

PARTITION PLAT 2018- 2
Within the E1/2 of Section 32, N1/2 and SW1/4 of Section 33
and the N1/2 of Section 34, TWP 1 N., Range 24 E., W.M.,
Morrow County, Oregon

THIS IS AN EXACT COPY:
LANCE CLARK KING

SURVEYOR'S NARRATIVE & CERTIFICATE

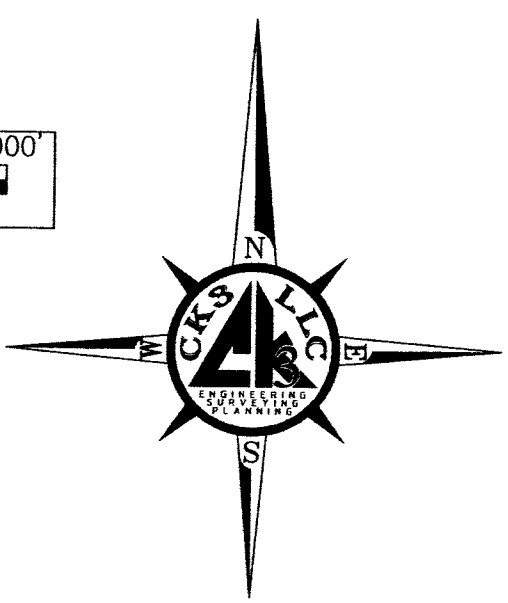
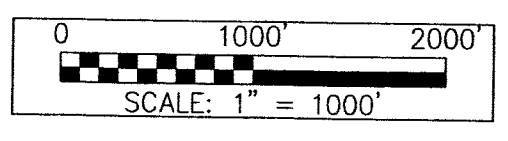
THIS SURVEY WAS MADE AT THE REQUEST OF CRUM RANCHES, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN TRUSTEE'S DEED INST. NO. 2017-39626, INTO THREE SEPARATE PARCELS. ONE PARCEL BEING 5 ACRES SURVEYED AS SHOWN AND DIRECTED BY MR. CRUM. THE TWO REMAINING PARCELS ARE UNSURVEYED WITH ELLA ROAD AS THE BOUNDARY BETWEEN THEM.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM RECORD OF SURVEY FOR MONTE CRUM PREPARED BY CK3, LLC FILED SURVEY NO. 2014-1699C. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE NORTH LINE OF SECTION 4, T. 1S., R. 24E., (BASE LINE), BETWEEN THE FOUND CLOSING CORNER MONUMENTS AS SHOWN HEREBY. SURVEY NO. 2014-1699C INDICATES THAT THESE MONUMENTS ALONG THE BASE LINE WERE PROPORTIONED ALONG THAT LINE, IT APPEARS WITHOUT CONSIDERATION OF LATITUDINAL ARC, I VISITED DURING THIS SURVEY THE CORNERS COMMON TO SECTIONS 4&5, 3&4 AND 2&3 IT APPEARS THAT THE DEPARTURES OF THESE CORNERS WERE PROPORTIONED AND THAT THE LATITUDE LOCATIONS WERE HELD EVIDENCE SUCH AS FENCES AT 3&2 AND 3&4 AND THE ROAD/FENCE EXTENSION AT 4&5. FROM THE VISUAL EVIDENCE OBSERVED DURING THIS SURVEY THESE MONUMENTS APPEAR TO BE THE BEST AVAILABLE EVIDENCE OF THE CORNERS AND EVIDENCE OF LONG STANDING PROPERTY LINES.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARY OF PARCEL 1 AND THAT PARCELS 2 AND 3 ARE UNSURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS A SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 2/13/2018 THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITIONED IS DESCRIBED IN TRUSTEE'S DEED INSTRUMENT No. 2017-39626 AS FOLLOWS:
A PARCEL OF LAND LOCATED IN TOWNSHIP 1 NORTH, RANGE 24, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

SECTION 32: EAST HALF
SECTION 33: WEST HALF; NORTHEAST QUARTER
SECTION 34: THE NORTH HALF



RECORDS OF REFERENCE

- R1 PARTITION PLAT NO. 2011-9 FOR MONTE CRUM AND BONNIE PETERSON BY COPPOCK SURVEYING
- R2 US GLO PLAT AND FIELD NOTES OF TWP. 1 N., RNG. 24 E., W.M. BY THOMPSON & PENGRA COMPLETED MAY 10, 1867 UNDER CONTRACT NO. 119.
- R3 RECORD OF SURVEY FOR MONTE CRUM PREPARED BY CK3, LLC FILED SURVEY No. 2014-1699C

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2019

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2018-42118
PLAT-PART 04/20/2018 08:12:01 AM
Cnt=1 Sht=23 Tc \$20.00 \$11.00 \$30.00 \$50.00 \$50.00 \$361.00
00034010201800421180010017
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

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92. WE ACKNOWLEDGE THE FOLLOWING EASEMENTS:

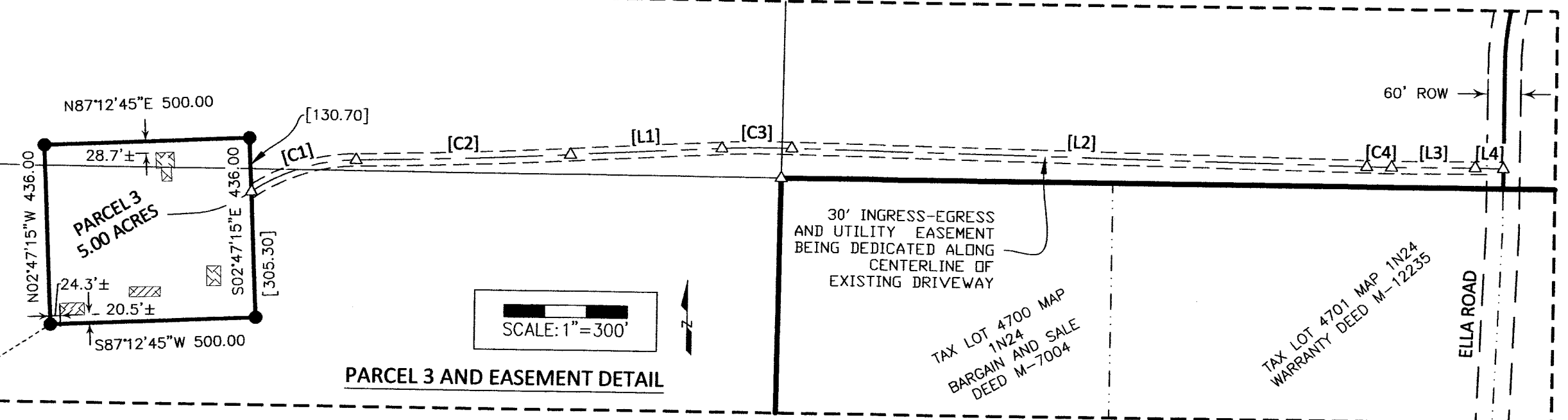
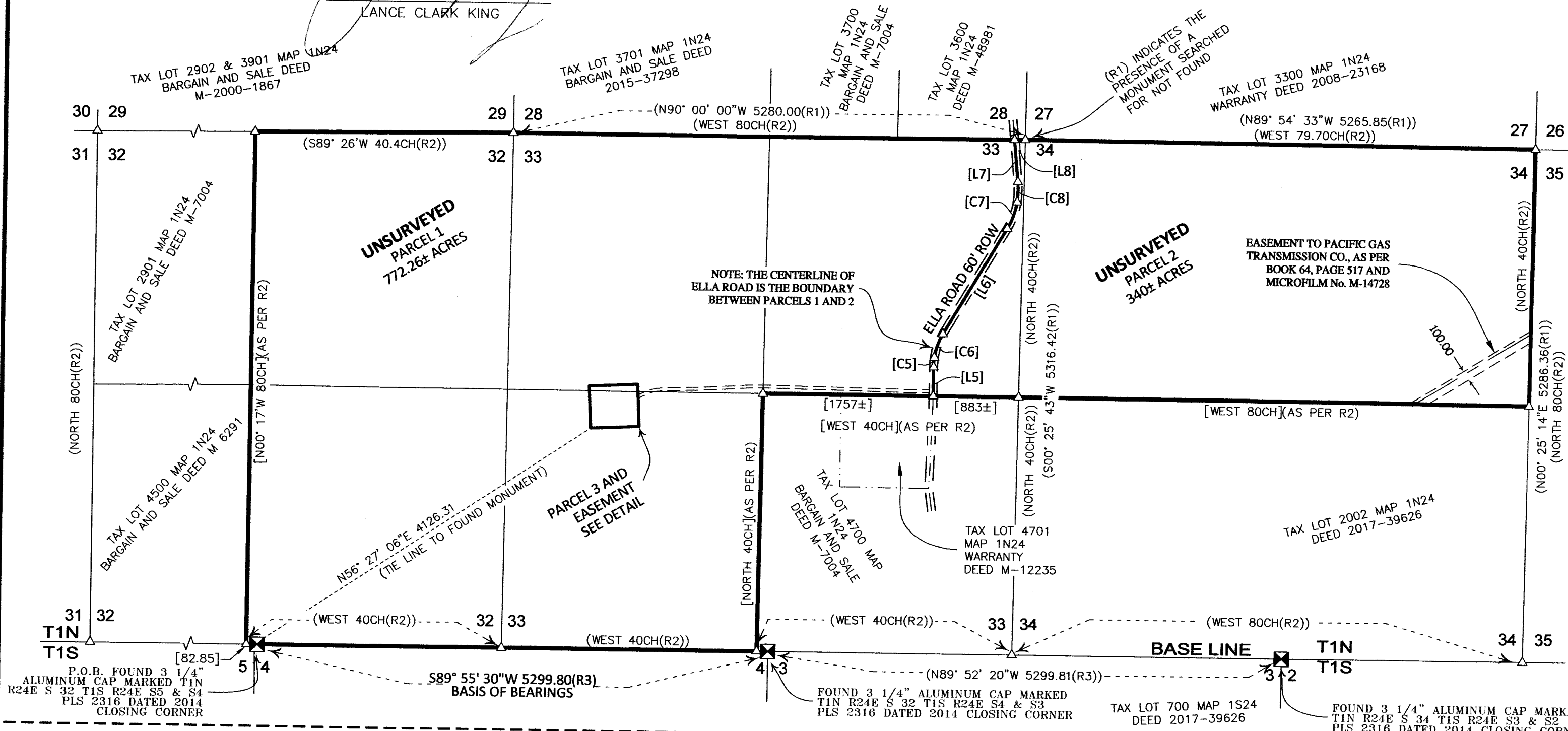
- RIGHT OF WAY AGREEMENT RECORDED IN BOOK 64 AT PAGE 517 AFFECTING THE NE 1/4 OF SECTION 34.
- NOTICE OF LOCATION RECORDED IN BOOK 67 AT PAGE 257 AFFECTING A PORTION OF SECTION 34.
- NOTICE OF LOCATION RECORDED IN BOOK 67 AT PAGE 262 AFFECTING THE NE 1/4 OF SECTION 34.
- NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED AS MICROFILM NO. M-14728 AFFECTING THE NE 1/4 OF SECTION 34.
- BLANKET UTILITY EASEMENT IN FAVOR OF COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., RECORDED AS MICROFILM NO. M-20938 AFFECTING THE ENTIRE PROPERTY.
- NON PLOTABLE UTILITY EASEMENT IN FAVOR OF COLUMBIA BASIN ELECTRIC COOPERATIVE, INC., RECORDED AS MICROFILM NO. M-59422 AFFECTING THE ENTIRE PROPERTY.

WE HEREBY DEDICATE A 30' WIDE INGRESS-EGRESS AND UTILITY EASEMENT PERTAINING TO PARCEL 3 AS SHOWN

M-W-W
CRUM RANCHES, LLC REPRESENTATIVE
MONTY CRUM
ROBERT CRUM

STATE OF OREGON } s.s.
COUNTY OF MORROW }
BEFORE ME THIS 12 DAY OF April, 2018
APPEARED Monty Crum, Owner/Owners AND
ACKNOWLEDGED THE FOREGOING DECLARATION.

Sharon Lynn Rietmann
NOTARY PUBLIC FOR OREGON
Sharon Lynn Rietmann
PRINTED NAME
COMMISSION NO. 924826
MY COMMISSION EXPIRES Jan 11, 2018



RECEIVED BY
Morrow County Surveyor
Date: 4-26-2018
Rec'd By: S.K.H.
No.: 2018-1826C
Folder No.: 1826

LEGEND

- SECTIONAL LINE (SEC.)
- BOUNDARY LINE
- PARTITION LINE
- EASEMENT
- EASEMENT CENTERLINE
- TAX LOT LINE
- TIE LINES
- EXISTING BUILDING
- () DATA OF RECORD
- [] CALCULATED DISTANCE
- SET 5/8\"/>
- △ CALCULATED POINT
- ⊠ FOUND 3-1/4\"/>

LINE TABLE

LINE No.	LENGTH	BEARING
L1	368.54	N86° 45' 50\"/>
L2	1406.86	S88° 54' 13\"/>
L3	203.47	N89° 46' 21\"/>
L4	68.14	S88° 51' 10\"/>
L5	297.52	N0° 04' 24\"/>
L6	1271.34	N30° 39' 04\"/>
L7	436.56	N5° 11' 56\"/>
L8	111±	WEST

CURVE TABLE

CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD
C1	471.02	32°52'36\"/>	270.27	138.97	N72°18'58\"/>	266.58
C2	15000.00	1°59'27\"/>	521.19	260.62	N87°45'33\"/>	521.16
C3	2247.00	4°19'58\"/>	169.92	85.00	N88°55'49\"/>	169.88
C4	2247.00	1°19'27\"/>	51.93	25.96	S89°33'56\"/>	51.92
C5	718.74	8°05'40\"/>	101.54	50.85	N03°58'26\"/>	101.45
C6	650.60	22°37'48\"/>	256.97	130.18	N19°20'10\"/>	255.30
C7	744.03	22°48'30\"/>	296.19	150.08	N19°14'48\"/>	294.24
C8	912.00	13°02'29\"/>	207.59	104.24	N01°19'19\"/>	207.14

APPROVALS:
MORROW COUNTY SURVEYOR
APPROVED THIS 16th DAY OF April, 2018
Steve K. Wallock
MORROW COUNTY SURVEYOR

MORROW COUNTY PLANNING DEPARTMENT
APPROVED THIS 18th DAY OF April, 2018
MORROW COUNTY PLANNING DIRECTOR

MORROW COUNTY TAX COLLECTOR/ASSESSOR
TAXES ARE PAID IN FULL
APPROVED THIS 20th DAY OF April, 2018
MORROW COUNTY TAX COLLECTOR

SURVEY FOR:
CRUM RANCHES
CK3, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
SURVEYING & PLANNING
ONTARIO HERMISTON
368 SW 5TH AVE. 945 W. ORCHARD AVE.
ONTARIO, OR 97914 HERMISTON, OR 97838
PHONE (541) 889-5411 PHONE (541) 567-2345
FAX (541) 889-2074 FAX (541) 567-2305
WEB: CK3LLC.NET
CHECKED BY: ADP FIELDBOOK No.: 0-318 PAGE(S): 21-25
DRAWN BY: RWF DWG FILE No.: B-1251
APPROVED BY: LCK FILENAME: V017047 JOB No.: V017047
DATE: 4/3/2018 DATE REVISED: SHEET: 1 of 1