

PARTITION PLAT No. 2018-1

Located in the SW1/4 of the SE1/4 of Section 10 T4N, R25E, W.M., Morrow County, State of Oregon.

SHEET 1 OF 2

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	77.03'	10°15'51"	430.00'	76.93'	N03°50'57"E

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 hereby in accordance with ORS Chapter 92 as revised and the subdivision ordinance of the City of Boardman, Oregon. I do state that the Initial Point of this partition is marked with a 2 3/8" brass cap stamped 56295LS and I.P. on a 1 1/2" x 6" galvanized iron pipe cemented in the asphalt of Laurel Road. Said initial point is located S01°16'15"E, 463.10 feet from the Southeast 1/16th corner of Section 10 as shown hereon. The land being partitioned hereby is more particularly described as follows:

RECEIVED BY
 Morrow County Surveyor
 Date: 2-27-2018
 Rec'd By: S.K.H.
 No.: 2018-1823C
 Folder No.: 1823

LEGAL DESCRIPTION

Commencing at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 4 North, Range 25, East of the Willamete Meridian, Morrow County, Oregon; thence South along the East boundary of said Southwest Quarter of the Southeast Quarter 463.1 feet to the True Point of Beginning; thence South 89°31' West 470.3 feet; thence South 1°43' East 81.4 feet; thence South 89°31' West 800 feet to a point 50 feet East of the West boundary of the South Half of the Southeast Quarter of said Section 10; thence South and parallel with said West boundary 566.8 feet to a point 200 feet North of the South boundary of said Section 10; thence East and parallel with said South boundary 1,272.4 feet to the East boundary of said Southwest quarter of the Southeast Quarter of Section 10; thence North along said East boundary 649.6 feet to the True Point of Beginning.

EXCEPTING THEREFROM: That portion conveyed to Morrow County by Roadway Dedication Deed Recorded April 20, 1984 as Microfilm No. M-23150, Morrow County Microfilm Records.

Containing 16.88 acres, more or less.
 SUBJECT TO: Easement for underground irrigation pipeline, including the terms and provisions thereof, in favor of Arnold Braat et ux., recorded May 22, 1978 as M-13347 Morrow County Microfilm Records. (Mapped)

SUBJECT TO: Reservations and Easements, including the terms and provisions thereof, as contained in Patent to Ethel B. McKenzie et. al., recorded November 16, 1972 as M5213, Morrow County Microfilm Records. (NOTE: The patent from the USA in deed M5213 reserved an easement for the Bonneville Power Project. The patent called for an easement width of 395 feet having a location described by documents referenced only by citation in the deed. These additional documents were obtained from the BPA for this plat. The right of way is as shown on BPA map serial No. 129682 last revised on 5-30-2014.) (Mapped)

SUBJECT TO: Right of Way for Electric Transmission and Distributing lines, including the terms and provisions thereof in favor of Umatilla Electric Cooperative Association, recorded May 8, 1981 as M-18835 Morrow County Microfilm Records. (Mapped)

SUBJECT TO: Right of Way for Electric Transmission and Distributing lines, including the terms and provisions thereof in favor of Umatilla Electric Cooperative Association, recorded January 27, 1989 as M-132446 Morrow County Microfilm Records. (Mapped)

SUBJECT TO: Memorandum of Lease, including the terms and provisions thereof, recorded on August 02, 2010, as Microfilm No. 2010-36614, Morrow County Microfilm Records. (Mapped)

SUBJECT TO: Easement Agreement, including the terms and provisions thereof, in favor of Lightspeed Networks, Inc. dba LSN an Oregon Corporation, recorded November 12, 2013, as Microfilm No. 2013-33358, Morrow County Microfilm Records. (Mapped)

APPROVALS

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

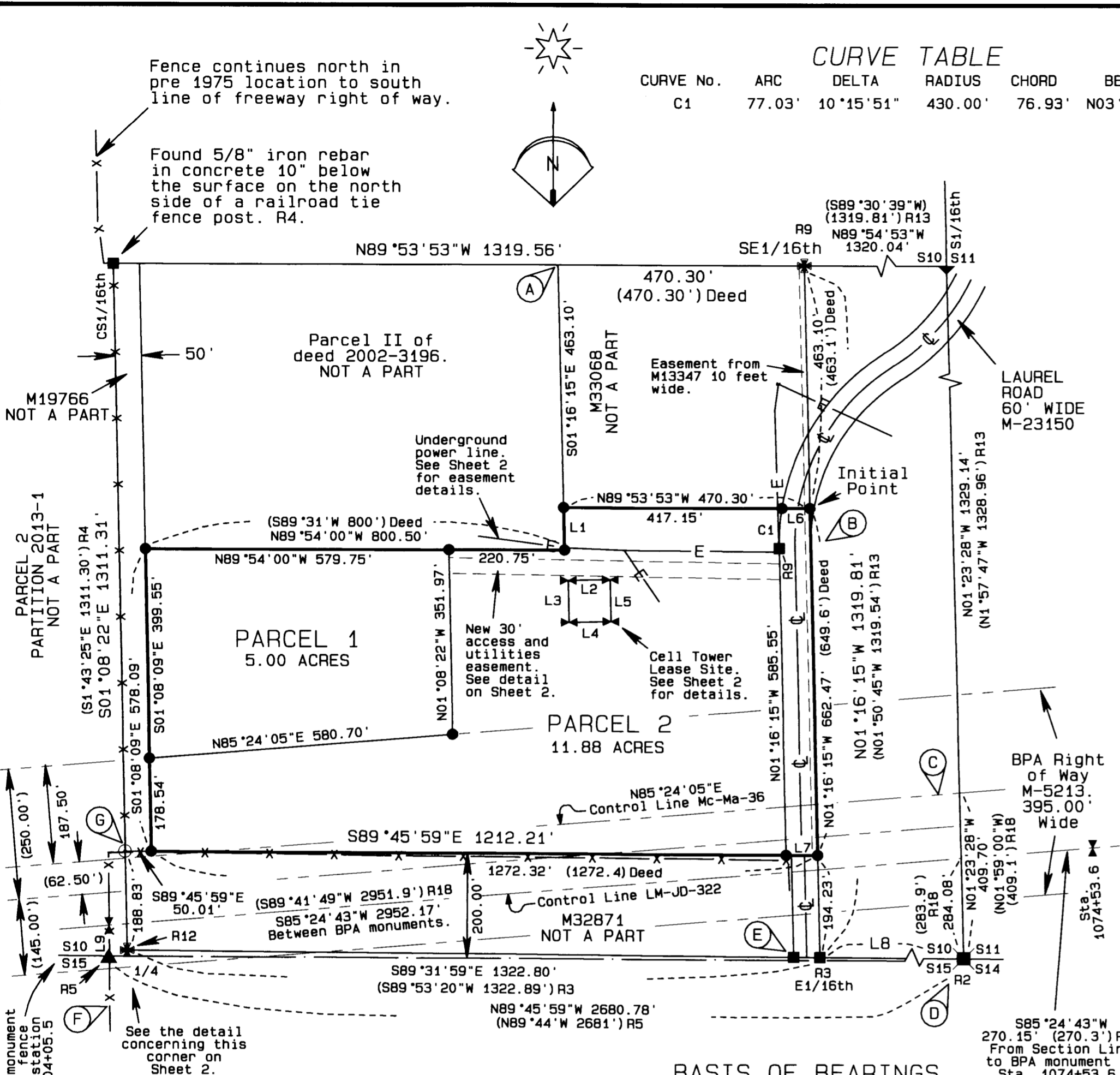
8th Day of FEBRUARY, 2018
Jocelyn R. Gatten
 GILLIAM COUNTY SURVEYOR
 ORS92.100 (4)

CITY OF BOARDMAN
 I hereby certify that I have examined and approved this partition plat on this
15th Day of February, 2018
[Signature]
 CITY OF BOARDMAN PLANNING DIRECTOR

This Partition Plat is hereby approved on this
15th Day of February, 2018
[Signature]
 MORROW COUNTY ASSESSOR /
 MORROW COUNTY TAX COLLECTOR

This Partition Plat is hereby approved on this
15th Day of February, 2018
[Signature]
 WEST EXTENSION IRRIGATION DISTRICT

OFFICE OF COUNTY RECORDS



BASIS OF BEARINGS

Bearings are based on GPS observations rotated 0°35'11" clockwise to true bearings. Distances shown are true ground obtained by applying a combined scale combined scale factor of 0.99994972 to the NAD 83 grid distances.

LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS EXCEPT INITIAL POINT
- * FOUND BRASS CAP FROM RECORD SURVEY NOTED
- FOUND 1" IRON PIPE. BRASS CAP IS MISSING.
- FOUND 5/8" IRON REBAR AS NOTED.
- ▲ FOUND 1 1/2" IRON PIPE IN DECAYED 4X4 WOOD POST AT ORIGINAL GLO 1/4 CORNER. 42" OF THE PIPE IS EXPOSED ABOVE GROUND.
- ▼ FOUND 1" IRON ROD FROM SURVEY FOLDER 1065.
- ⌵ FOUND 1/2" IRON ROD FROM BPA MAP 129682-1-9. (1964)
- COMPUTED POINT
- (XX.xx) RECORD SURVEY DATA
- (A) SURVEY NOTES. SEE SHEET 2.

RECORD SURVEYS

- R1 GLO CONTRACT #131 DATED JUNE 8, 1869 BY JOHN B. DAVID
- R2 C. ALBERT WHITE GLO SPECIAL INSTRUCTIONS DATED SEPTEMBER 19, 1940
- R3 MCS FOLDER 1 BY KRUMBEIN
- R4 MCS FOLDER 91 BY KRUMBEIN
- R5 MCS FOLDER 99 BY TAMBLYN
- R6 MCS FOLDER 114 BY ANDERSON
- R7 MCS FOLDER 367 BY KRUMBEIN
- R8 MCS FOLDER 449 BY KRUMBEIN
- R9 MCS FOLDER 711 BY KRUMBEIN
- R10 MCS FOLDER 1065 BY STAEBLER
- R11 MCS FOLDER 1329 BY STRATTON
- R12 MCS FOLDER 1483 BY COPPOCK
- R13 MCS FOLDER 1487 BY PRIMM
- R14 MCS FOLDER 1659 BY EDWARDS
- R15 MCS FOLDER 1667 BY WAGNER
- R16 MCS FOLDER 1753 BY DELANO
- R17 ODOT MAP 88-23-7
- R18 BPA MAP LOWER MONUMENTAL TO JOHN DAY No. 1, DRAWING No. 129682-1-9.
- R19 SURVEY FOR COUNTY ROAD 689 BY J.W. KIRSCHNER 1920

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S01°16'15"E	81.40'
(L1) Deed	S01°43'00"E	81.40'
L2	N81°53'21"E	80.04'
(L2) R11	N82°33'00"E	80.00'
L3	N08°18'19"W	79.58'
(L3) R11	S07°27'00"E	80.00'
L4	N81°41'46"E	79.77'
(L4) R11	N82°33'00"E	80.00'
L5	S08°15'52"E	80.00'
(L5) R11	S07°27'00"E	80.00'
L6	N89°53'53"W	53.15'
L7	S89°45'59"E	60.02'
L8	S89°30'49"E	1323.09'
(L8) R3	S89°53'20"W	1322.89'
L9	N00°25'07"E	58.52'

OWNER'S DECLARATION AND DEDICATION

We, Terry K. Tallman and Cheryl Tallman, owners of the lands being partitioned by this plat 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 ordinances of the City of Boardman. We do also hereby dedicate the new non-exclusive easement for access and utilities shown in the detail of sheet 2 of this plat.

Terry K. Tallman Cheryl Tallman
 Terry K. Tallman Cheryl Tallman

State of: Oregon
 County of: Morrow

On this 15th Day of February, 2018, 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: Jocelyn L. McCauley
 Printed name: Jocelyn L. McCauley
 Notary Public for Oregon

Commission number: 927641
 My commission expires: April 28, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS

RENEWS 6-30-19

Stephen K. Haddock
 I hereby certify that this is a true and exact copy.

PARTITION FOR
 Morrow County
 P.O. Box 788
 Heppner, OR 97836

LOCATION: SW1/4 SE1/4 S10, T4N, R25E W.M., Morrow County, Oregon

PROJECT DATE: February 5th, 2018

Project No. 17-14 SCALE: 1" = 200'

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

NARRATIVE OF SURVEY

This survey was performed at the request of Kim Cutsforth, the interim Morrow County Administrator. The purpose of the survey was to partition the land described in Morrow County Deed 2002-3196 into two parcels as shown hereon. The history of the corners examined by this survey is as follows:

This township was originally surveyed in 1869 by U.S. Deputy Surveyor John B. David. The monuments he set for Section 10 consisted of wooden posts. In 1920, Morrow County Surveyor J.W. Kirschner surveyed the west line of Section 10 in the road survey for Olson Road (Road 373 which is now Road 689) at the request of Mr. Adolph Skoubo. Mr. Kirschner reported finding all of the original corner posts in place. In 1930 Morrow County Surveyor Harry Tamblin subdivided the NE quarter of Section 15 for Mr. Skoubo and reported finding the original posts for the southeast corner and south quarter corner of Section 10. The ODOT map 5B-28-20 indicates that a 4x4 post was still present at the southeast corner of section 10 in 1940. In 1951 the BPA surveyed the McNary to Maupin right of way and indicated that the southeast corner of section 10 had been re-monumented by a 1" iron pipe with the top standing 2 feet above the ground. They also show the existing fence running along the north and south centerlines of sections 10 and 15 and they established a position for the southwest corner of section 10 at an "approximate" point identified by Adolph Skoubo in the county road. This "approximate" point is about 45 feet north of the original corner as reported by Mr. Kirschner. In 1959 the Army Corps of Engineers monumented the northwest and southwest section corners and the west and east quarter corners of section 10. They must also have tied the northeast and southeast corners of section 10 as they later provided coordinates for these points. The position held for the southwest corner of section 10 by the Corps of Engineers is approximately 11 feet north of the point monumented by the BPA in 1951. In 1964 the BPA surveyed and monumented the Lower Monumental to John Day right of way. They held their record positions from 1951 for the southwest and southeast corners of section 10 and set a monument in the north-south fence at the south 1/4 of section 10. In 1966 Leland Ascher double proportioned the SW corner of section 10 using the fence corner near the southeast corner of section 10 (rather than the iron pipe) as the controlling monument. In 1968 C. Albert White found and held the iron pipe at the southeast corner of section 10 and re-monumented it with a brass cap. In 1973 N.W. Pettijohn calculated a section subdivision for section 10 using his measurements to the northwest corner and west 1/4 corner of section 10 combined with coordinates obtained from the Army Corps of Engineers for the NE, E1/4, SE, and SW corners of the section. However, Mr. Pettijohn did not report what those coordinates were. Later in 1973, Don Stabler monumented the SE1/4SE1/4 of section 10 based on his measurements to the BLM brass cap at the SE corner of section 10 and the Army Corps monument at the W1/4 of section 10. Using those two points for control, Mr. Stabler proceeded to monument the coordinate locations given to him by Mr. Pettijohn. In 1975 David Krumbain subdivided the southwest quarter of Section 10 setting the center south 1/16th, the south 1/4 corner and both 1/16th's on the south line of section 10. In 2006 Judson Coppock reestablished the positions at the south 1/4 corner and southwest corner of section 10 from Krumbain's 1975 data. Mr. Coppock reported setting brass caps at these positions.

The Bureau of Land Management conveyed the SW1/4 of the SE1/4 of Section 10 to Ethel McKenzie and Geraldine Quimby in November of 1972 by deed M-5213. That same day Mrs. McKenzie recorded deed M-5214 which conveyed the south 200 feet of this aliquot part to Mrs. Quimby and Mrs. Quimby recorded deed M-5215 which conveyed the aliquot part less the south 200 feet to Emmett and Ethel McKenzie. All subsequent deeds conveying any of the McKenzie property use a metes and bounds description and are clearly based on the section subdivision work by Stabler and Krumbain. Given the reliance on Krumbain's surveys as seen in the legal descriptions and surveys / partitions in the south half of Section 10, I have established the northerly, easterly and westerly boundaries of this tract by holding the Krumbain monuments. Also, I established the east line of Laurel Road as coincident with the east line of the SW1/4 of the SE1/4 of the SE1/4 using record deed dimensions from deed M-23150. However, I did not hold the Krumbain monuments to control the south boundary of this property. As explained in note "F" below, the original south 1/4 corner is still in place and controlling the occupation. Where there have been multiple surveys in sections 10 and 15 relying on the Krumbain monuments with one of this exact line (See survey folder 449) and the fences have not been changed to match Krumbain's monuments given 40+ years to do so, I have held a line 200 feet north of the original south line of the section as called for in the deed to be the line established by the McKenzies and Mrs. Quimby in 1972 and the true south boundary of this property. Lastly, I established the BPA right of way line as described in item "C" below.

This survey was performed with a Trimble R7/R8 RTK GPS system.

SURVEY NOTES

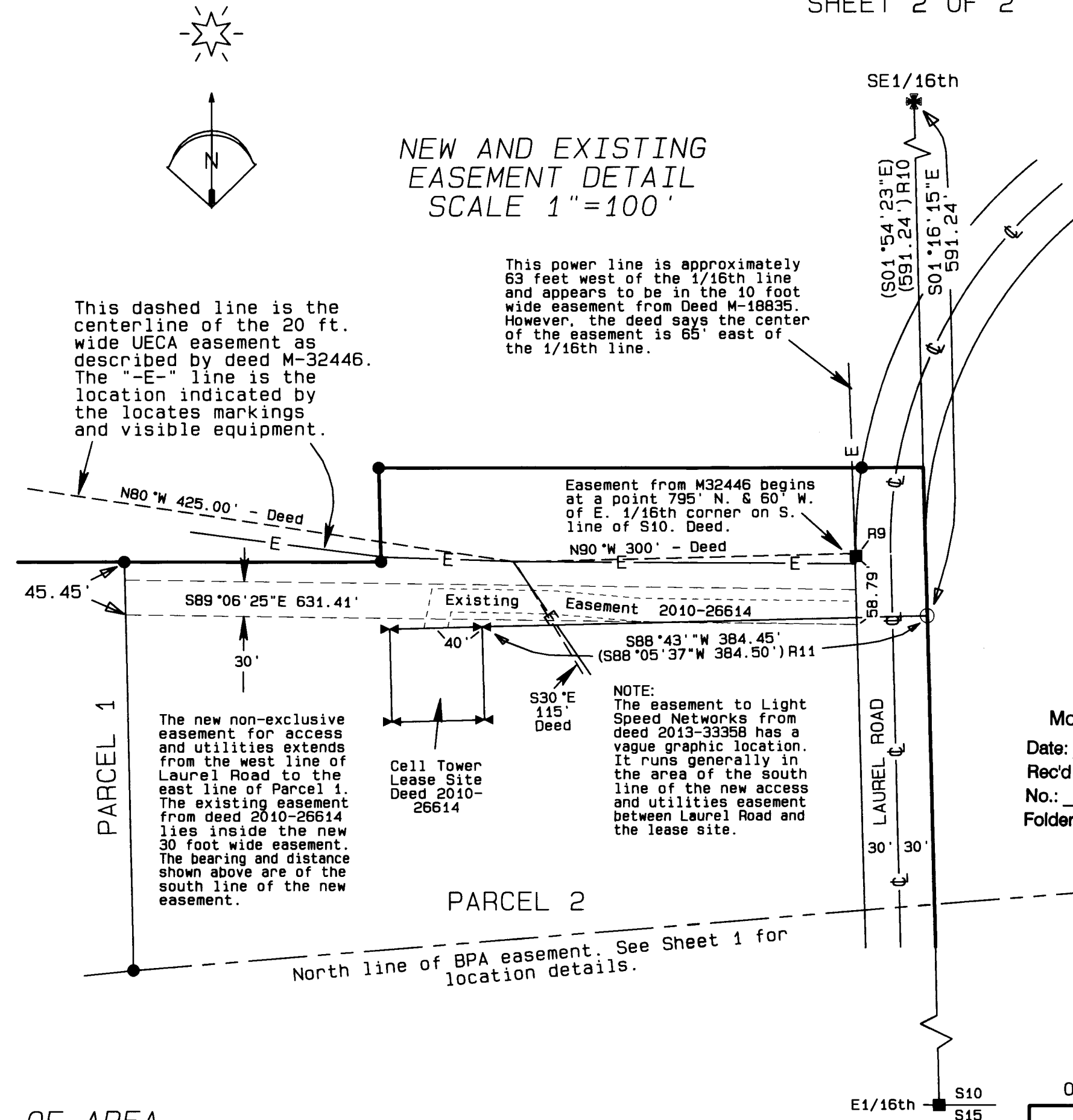
- (A) Found 3/4" rebar, origin unknown. This monument lies S52°00'35"W 3.42' from the NE corner of Parcel II as described in deed M-29975.
- (B) Found 5/8" rebar from survey folder 711 bent and out of position. This monument lies S67°45'22"E 0.47' from the curve PT it is supposed to mark.
- (C) The BPA right of way was established in segments. The first right of way was the McNary to Maupin line circa 1951 and the second the Lower Monumental to John Day line circa 1964. The monuments for the first line were the SE and SW section corners of Section 10. Both of the current corners are in different locations than those used to establish the right of way so I have held the centerline of the existing towers at stations 1085+50 and 1102+75 on the Mc-MA line No. 1 as shown on BPA map 129682 to locate the McNary to Maupin right of way.
- (D) The brass cap set by the BLM has apparently been sheared off of the iron pipe by plowing and the pipe has been slightly disturbed from the location it was in when the BPA easements were created.
- (E) Found a 5/8" iron pin from survey RB, N89°48'19"W 50.09' (50.02') RB from the east 1/16th corner. The monument set 200' north of this point by survey RB has been destroyed by the construction of a fiber optic cable.
- (F) The GLO 1/4 corner is monumented with an iron pipe driven into the remains of the original wooden post. This monument is similar to that reported at the southeast corner of Section 10 by the BPA in 1951. The position falls in an existing north-south fence that is shown in this same location by the BPA in 1951 and 1964. The corner also falls 198 feet south of an existing fence corner with fences running south and east and agrees with the dimensions reported by Tamblin in 1930.
- (G) Found a 5/8" iron pin with a 1 1/2" aluminum cap stamped "Krumbein 933" at a point N1°09'03"W 200.10 feet from the brass cap set by Coppock in survey folder 1483. This pin was set in 1980 by the survey in folder 449.

PARTITION PLAT No. 2018-1

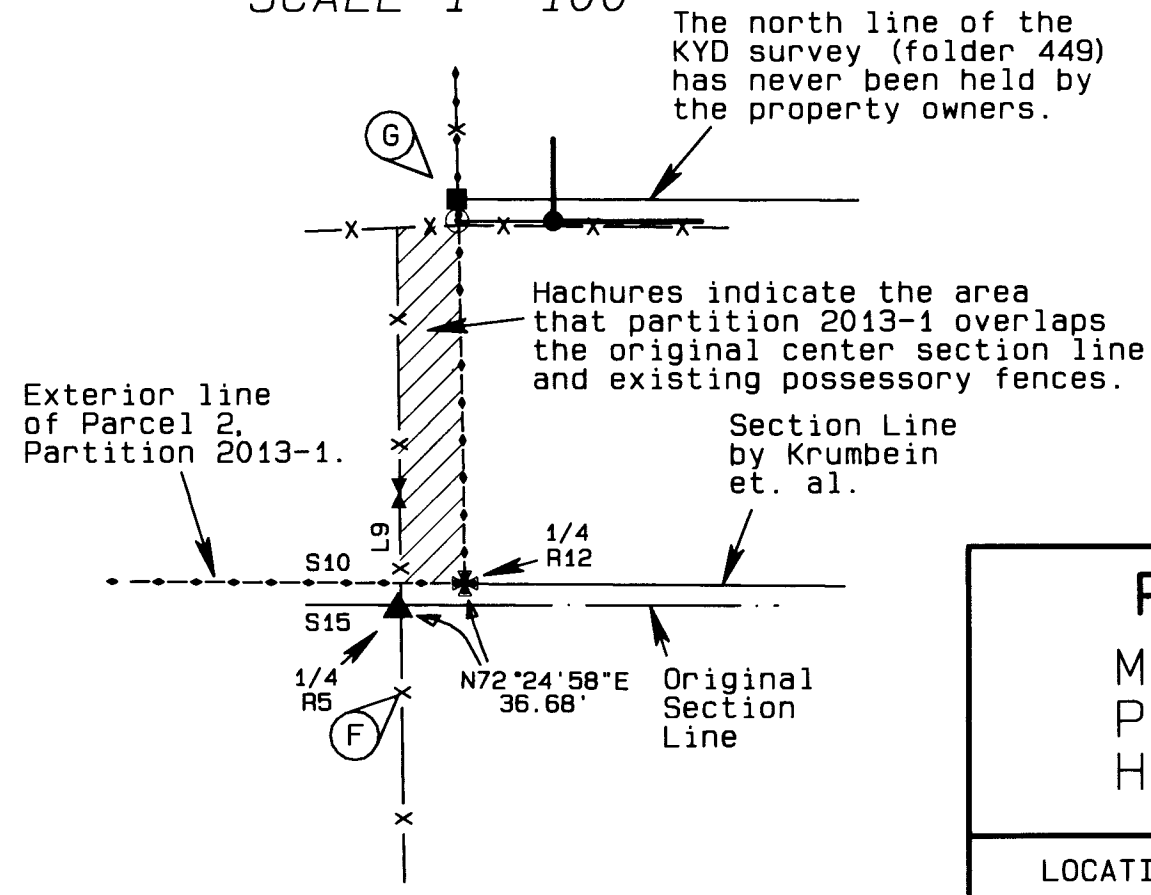
Located in the SW1/4 of the SE1/4 of Section 10 T4N, R25E, W.M., Morrow County, State of Oregon.

SHEET 2 OF 2

1823



DETAIL OF AREA AT S. 1/4 CORNER SCALE 1"=100'



RECEIVED BY
Morrow County Surveyor
Date: 2-27-2018
Rec'd By: S.K.H.
No.: 2018-1823C
Folder No.: 1823

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-19

Stephen K. Haddock
I hereby certify that this is a true and exact copy.

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2018-41789
PLAT-PART 02/16/2018 09:30:04 AM
Cnt=1 Str=23 TC
\$20.00 \$5.00 \$11.00 \$30.00 \$50.00 \$366.00
00033560201800417890020029

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

PARTITION FOR
Morrow County
P.O. Box 788
Heppner, OR 97836
LOCATION: SW1/4 SE1/4 S10, T4N, R25E
W.M., Morrow County, Oregon

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