASEMENT BEING 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.

APPROVALS

EXAMINED AND APPROVED THIS 19th DAY OF October, 2017.

Notary Public for Oregon
Patricia J. Herrick

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

EXAMINED AND APPROVED THIS 21st DAY OF October, 2017.

MORROW COUNTY PLANNING DIRECTOR

MORROW COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11-2-17

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MICHELLE MARTIN. THE PURPOSE OF THIS SURVEY WAS TO PARTITION PROPERTY OF THE MICHELLE MARTIN TRUST AS DESCRIBED IN MORROW COUNTY DEED INSTRUMENT NO'S 2014-34826, 2017-40990 AND 2017-41014 INTO THREE PARCELS. THIS PARTITION IS LARGELY UNSURVEYED, BUT I DID LOCATE SEVERAL INTEGRAL CONTROLLING SECTION AND QUARTER SECTION CORNERS. I ALSO LOCATED BY SURVEY THE CENTERLINES OF STATE HIGHWAY 207, RANKIN ROAD AND THE PRIVATE ACCESS EASEMENT THAT ACTS AS A PORTION OF THE WEST LINE OF PARCEL 2 AND ALSO AS THE DIVISION LINE BETWEEN PARCELS 1 AND 2.

THIS IS A PARTITION OF A PORTION OF THE MCDANIEL TRACT WHICH WAS CREATED IN 2004 BY PARTITION NO. LP-S-339-04. AS WAS ALLOWED IN MORROW COUNTY AT THAT TIME, NO PLAT WAS PREPARED FOR THAT PARTITION PROCESS. THIS MAP SHOWS ONLY THE PORTION OF SAID MCDANIEL TRACT REMAINING AFTER A PROPERTY LINE ADJUSTMENT AS SHOWN ON MORROW COUNTY SURVEY NO. 1782 AND AS EVIDENCED AND DESCRIBED IN MORROW COUNTY DEED INSTRUMENT NO. 2017-40990. DURING THE SURVEY AND DEED RESEARCH FOR THIS PROJECT, I FOUND THAT A PORTION OF THE NE1/4 OF SECTION 7, T.6S., R.25E., W.M. LYING WESTERLY OF HIGHWAY 207 WAS INADVERTENTLY LEFT OFF THE ORIGINAL DEED DESCRIPTION FOR THE MCDANIEL TRACT IN 2004. I CONFIRMED THAT THIS SMALL TRACT WAS ERRONEOUSLY OMITTED BY CONTACTING MR. D. RAHN HOSTETTER WHO STILL HELD TITLE TO THE TRACT. MR. HOSTETTER HAS SINCE CORRECTED THE OMISSION BY RECORDING DEED NO. 2017-41014 IN THE OFFICE OF THE MORROW COUNTY CLERK.

THE SOUTH LINE OF T.5S., R.25E. WAS ORIGINALLY SURVEYED BY EVERETT A. THATCHER, U.S. DEPUTY SURVEYOR FOR THE GENERAL LAND OFFICE (GLO) UNDER CONTRACT NO. 325 DATED AUGUST 13, 1879. THE RANGE LINE BETWEEN T.6S., R.25E. AND R.26E. WAS ORIGINALLY SURVEYED BY EDWARD W. SANDERSON, U.S. DEPUTY SURVEYOR UNDER CONTRACT NO. 388 DATED APRIL 21, 1881. MR. SANDERSON ALSO SUBDIVIDED T.6S., R.26E. UNDER THE SAME CONTRACT.

IN 2003, DENNIS GAYLORD, PLS REMONUMENTED SEVERAL CORNERS IN THE VICINITY OF THIS PROJECT. ALL OF THE CORNERS FOUND DURING THIS SURVEY THAT WERE REMONUMENTED BY MR. GAYLORD UTILIZED ORIGINAL GLO EVIDENCE. I ACCEPT ALL THE FOUND MONUMENTS SET BY MR. GAYLORD SHOWN HEREON.

I PREPARED COUNTY SURVEY NO. 1782 IN 2016 WHICH SHOWS A PROPERTY LINE ADJUSTMENT IN SECTIONS 35 AND 36, T.5S., R.25E. DURING THAT SURVEY I FOUND AND ACCEPTED SEVERAL OF THE CORNER MONUMENTS REMONUMENTED BY DENNIS GAYLORD.

IN 2017, IN PREPARATION FOR THIS PARTITION PLAT I REMONUMENTED ORIGINAL GLO EVIDENCE AT THE COMMON SECTION CORNER TO SECTIONS 6 AND 7, T.6S., R.26E. AND ALSO AT THE COMMON SECTION CORNER TO SECTIONS 1 AND 12, T.6S., R.25E. I FILED CORNER RESTORATION RECORDS IN THE OFFICE OF THE MORROW COUNTY SURVEYOR FOR THESE REMONUMENTED CORNERS.

RONALD MCKINNIS PREFORMED MORROW COUNTY SURVEY NO. 1701 IN 2007. MR. MCKINNIS'S SURVEY WAS A DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 7 AND 18, T.6S., R.26E., W.M. AN ANALYSIS OF SURVEY 1701 INDICATES THAT MR. MCKINNIS USED UNCONVENTIONAL METHODS TO CONDUCT HIS SURVEY, MANY OF WHICH WERE NOT IN ACCORDANCE WITH THE BLM MANUAL OF SURVEYING INSTRUCTIONS. OF MOST IMPORTANCE TO THIS SURVEY ARE DECISIONS MCKINNIS MADE AFFECTING THE NW1/4 OF SAID SECTION 7. HE RELIED ON "PLACARDS" SET BY EMPLOYEES OF KINZUA TIMBER COMPANY AT APPROXIMATE LOCATIONS OF THE S1/4 CORNER AND THE C-N1/16 CORNER IN ORDER TO ESTABLISH THE POSITION FOR THE C1/4 CORNER. HE ALSO ACCEPTS A KINZUA "PLACARD" AND AN UNRECORDED MOUND OF STONE OVER 50 FEET SOUTH OF THE CALCULATED POSITION FOR THE N1/16 CORNER ON THE WEST LINE OF SECTION 7. MCKINNIS ALSO FAILED TO LOCATE THE BRASS CAP MONUMENT SET BY DENNIS GAYLORD AT THE N1/4 CORNER OF SECTION 7 WHICH IS OVER 100 FEET WEST OF MCKINNIS'S CALCULATED POSITION, WHICH WAS BASED ON KINZUA "PLACARDS". FOR THE REASONS STATED HEREIN, I DO NOT ACCEPT THE SUBDIVISION OF SECTION 7 AS SHOWN ON COUNTY SURVEY NO. 1701.

AS STATED ABOVE, THIS PARTITION PLAT IS LARGELY UNSURVEYED. THEREFORE, DUE TO THE EXCESSIVE EXPENSE THAT WOULD BE INCURRED BY MRS. MARTIN IN ORDER TO CONDUCT A COMPREHENSIVE RESURVEY AND SUBDIVISION OF SECTION 7, I HAVE USED THE FOUND MONUMENTS SHOWN HEREON AND RECORD LOCATIONS OF SEVERAL OF MR. MCKINNIS'S CORNERS TO PARTIALLY SUBDIVIDE SAID SECTION 7 IN THE FOLLOWING MANNER:

I UTILIZE THE RECORD LOCATIONS OF THE EAST, WEST AND SOUTH 1/4 CORNERS AS SHOWN ON SURVEY NO. 1701. I ALSO USE THE LOCATIONS OF THE FOUND MONUMENTS AT THE NORTHWEST CORNER AND N1/4 CORNER OF SAID SECTION. I CALCULATE THE C1/4 AT THE INTERSECTION OF OPPOSITE 1/4 CORNERS OF SAID SECTION 7. THE N1/16 CORNER ON THE WEST LINE OF SAID SECTION AND THE C-N1/16 CORNER ARE CALCULATED AT THE MID-POINT BETWEEN CONTROLLING CORNERS TO THE NORTH AND SOUTH OF EACH 1/16 CORNER, RESPECTIVELY. FROM THIS POINT THE NW1/4 OF SAID SECTION IS SUBDIVIDED USING THE GLO RECORDS AND WITH RESPECT TO THE 2009 BLM MANUAL OF SURVEYING INSTRUCTIONS.

THE DIVISION LINE BETWEEN PARCELS 1 AND 2 IS ALONG THE CENTERLINE OF AN EXISTING GRAVEL AND DIRT ROAD WHICH HAS BEEN LOCATED BY SURVEY. THE DIVISION LINE BETWEEN PARCELS 2 AND 3 WAS SURVEYED AND MONUMENTED AS PART OF THIS PARTITION PROCESS. I USED THE RECORD CENTERLINE ALIGNMENT OF STATE HIGHWAY 207 AS SHOWN ON OREGON STATE HIGHWAY DEPARTMENT MAP NO. 8B-6-7. THE EXISTING HIGHWAY CENTERLINE WAS SURVEYED AND COMPARED AND FOUND TO CORRELATE WELL WITH THE RECORD CENTERLINE AS SHOWN ON SAID MAP NO. 8B-6-7.

ALL UNSURVEYED SECTION AND SECTION SUBDIVISION LINES HAVE BEEN PROTRACTED FOR GENERAL INFORMATION ONLY. ALL UNSURVEYED BEARINGS AND DISTANCES ARE EITHER RECORD OR APPROXIMATE. THE UNSURVEYED LINES AND AREAS SHOWN HEREON MAY CHANGE UPON THE EXECUTION OF A COMPLETE SURVEY.

MORROW COUNTY CLERK RECORDING INFORMATION:

MORROW COUNTY, OREGON 2017-41293
PLAT-PART 11/08/2017 10:43:36 AM
Cnt=1 Str=23 TC \$381.00
\$20.00 \$20.00 \$11.00 \$30.00 \$50.00
00032905201700412930050059
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

LAND PARTITION PLAT NO. 5

BEING A PARTITION OF A PORTION OF THE MCDANIEL TRACT, LAND PARTITION NO. LP-S-339-04 SITUATED IN THE SE1/4 SECTION 35 AND THE SW1/4 SECTION 36; T.5S.; R.25E.; W.M.; IN THE NE1/4 AND SE1/4 SECTION 1; T.6S.; R.25E.; W.M.; IN THE NE1/4, SE1/4, SW1/4 AND NW1/4 SECTION 6 AND IN THE NE1/4 AND NW1/4 SECTION 7; T.6S.; R.26E.; W.M.; MORROW COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, AND THAT I DID NOT CONDUCT A COMPLETE SURVEY FOR THIS PARTITIONING PROCESS. SAID PARTITION BEING A PORTION OF THE MCDANIEL TRACT FROM LAND PARTITION NO. LP-S-339-04, RECORDS OF MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.5S., R.25E., W.M.:
SECTION 35: ALL THAT PORTION OF THE SE1/4 OF SAID SECTION 35 LYING SOUTHERLY OF RANKIN LANE.
SECTION 36: ALL THAT PORTION OF THE SW1/4 OF SAID SECTION 36 LYING NORTHWESTERLY OF STATE HIGHWAY 207 AND SOUTHERLY OF RANKIN LANE.

EXCEPTING THEREFROM THE FOLLOWING TRACT SITUATED IN SAID SECTIONS 35 AND 36:
A PORTION OF SAID MCDANIEL TRACT FROM LAND PARTITION NO. LP-S-339-04 DESCRIBED AS FOLLOWS:
T.5S., R.25E., W.M.:
ALL THAT PART OF SAID MCDANIEL TRACT IN THE SE1/4 SECTION 35 AND THE SW1/4 SECTION 36 LYING WESTERLY OF THE CENTERLINE OF THE FOLLOWING DESCRIBED ROAD:

BEGINNING AT A POINT ON THE CENTERLINE OF RANKIN COUNTY LANE, SAID POINT BEING 1765.28 FEET NORTH AND 88.49 FEET EAST OF THE MONUMENTED SOUTHEAST CORNER OF SAID SECTION 35, THENCE ALONG THE CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES AND DISTANCES:

- S.20°14'00"W., 180.00 FEET;
S.27°26'00"W., 505.00 FEET;
S.42°36'00"W., 460.00 FEET;
S.67°25'00"W., 160.00 FEET;
120.78 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.50°07'00"W., 118.95 FEET);
S.32°49'00"W., 105.00 FEET;
96.63 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.46°39'30"W., 95.70 FEET);
S.60°30'00"W., 135.0 FEET;
S.49°40'00"W., 325.00 FEET;
S.54°33'00"W., 205.00;
S.49°35'00"W., 73.00 FEET;
85.7 FEET, MORE OR LESS, ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.25°01'45"W., 83.1 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 35 AND THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.
ALL ACCORDING TO MORROW COUNTY SURVEY NO. 2016-1782, RECORDED IN THE OFFICE OF THE MORROW COUNTY SURVEYOR NOVEMBER 18, 2016.

T.6S., R.25E., W.M.:
SECTION 1: GOVERNMENT LOTS 1 AND 2, S1/2NE1/4, N1/2SE1/4;
T.6S., R.26E., W.M.:
SECTION 6: ALL THAT PORTION OF SAID SECTION 6 LYING WESTERLY OF STATE HIGHWAY 207;
SECTION 7: GOVERNMENT LOT 1 AND ALL THOSE PORTIONS OF THE NE1/4NW1/4 AND THE NW1/4NE1/4 LYING WESTERLY OF STATE HIGHWAY 207.

I DO HEREBY DESIGNATE THE MONUMENTED SOUTHWEST CORNER OF SECTION 6, T.6S., R.26E., W.M. AS THE INITIAL POINT OF THIS PARTITION PLAT.

THIS PARTITION CONTAINS 720 ACRES, MORE OR LESS.

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
BENCHMARK LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2018

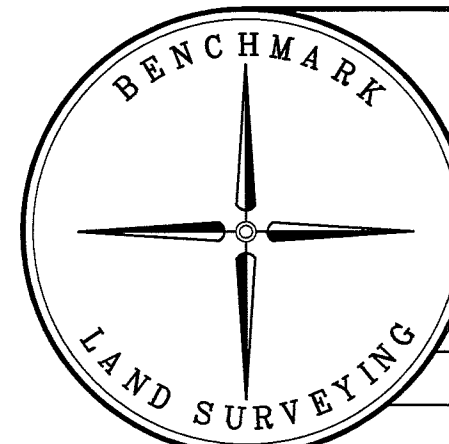


Table with 2 columns: SURVEYED FOR, SURVEYED BY, DRAWN BY, and SHEET 3 OF 3. Content includes THE MICHELLE MARTIN TRUST, MCS, NNS, 10/3/2017, MCS, and SHEET 3 OF 3.

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