

LAND PARTITION PLAT NO. 2018-7

SITUATED IN THE E1/2 SECTION 8, T.3S., R.26E., W.M.,
MORROW COUNTY, OREGON



BASIS OF BEARINGS

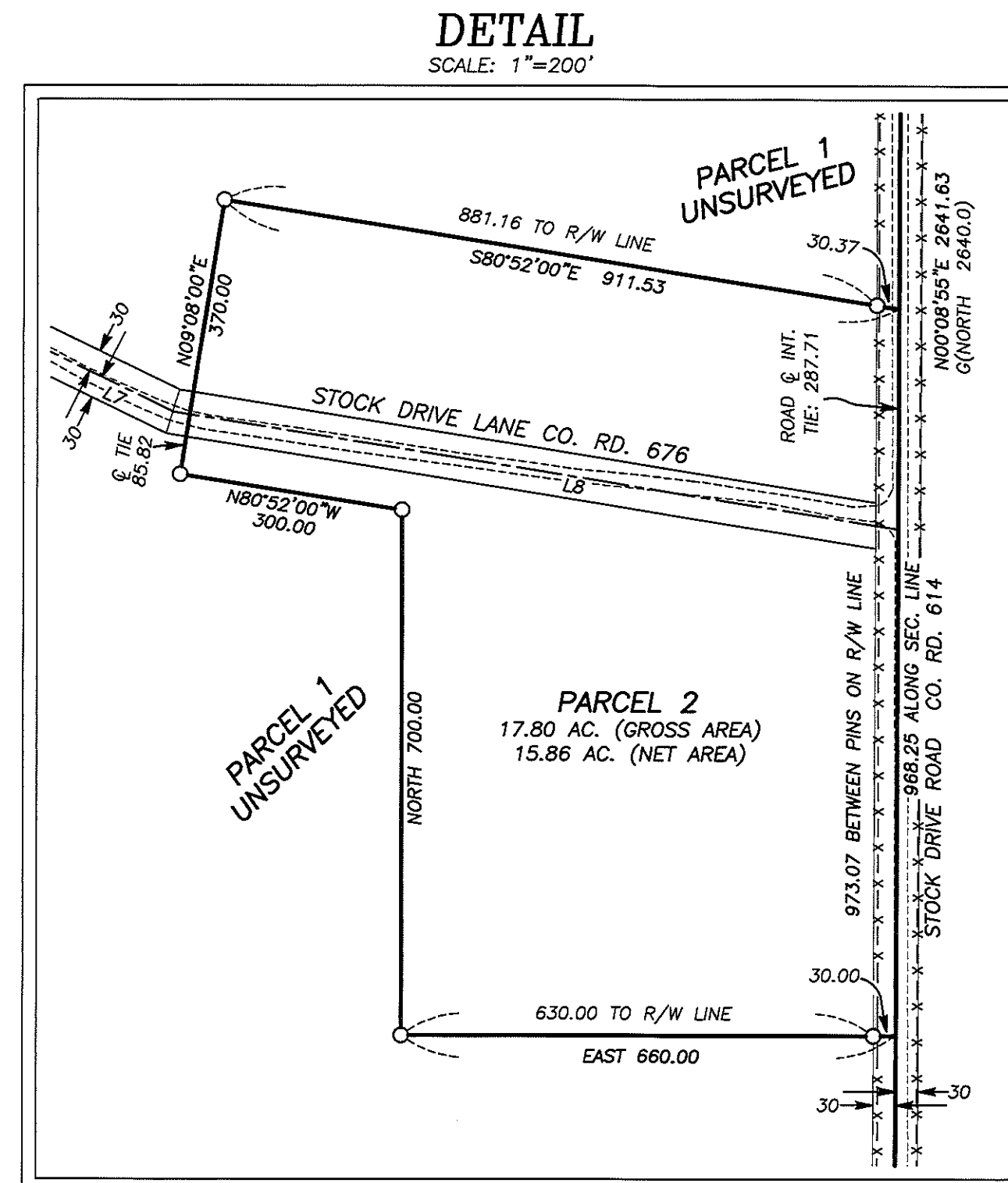
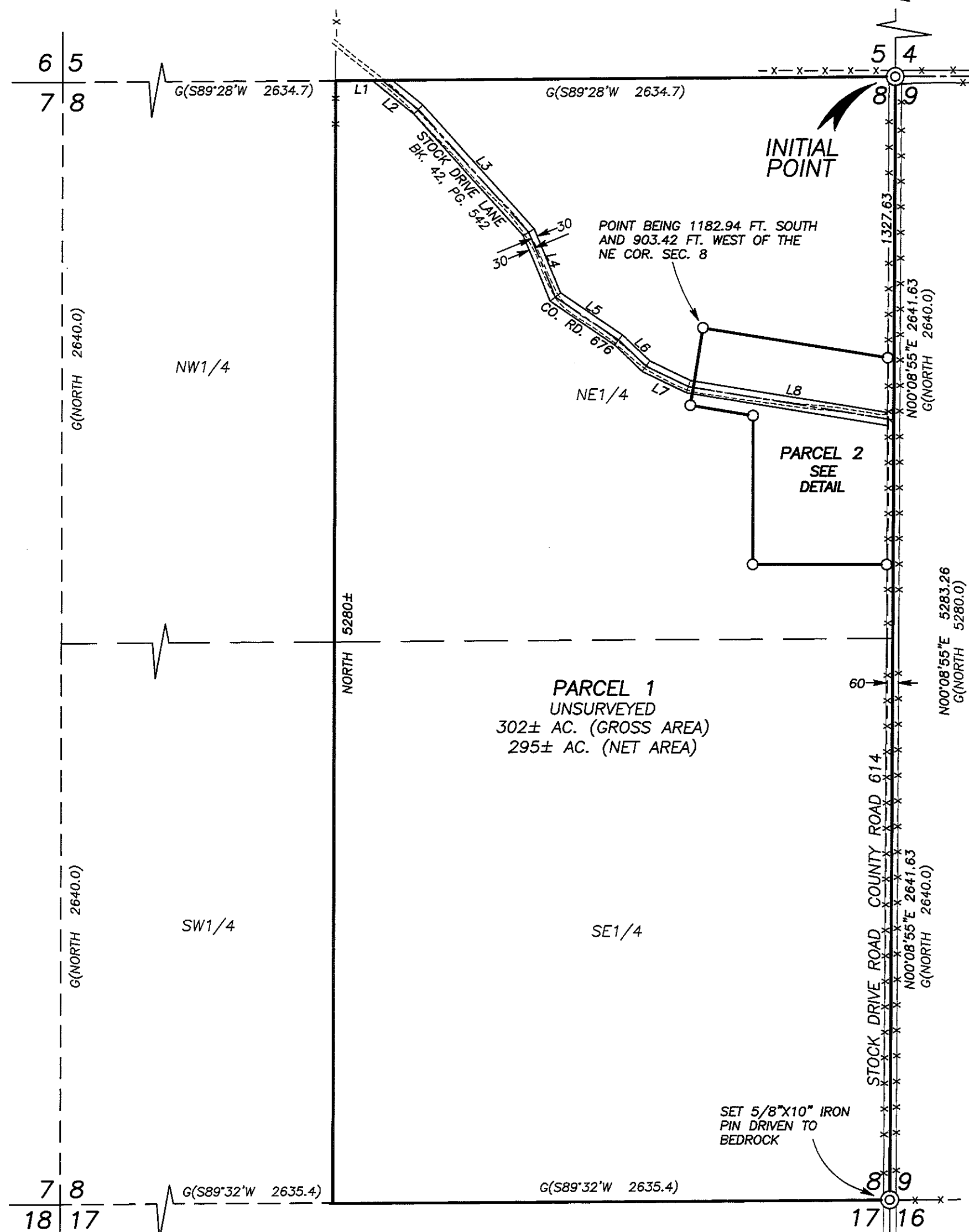
GEODETIC NORTH
BASED ON A GPS OBSERVATION
TAKEN NEAR THE NORTHEAST CORNER
SECTION 8, T.3S., R.26E., W.M.

LEGEND

- ⊙ SET 5/8"x30" (UNLESS OTHERWISE NOTED) IRON PIN WITH ATTACHED 2 1/2" ALUMINUM CAP MARKED BENCHMARK LAND SURVEYING, AND WITH APPROPRIATE SECTION CORNER DESIGNATIONS
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- G() GLO RECORD BEARING AND DISTANCE
- () DEED RECORD BEARING AND DISTANCE
- X-X FENCE LINE
- EXISTING ROAD SHOULDER LOCATED BY SURVEY

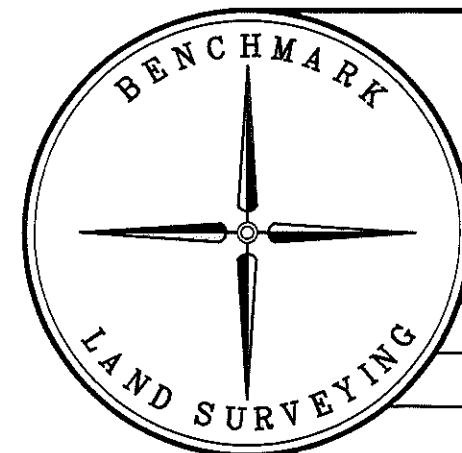
RECEIVED BY
Morrow County Surveyor
Date: 12-11-2018
Rec'd By: S.K.H.
No.: 2018-1845C
Folder No.: 1845

- NOTE:**
- THE GROSS AREA OF EACH PARCEL INCLUDES AREA WITHIN THE COUNTY ROAD RIGHT OF WAYS.
 - THE NET AREA OF EACH PARCEL DOES NOT INCLUDE THE AREA WITHIN THE COUNTY ROAD RIGHT OF WAYS.



STOCK DRIVE LANE CENTERLINE LINE TABLE

LINE	ROTATED	RECORD
L1	S89°52'00"E 221.6±	(EAST 250)
L2	S51°21'00"E 215.00	(S51°29'E 215)
L3	S42°07'00"E 775.70	(S42°15'E 775.7)
L4	S22°37'00"E 330.50	(S22°45'E 330.5)
L5	S55°56'00"E 359.00	(S56°04'E 359.0)
L6	S46°28'00"E 178.60	(S46°36'E 178.6)
L7	S64°17'00"E 220.90	(S64°25'E 220.9)
L8	S80°52'00"E 969.30	(S81°00'E 969.3)



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
SITUATED IN THE E1/2 SECTION 8,
T.3S., R.26E., W.M.,
MORROW COUNTY, OREGON

SURVEYED FOR	LYLE AND VIRGINIA PECK	
SURVEYED BY	MCS	10/1/2018
SCALE: 1"=500'	Drawn by: MCS	SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2020

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

LAND PARTITION PLAT NO. 2018-7

SITUATED IN THE E1/2 SECTION 8, T.3S., R.26E., W.M.,
MORROW COUNTY, OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GAYLAND KELLISON ON BEHALF LYLE AND VIRGINIA PECK, OWNERS OF THE LAND DESCRIBED IN MORROW COUNTY DEED INSTRUMENT NO. M-52495. THE PURPOSE OF THIS PROJECT WAS TO SURVEY AND MONUMENT PARCEL 2, SHOWN ON THE ANNEXED PLAT. A COMPLETE SURVEY OF PARCEL 1 WAS NOT CONDUCTED FOR THIS PARTITIONING PROCESS.

T.3S., R.26E. WAS ORIGINALLY SURVEYED AND SUBDIVIDED BY GEORGE WILLIAMS, DEPUTY SURVEYOR FOR THE GENERAL LAND OFFICE (GLO) IN AUGUST 1872. I SEARCHED AVAILABLE RECORDS PERTAINING TO THIS SURVEY. MORROW COUNTY SURVEY RECORDS INCLUDE THE FOLLOWING APPURTENANT SURVEY RECORDS: FILE NO. 2017-1805A IN FOLDER 1805. THIS FOLDER CONTAINS SEVERAL CADASTRAL RETRACEMENT RECORDS PREPARED BY WAYNE HARRIS IN JULY 1974. THE RECORDS WERE LATER RECORDED IN 2017 BY COUNTY SURVEYOR STEVE HADDOCK. MR. HARRIS' RECORDS STATE THAT HE SET A 3/4" IRON PIPE AT A ROCK CRIB FENCE CORNER FOR THE NORTHWEST CORNER OF SECTION 4, T.3S., R.26E. HIS RECORDS ALSO STATE THAT HE SET A HUB IN A ROCK MOUND NEAR A FENCE CORNER NEAR THE S1/4 CORNER OF SECTION 4.

I ALSO SEARCHED COUNTY ROAD DEPARTMENT ROAD FILES FOR COUNTY ROAD NO. 676 (STOCK DRIVE LANE) AND COUNTY ROAD 614 (STOCK DRIVE ROAD). THE FILE FOR COUNTY ROAD 614 CONTAINS DOCUMENTATION STATING THAT THE ROAD IS TO BEGIN AT THE SOUTHWEST CORNER OF SECTION 4 AND RUN SOUTH ALONG THE SECTION LINE FOR 2 MILES. DEED RECORD BOOK 42, PAGE 542 DESCRIBES THE CENTERLINE FOR COUNTY ROAD NO. 676. IT SHOULD BE NOTED THAT THE PECKS' DEED DESCRIPTION MISTAKENLY LISTED THE DEED FOR THIS ROAD AS "BOOK 42, PAGE 342". THIS IS A SIMPLE TYPOGRAPHICAL ERROR AND DOES NOT AFFECT THE PECKS' TITLE.

I SEARCHED FOR, BUT DID NOT FIND ORIGINAL GLO EVIDENCE AT THE FOLLOWING LOCATIONS: NORTHWEST CORNER, W1/4 CORNER AND THE S1/4 CORNER OF SECTION 4; THE NORTHEAST CORNER, SOUTHWEST CORNER, N1/4 CORNER AND E1/4 CORNER OF SECTION 8. I ALSO SEARCHED FOR, BUT DID NOT FIND THE IRON PIPE SET BY HARRIS AT THE NORTHWEST CORNER OF SECTION 4. I DID FIND REMAINS OF THE ROCK CRIB INCLUDING WIRE, NAILS AND WOOD, BUT THE PIPE WAS GONE.

THE DOCUMENTATION FOR COUNTY ROAD 614 INDICATES THAT THE CORNER COMMON TO SECTIONS 4, 5, 8 AND 9 SHOULD BE AT THE CENTERLINE INTERSECTION OF STOCK DRIVE ROAD AS IT TRANSITIONS FROM AN EAST-WEST DIRECTION TO A NORTH-SOUTH DIRECTION. I LOCATED THE RIGHT OF WAY FENCES AND THE SHOULDERS OF THE EXISTING GRAVEL ROAD FOR APPROXIMATELY 1-3/4 MILES. AFTER ANALYZING THE FIELD DATA I DECIDED THAT THE RIGHT OF WAY FENCES WERE A BETTER INDICATION OF THE ACTUAL LOCATION OF THE ROAD. I HELD THE MID-POINT BETWEEN RIGHT OF WAY FENCES AS THE CENTERLINE OF THE COUNTY ROAD WHICH IS COINCIDENT WITH THE COMMON SECTION LINE BETWEEN SECTIONS 8 AND 9. A NORTH-SOUTH FENCE LINE TO THE WEST OF THIS CORNER IS WITHIN 2.5 FEET OF THE GLO RECORD DISTANCE TO THE N1/4 CORNER. AT THE SEARCH POINT FOR THE N1/4 CORNER OF SECTION 9, I FOUND AN EAST-WEST FENCE LINE 7 FEET NORTH. ALSO FROM THE NE CORNER OF SECTION 8 THE ROCK CRIB ACCEPTED BY WAYNE HARRIS IS 4 FEET SOUTH AND 12 FEET EAST OF THE GLO RECORD FOR THE NW CORNER OF SECTION 4.

I ESTABLISHED THE SOUTHEAST CORNER OF SECTION 8 AT THE MID-POINT BETWEEN RIGHT OF WAY FENCES AND IN LINE WITH A FENCE RUNNING EAST.

I LOCATED THE SHOULDERS OF COUNTY ROAD NO. 676 AS IT TRAVERSES THE SUBJECT PROPERTY. THE DEED DESCRIPTION IN BOOK 42, PAGE 542 STATES THAT THIS ROAD BEGINS AT A POINT 250 FEET EAST OF THE N1/4 CORNER OF SECTION 8. I USED THE GLO RECORD COURSE AND DISTANCE FROM THE NORTHEAST CORNER OF SECTION 8 FOR A CALCULATED POSITION FOR THE N1/4 CORNER. THIS POSITION FALLS APPROXIMATELY 2.5 FEET EAST OF A NORTH-SOUTH FENCE LINE. FROM THE CALCULATED 1/4 CORNER I RAN EAST, 221.6 FEET TO THE CENTERLINE OF THE EXISTING GRAVEL ROAD. I APPLIED AN 00°08'00" CLOCKWISE ROTATION AT THE N1/4 CORNER TO THE RECORD BEARINGS TO FIT THE EXISTING GRAVEL ROAD SURFACE.

I SET THE CORNERS OF PARCEL 2 AT LOCATIONS APPROVED BY MR. KELLISON, IN LOCATIONS CONFORMING TO THE PLANNING DEPARTMENT APPROVAL AND ACCORDING TO THE METHODS OUTLINED HEREIN. SEE RECORDS OF CORNER MONUMENTATION FILED IN THE OFFICE OF THE MORROW COUNTY SURVEYOR FOR MORE DETAILS ON THE CORNERS I SET AND THEIR ACCESSORIES.

THERE IS AN OVERHEAD POWER LINE THAT RUNS ALONG THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 614. I DID NOT FIND A RECORDED EASEMENT FOR THIS POWER LINE NOR DOES THE PRELIMINARY TITLE REPORT SHOW AN EASEMENT. ALL UNSURVEYED BEARINGS AND DISTANCES AND AREAS ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY.

RECEIVED BY
Morrow County Surveyor
Date: 12-11-2018
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REFERENCES

- MORROW COUNTY SURVEYOR FOLDER NO. 1805
FILE NO. 2017-1805A
- GENERAL LAND OFFICE FIELD NOTES
- MORROW COUNTY ROAD JOURNAL A
- DEED RECORD INSTRUMENT NO. M-52495
- DEED RECORD BOOK 42 PAGE 542
- STATUS OF RECORD TITLE NO. 257647AM

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCEL 2 AND CORRECTLY MAPPED PARCEL 1 OF THIS LAND PARTITION, AND THAT A COMPLETE BOUNDARY SURVEY WAS NOT CONDUCTED FOR THIS PARTITIONING PROCESS. SAID PARTITION BEING SITUATED IN MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.3S., R.26E., W.M.:

SECTION 8: E1/2; EXCEPTING THEREFROM, ALL THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED TO THE COUNTY OF MORROW FOR ROAD PURPOSES BY INSTRUMENT RECORDED MARCH 8, 1934 IN BOOK 42, PAGE 542, DEED RECORDS OF MORROW COUNTY.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF SAID SECTION 8 AS THE INITIAL POINT OF THIS PARTITION.

CONTAINING 320 ACRES, MORE OR LESS.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

APPROVALS

EXAMINED AND APPROVED THIS 22nd DAY OF October, 2018.

Stephen K. Haddock
MORROW COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 26th DAY OF November, 2018.

Carole M. Jones
MORROW COUNTY PLANNING DIRECTOR

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

Diana Hughes
MORROW COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11-27-2018

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, LYLE A. PECK, SR. AND VIRGINIA L. PECK, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Lyle A. Peck, Sr.
LYLE A. PECK, SR.

Virginia L. Peck
VIRGINIA L. PECK



ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MORROW } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 27, 2018, BY LYLE A. PECK, SR. AND VIRGINIA L. PECK.

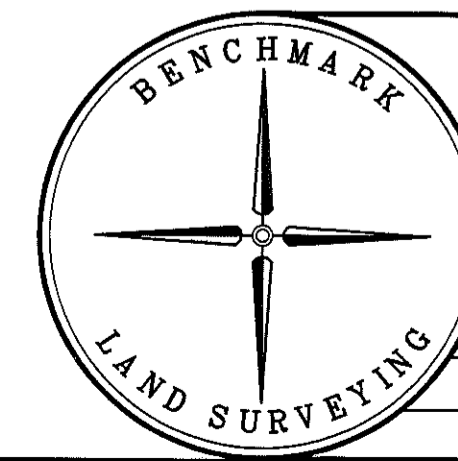
Kirsti Lea Cason
NOTARY PUBLIC FOR OREGON
Kirsti Cason
NOTARY PUBLIC PRINTED NAME

COMMISSION NO. 946577
MY COMMISSION EXPIRES Jan. 19, 2020

MORROW COUNTY CLERK RECORDING INFORMATION:

MORROW COUNTY, OREGON 2018-43384
PLAT-PART 11/27/2018 01:26:56 PM
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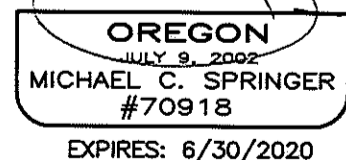
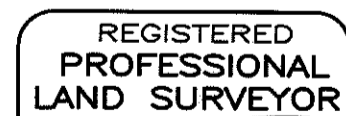
Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk



BENCHMARK LAND SURVEYING
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SITUATED IN THE E1/2 SECTION 8,
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MORROW COUNTY, OREGON

SURVEYED FOR	LYLE AND VIRGINIA PECK	
SURVEYED BY	MCS	10/1/2018
Drawn by: MCS		SHEET 2 OF 2



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Michael C. Springer
BENCHMARK LAND SURVEYING