

# PARTITION PLAT No. 2018 - 6

City of Boardman, Morrow County, Oregon  
Township 4 North, Range 25 East, W.M.,  
Portions of Sections 10 & 11

For:  
Port of Morrow  
P.O. Box 200, #2 Marine Drive  
Boardman, Oregon 97818

### PROPERTY DESCRIPTIONS:

The Combined Property is made up of the following Legal Descriptions.

#### M-2001-1228:

Commencing at the one quarter corner common to Section 10 and 11 of Township 4 North, Range 25, East of the Willamette Meridian, in Morrow County and State of Oregon;  
Thence South 1° 59' 00" East along the Section line common to said Sections 10 & 11 a distance of 590.14 feet to a point on the Northerly right-of-way line of Interstate 84, said right-of-way line lying 200 feet from the centerline;  
Thence Westerly along said right-of-way line along a 11659.16 foot radius curve to the left, the chord bears North 85° 55' 32" West a distance of 66.76 feet; Thence North 71° 01' 33" West along the Northerly right-of-way line of the Port of Morrow interchange with Interstate-84 a distance of 821.53 feet to a point 440 feet from Engineer's centerline Station 1493+00 of said I-84; Thence North 0° 23' 49" West a distance of 169.76 feet; Thence Northeasterly along a 3010.99 foot radius curve to the left the chord bears North 70° 45' 36" East 855.37 feet, an arc distance of 858.27 feet; Thence North 62° 35' 39" East a distance of 13.26 feet to a point on said Section line; Thence South 1° 59' 00" East along said Section line a distance of 139.87 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to Morrow County in instrument recorded December 24, 1985 as Microfilm No M-26023, Morrow County Microfilm Records.

#### M-2013-31959, Parcel 2:

Beginning at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 25, East of the Willamette Meridian; Thence North 1° 14' 55" West along the North-South Centerline of said Northwest Quarter a distance of 307.90 feet to the Point of Beginning of this description; Thence North 1° 14' 55" West along said North-South Centerline a distance of 992.06 feet, more or less to a point on the Southeasterly right of way line of the Columbia River Highway; Thence along the said right of way line along the arc of a 3324.04 feet radius circular curve to the right a distance of 1326.81 feet (chord bears South 44° 33' 52" West and 1318.02 feet), said right of way line being parallel to and 50.00 feet Southeasterly from the Centerline; Thence South 34° 00' 02" East and at right angles to the said Highway Centerline a distance of 30.00 feet; Thence along the right of way line parallel to and 80.00 feet Southeasterly from said centerline and along the arc of a 3354.04 feet radius circular curve to the right a distance of 50.49 feet (chord bears South 56° 25' 50" West and 50.49 feet); Thence East and parallel to the East-West Centerline of the said Section 11 a distance of 971.77 feet more or less, to the Point of Beginning.

EXCEPTING THEREFROM a parcel of land lying in the Southwest One-quarter of the Northwest One-quarter of Section 11, Township 4 North, Range 25 East of the Willamette Meridian, and being more particularly described as:

Commencing at the Northwest One-sixteenth Corner of said Section 11; Thence South 3° 12' 56" East along the East line of said Southwest One-quarter of Northwest One-quarter a distance of 554.88 feet to the true point of beginning for this description:

Thence continuing South 3° 12' 56" East along said East line a distance of 464.00 feet to a point that lies North 3° 12' 56" West a distance of 307.90 feet from the West One-sixteenth center to center Corner of said Section 11; Thence South 88° 06' 20" West a distance of 969.61 feet to a point on the Easterly right of way of the Old Columbia River Highway, now a County Road; Thence Northeasterly along said Easterly right of way, along a 3354.05 feet radius curve to the left (chord bears North 54° 34' 52" East 44.55 feet), a distance of 44.55 feet; Thence North 35° 47' 57" West, continuing along said Easterly right of way, a distance of 30.00 feet; Thence Northeasterly, continuing along said Easterly right of way, along a 3324.05 feet radius curve to the left (chord bears North 48° 34' 49" East 651.10 feet), a distance of 652.14 feet; Thence North 88° 06' 20" East a distance of 436.28 feet to the point of beginning.

#### M-2014-33691, Parcel I:

Township 4 North, Range 25 East of the Willamette Meridian, in the County of Morrow and State of Oregon:  
Section 11: The Southwest Quarter of the Northwest Quarter lying South of the Old Columbia River Highway right of way,

EXCEPTION THEREFROM beginning at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 11, Thence North 1° 14' 55" West along the North-South centerline of said Northwest Quarter a distance of 307.90 feet to the Point of Beginning of this description; Thence North 1° 14' 55" West along said North-South Centerline a distance of 992.06 feet, more or less to a point on the Southeasterly right of way line of the Old Columbia River Highway;  
Thence along the said right of way line and along the arc of a 3324.94 foot radius circular curve to the right a distance of 1326.81 feet (chord bears South 44° 33' 52" West and 1318.02 feet), said right of way line being parallel to and 50.00 feet Southeasterly from the centerline; Thence South 34° 00' 02" East and at right angles to the said Highway centerline a distance of 30.00 feet; Thence along the right of way line parallel to and 80.00 feet Southeasterly from the said centerline and along the arc of a 3354.04 foot radius circular curve to the right a distance of 50.49 feet (chord bears South 56° 25' 50" West and 50.49 feet); Thence East and parallel to the East-West Centerline of said Section 11 a distance of 971.77 feet more or less, to the Point of Beginning.

TOGETHER WITH that portion of County Road vacated by Order recorded April 3, 1985 on Microfilm No. M-24712.

#### M-2017-40389:

All that portion of the Northwest Quarter of the Southwest Quarter of Section 11, Township 4 North, Range 25 East of the Willamette Meridian, in the County of Morrow and State of Oregon lying North of the North Right of Way of Highway U.S. 30, also known as I-84.

\* 25.49 Denotes Scrivener's Error

### SURVEYOR'S CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Descriptions shown hereon according to ORS Chapter 92 of the State of Oregon.

This survey is based on my survey for the Port of Morrow in Morrow County, County Survey C-1582-C, 2010. The Bearing Base for this survey is the West Section Line of Section 11 as I established on that Survey. The purpose of this survey was to create three Parcels by Partition from a number of tracts of land all in Port ownership. The combined tracts of land were bordered on the North by Columbia Avenue, formerly Old Columbia River Highway which was previously a County Road and is now a City Street in the City of Boardman. The South boundary of this survey was the North right of way of Interstate 84, U.S. Highway 30. I used the centerline monuments of I-84 to verify the North right of way and check other monuments set by previous surveys. I re-established the South right of way of Columbia Ave. by both deed calls from M-2001-1228 and the surveys of both Krumbain (E) and Edwards (G). I established the combined property boundary by both the rights of ways, previous surveys, and the deeds. I divided the property into three Parcels planned to be future industrial development sites. I established and set all corners of the new Parcels as shown on this Plat. All Parcel dimensions by Record are referenced to the filed survey as indicated in my reference table. The Initial Point for this survey is the West Center 1/16th Corner set by Hamby, Krumbain Engineering, in 1981. I found number of discrepancies in the legal descriptions, of which, I attributed to be blunders, scrivener's errors in rewriting of deeds with the change of ownership, and differences in the record surveys and the found monuments. Specifically, along both north & south boundaries of Parcel 3, I did not hold the deed calls which were created from Krumbain's survey for Morrow County (D-526-K). I held the ODOT survey, 9B-21-12, & their found monuments over deed calls along the north boundary of I-84. While it appears that the deed from both the County to Tatone and the subsequent deed from Tatone to the Port (M-2001-1228) were based on Krumbain's survey, the legal description did not follow the survey along the south right of way of Columbia Avenue, a difference of 30 feet in right of way width. Without more information, I also held the ODOT monuments & Edward's monument from C-1049-E in conjunction with portions of the deed, M-2001-1228, to re-establish the south boundary of Columbia Avenue in Section 10 over the exact deed calls along that boundary. This survey was completed using a Trimble GPS RTK Total Station.

### OWNER'S DECLARATION & DEDICATION:

We, the Port of Morrow, owners of lands as shown on this plat, do hereby dedicate the Easements as shown on the face of this plat for Access, Egress, & Utilities as necessary to support those Parcels Created in this Plat. We also acknowledge that we have caused this plat to be created, we authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow and State of Oregon.

*Jerry M. Healy*  
Jerry Healy, Chairman  
Board of Commissioners, Port of Morrow

On this 17 day of July, 2018, the above individual, Jerry Healy, appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily of his own will.

Before me: *Notasha Dianne Rockwell*  
Notary Public for Oregon

My Printed Name is Notasha Dianne Rockwell

My Commission No. is 931585

My Commission Expires August 21, 2018

#### M-2014-33691, Parcel II:

Township 4 North, Range 25 East of the Willamette Meridian, in the County of Morrow and State of Oregon:  
Section 11: A parcel of land lying in the Southwest Quarter of the Northwest Quarter, and being more particularly described as:

Commencing at the Northwest one sixteenth corner of said Section 11; Thence South 3° 12' 56" East along the East line of said Southwest One-quarter of Northwest One-quarter a distance of 554.88 feet to the true point of beginning for this description: Thence continuing South 3° 12' 56" East along said East line a distance of 464.00 feet to a point that lies North 3° 12' 56" West a distance of 307.90 feet from the West one sixteenth center to center Corner of said Section 11; Thence South 88° 06' 20" West a distance of 969.61 feet to a point on the Easterly right of way of the Old Columbia River Highway, now a County Road; Thence Northeasterly along said Easterly right of way, along a 3354.05 foot radius curve to the left (chord bears North 54° 34' 52" East 44.55 feet), a distance of 44.55 feet; Thence North 35° 47' 57" West, continuing along said Easterly right of way, a distance of 30.00 feet; Thence Northeasterly, continuing along said Easterly right of way, along a 3324.05 foot radius curve to the left (chord bears North 48° 34' 49" East 651.10 feet), a distance of 652.14 feet; Thence North 88° 06' 20" East a distance of 436.28 feet to the point of beginning.

TOGETHER WITH that portion of County Road vacated by Order recorded April 3, 1985 on Microfilm No. M-24712.

I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat as filed for the Port of Morrow in Morrow County.

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-18

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### APPROVALS:

I certify that I have examined and approved this Partition Plat on this 16<sup>th</sup> day of July, 2018

*Stephen K. Halbrook*  
Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 12<sup>th</sup> day of July, 2018

*Jim G. Cox*  
City of Boardman Planning Chairman

I certify that I have examined and approved this Partition Plat on this 20<sup>th</sup> day of July, 2018

*Walter D. ...*  
Morrow County Tax Assessor  
Morrow County Tax Collector

Morrow County Clerk  
Recording Information

MORROW COUNTY, OREGON 2018-42662  
PLAT-PART 07/20/2018 01:33:11 PM  
Cnt=1 Stn=23 TC \$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00  
00034743201800426620020025  
Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Bobbi Childers - County Clerk

### LEGEND

- Found Section / 1/4 Corner
- Found 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- Aluminum Caps in C.L. Pavement
- ⊗ CALCULATED POINT - Not Set
- SECTION LINES
- Road Centerline
- PARTITION BOUNDARIES
- (000) Record of Survey Listed
- [000] Record- Deed

SCALE 1" = 200 Ft.  
September, 2017

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
R. V. MCKINNIS ENGINEERING  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541)-567-2017

1835

1835

# PARTITION PLAT No. 2018 - 6

City of Boardman, Morrow County, Oregon  
Township 4 North, Range 25 East, W.M.,  
Portions of Sections 10 & 11

For:  
**Port of Morrow**  
P.O. Box 200, #2 Marine Drive  
Boardman, Oregon 97818

### ACCESS/EGRESS & UTILITY EASEMENT CENTERLINE DESCRIPTION:

Commencing at the West Quarter Corner of Section 11, Township 4 North, Range 25 East, W.M., Thence North 1° 58' 57" W, along the said West line of Section 11, a distance of 139.80 feet to the South right of way line of Columbia Avenue; Thence along said South right of way line along an arc of 209.77 feet having a radius of 3324.05 feet and a chord of North 61° 14' 03" East a distance of 209.74 feet to the Point of Beginning of the center line of a 60.00 foot wide Access/Egress & Utility Easement; Thence South 30° 34' 37" East 21.67 feet; Thence along a 136.67 foot curve to the right, said curve having a 256.10 foot radius and a chord that bears South 15° 17' 07" East a distance of 135.04 feet; Thence South 0° 00' 00" East a distance of 629.60 feet to the center of a 50.00 foot radius Cul-De-Sac and the termination of this easement description.

ALONG WITH an adjacent 30.00' wide Utility Easement located on the North & East side of the previously described Access/Egress & Utility Easement, the Northerly & Easterly boundary being described as:

Beginning at a point on the South right of way of Columbia Avenue, being North 40° 18' 12" East a distance of 356.20' of the West Quarter Corner of Section 11; Thence South 30° 34' 37" East 21.80 feet; Thence along a 169.08 foot curve to the right, said curve having a 316.10 foot radius and a chord that bears South 15° 19' 27" East a distance of 167.08 feet; Thence South 00° 00' 00" East a distance of 20.28 feet; Thence South 78° 30' 00" East a distance of 138.07 feet, more or less, to the intersection of a line being North 40.00 feet and parallel with the South line of Parcel 1 of this Plat.

### Curve Table

Curve	Arc Length	Radius	Δ Angle	CD Bearing	CD Distance
C1	209.77'	3324.05'	03° 36' 57"	N 61° 14' 03" E	209.74'
C2	89.72'	3324.05'	01° 32' 47"	N 58° 39' 11" E	89.72'
C3	136.67'	256.10'	30° 34' 23"	S 15° 17' 07" E	135.04'
C4	83.09'	11609.16'	00° 24' 36"	N 84° 55' 06" W	83.09'
C5	64.46'	11659.16'	00° 19' 00"	N 85° 54' 24" W	64.46'
	(66.76')	11659.16'		N 85° 55' 32" W	66.76' C

### Line Table

Line No.	Bearing	Distance	(Record)
L1	N 0° 07' 34" E	149.54'	(149.43' D)
L2	N 0° 07' 34" E	20.22'	
L3	S 30° 34' 37" E	21.67'	
L4	S 00° 00' 00" E	89.60'	
L5	N 89° 27' 28" E	30.00'	
L6	N 00° 00' 00" E	119.32'	
L7	N 70° 56' 11" W	128.91'	
L8	N 01° 58' 59" W	17.84'	
L9	N 50° 05' 01" E	13.26'	[13.26']
L10	N 01° 58' 57" W	139.80'	[139.87']
L11	N 86° 55' 21" E	207.47'	

RECEIVED BY  
Morrow County Surveyor  
Date: 8-3-2018  
Rec'd By: S.K.H.  
No.: 2018-1835C  
Folder No.: 1835

Fnd 1/4 Corner  
3" Brass Cap  
GLO, 1968

### Survey Reference Table

(A) Hamby for Kyd	C-432-K, 1981
(B) Krumbein for Evans	C-515-K, 1982
(C) Krumbein for Morrow County	D-526-K, 1983
(D) ODOT, Columbia River Highway	DRG. 9B-21-12, 1983
(E) Krumbein for Morrow County	C-724-K, 1986
(F) Edwards for VanDomelen	B-932-E, 1992
(G) Edwards for Tatone	C-1049-E, 1995
(H) Stratton for J.J. Henry Company	C-1131-E, 1999
(I) McKinnis for Port of Morrow	C-1582-C, 2010
(K) Merritt for VADATA	2014-1704, 2014
(L) McKinnis for Port of Morrow	2016-1762-C, 2016

### Found Monument Table

Monument	Description	Surveyor	Ref. County Survey
①	2 1/2" Alum Cap	Hamby	C-432-K, 1981
②	5/8" Rebar w/Alum Cap	PLS 933	C-724-K, 1986
③	5/8" Rebar w/Alum Cap	ODOT	DRG. 9B-21-12
④	1502+50.00 POC 150.00' Left		
⑤	5/8" Rebar w/Alum Cap	ODOT	DRG. 9B-21-12
⑥	1505+00.00 POC 150.00' Left		
⑦	5/8" Rebar	PLS 1111	C-1131-E, 1999
⑧	5/8" Rebar W/Alum Cap	PLS 1111	C-1131-E, 1999
⑨	5/8" Rebar w/Alum Cap	ODOT	DRG. 9B-21-12
⑩	1493+00.00 POC 590.00' Left		
⑪	5/8" Rebar w/Alum Cap	ODOT	DRG. 9B-21-12
⑫	1493+00.00 POC 440.00' Left (0.84' N of Corner)		
⑬	Fnd 5/8" Rebar from Krumbein's Survey D-526-K, 1983		
⑭	Bent & Disturbed by Construction - Reset W/ New Pin		
⑮	Fnd 3/4" Iron Rod, 1/16th Corner, Show in Survey D-526-K, 1983, Bearing Only, No Record Distance		

### LEGEND

- Found Section Corner as Noted
- Found Monuments as Noted or Described in Table
- Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- Brass Caps in C.L. I-84
- ⊗ CALCULATED POINT - Not Set
- SECTION LINES
- Road Centerline
- PARTITION BOUNDARIES
- (000) Record of Survey Listed
- [000] Record - Deed
- LC Length of Curve
- CD Curve Chord, Bearing & Distance

REGISTERED PROFESSIONAL LAND SURVEYOR  
**RONALD V. MCKINNIS**  
JAN. 23, 1990  
2431  
Expires 12-31-18

SCALE 1" = 200 Ft.  
September, 2017

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
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I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat as filed for the Port of Morrow in Morrow County

SCALE 1" = 200 Ft.



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