

PARTITION PLAT 2018-8

A REPLAT OF PARCEL 1, PARTITION PLAT 1995-9 AND PARCEL 2, PARTITION PLAT 2007-3 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

CLIENT: **GEORGE F. TURNER AND LETA TURNER**
 PO BOX 749
 IRRIGON, OREGON 97844

OWNER'S DECLARATION

WE GEORGE F. TURNER AND LETA TURNER DO HEREBY ACKNOWLEDGE THAT THIS REPLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF IRRIGON ORDINANCES.

BY: George F. Turner
 GEORGE F. TURNER

BY: Leta Turner
 LETA TURNER

ON THIS 26th DAY OF November, 2018, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME

NAME: Lisa Ann Elizabeth Davison
 NOTARY PUBLIC FOR OREGON

PRINTED NAME: LuAnn Elizabeth Davison

COMMISSION NO.: 939888

MY COMMISSION EXPIRES: June 15, 2019

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN SEPTEMBER OF 2018 AT THE REQUEST OF GEORGE AND LETA TURNER. THE PURPOSE OF THE SURVEY IS TO REPLAT PARCEL 1 OF PARTITION PLAT 1995-9 AND PARCEL 2 OF PARTITION PLAT 2007-3. THE INTENT IS TO RETAIN THE AREA OF PARCEL 1 OF SAID PARTITION PLAT WITH THE PARCEL LINES CHANGING TO AS WHAT IS DEPICTED UPON THE FACE OF THIS REPLAT. THE TURNERS HOLD TITLE TO THE LAND BEING REPLATTED BY THE DEED RECORDED AS MORROW COUNTY DEED M-47956 AND M-53978.

LS 2431 PERFORMED THE SURVEY ON PARTITION PLAT 1995-9 AS WELL AS PARTITION PLAT 2007-3. I WAS ABLE TO RECOVER THOSE CORNERS AS SET BY LS 2431 IN THOSE TWO MENTIONED PARTITION PLATS. THE MONUMENTS THAT I WAS ABLE TO RECOVER ALL APPEARED TO BE IN DECENT CONDITION WITH NO DISTURBANCE, THE LOCATIONS OF THE MONUMENTS DO NOT FIT THE BEARINGS AND DISTANCES AS WHAT IS LISTED IN THE ABOVE MENTIONED PARTITION PLATS AS WHAT IS SHOWN BELOW.

FOUND MONUMENT AT THE NORTHWEST CORNER OF PARCEL 1 TO WHAT IS CALLED OUT IN PARTITION PLAT 2007-3 N 0.28' AND W 0.24'.

FOUND MONUMENT AT THE NORTHEAST CORNER OF PARCEL 2 TO WHAT IS CALLED OUT IN PARTITION PLAT 2007-3 S 0.20' AND E 0.61'.

FOUND MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 1 TO WHAT IS CALLED OUT IN PARTITION PLAT 2007-3 S 0.17' AND E 0.72'.

FOUND MONUMENT AT THE SOUTHEAST CORNER OF PARCEL 1 TO WHAT IS CALLED OUT IN PARTITION PLAT 2007-3 S 0.40' AND E 0.07'.

FOUND MONUMENT AT THE NORTHWEST CORNER OF PARCEL 3 TO WHAT IS CALLED OUT IN PARTITION PLAT 2007-3 N 0.00' AND W 0.03'.

FOUND MONUMENT AT 1.00' NORTH OF THE SOUTHEAST CORNER OF PARCEL 2 TO WHAT IS CALLED OUT IN PARTITION PLAT 2007-3 N 0.00' AND W 0.07'.

THE LOCATION OF THE McNARY-MAUPIN TRANSMISSION LINE WAS COMPUTED FROM THE DISTANCES AS SHOWN ON PARTITION PLAT 1995-9 BY LS 2431.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND MONUMENTS MARKING THE NORTHEAST CORNER OF PARCEL 1 PARTITION PLAT 2007-3 AND MARKING THE SOUTHEAST CORNER OF PARCEL 3 PARTITION PLAT 1995-9 AND IS BASED ON SAID PARTITION PLAT.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN SEPTEMBER 2018, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY O.R.S. CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION:

PARCEL 1, PARTITION PLAT 1995-9 AND PARCEL 2 OF PARTITION PLAT 2007-3.

INITIAL POINT OF THIS REPLAT BEING S 0°01'00" E, 15.00 FEET FROM THE NORTHEAST CORNER OF PARCEL 1 OF THIS REPLAT.

1" = 60'

HORIZONTAL DATUM: LOCAL ONLY
 VERTICAL DATUM: LOCAL ONLY

LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RV McKINNIS PLS 2431"
- FOUND 5/8" IRON ROD
- × COMPUTED POINT NOT SET
- EIGHTH STREET WEST
- PROPERTY BOUNDARIES
- - - 30' ROADWAY EASEMENT
- FENCE LINE

NOTES

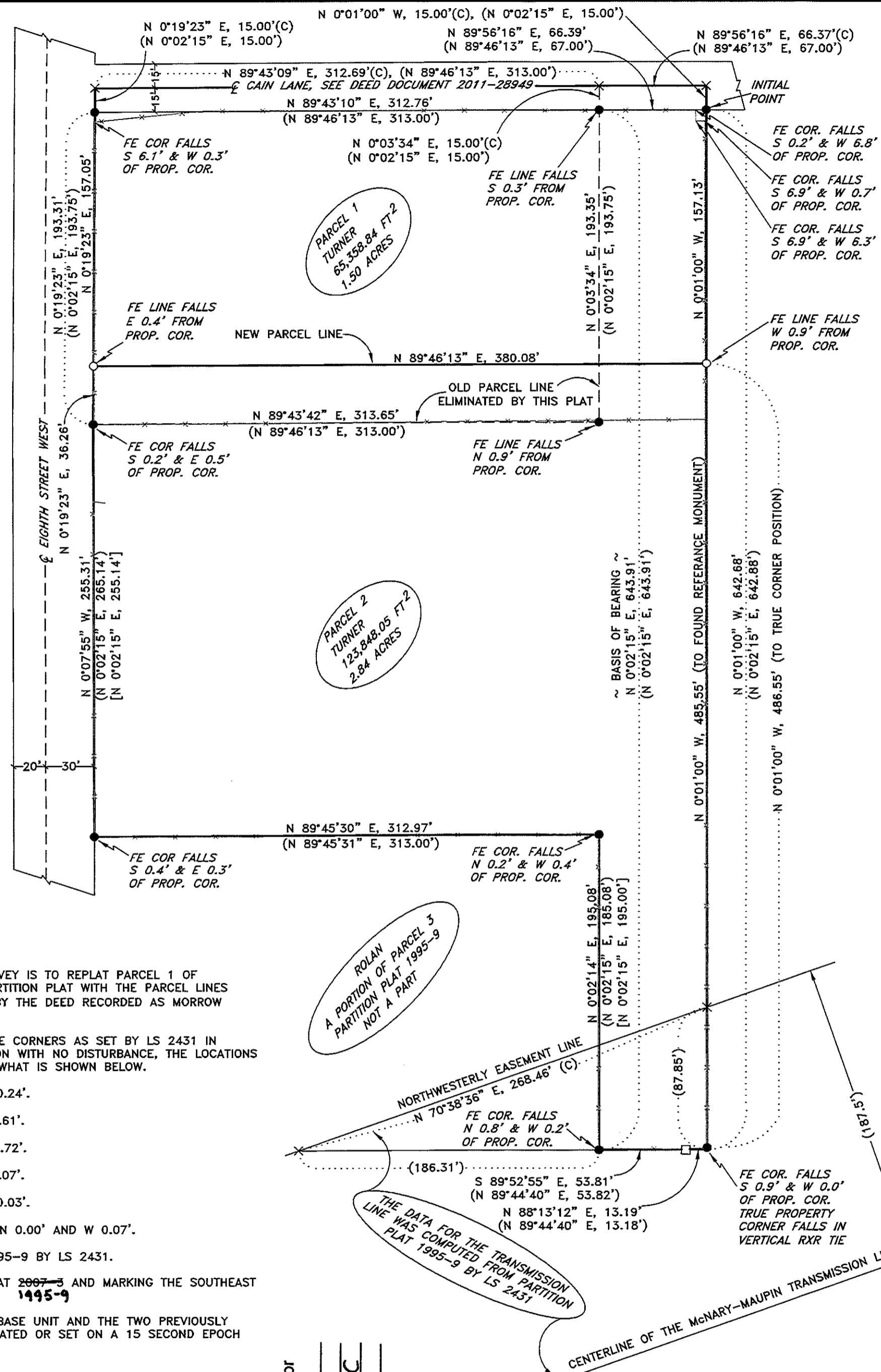
- [] PARTITION PLAT 1995-9
- () PARTITION PLAT 2007-3
- (C) COMPUTED POINT BASED ON FOUND MONUMENTS

SURVEYS

PARTITION PLAT 1995-9
 PARTITION PLAT 2007-3

DEEDS

TL 206 M-47956
 TL 207 2018-42023
 TL 222 M-53978
 TL 223 2008-42545
 CAIN LANE 2011-28949



PARCEL 1
 TURNER
 65.388.84 FT²
 1.50 ACRES

PARCEL 2
 TURNER
 123.848.05 FT²
 2.84 ACRES

PARCEL 3
 A PORTION OF PARCEL 3
 PARTITION PLAT 1995-9
 NOT A PART

THE DATA FOR THE TRANSMISSION LINE WAS COMPUTED FROM PARTITION PLAT 1995-9 BY LS 2431

APPROVALS

MORROW COUNTY SURVEYOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH ORS 92 AND THEREFORE APPROVE SAID PLAT.

Stacy K. Harbock
 MORROW COUNTY SURVEYOR

DATED THIS 26 DAY OF November, 2018

WEST EXTENSION IRRIGATION

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Beverly J. Bridgewater
 MANAGER

DATED THIS 26 DAY OF Nov, 2018

MORROW COUNTY PLANNING

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Carla B. McNamee
 MORROW COUNTY PLANNING DIRECTOR

DATED THIS 26 DAY OF November, 2018

MORROW COUNTY ASSESSOR AND TAX COLLECTOR:

I, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

Dan Hughes, Deputy
 ASSESSOR/TAX COLLECTOR

DATED THIS 27th DAY OF NOV, 2018

MORROW COUNTY CLERK:

STATE OF OREGON }
 COUNTY OF MORROW } SS

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON

THE DAY OF _____ AT _____ M. AS FILE

NO. _____

MORROW COUNTY CLERK

DEPUTY

MORROW COUNTY, OREGON 2018-43387
 PLAT-PART 11/27/2018 01:53:43 PM
 Cnt=1 Str=23 TC
 \$60.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00



00035687201800433870010016
 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

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm

OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509

EXPIRATION DATE: 12/31/20

DATE: 26 Nov 18

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR GEORGE F. TURNER AND LETA TURNER IN MORROW COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM

RECEIVED BY
 Morrow County Surveyor
 Date: 12-11-2018
 Recd By: S.K.H.
 No.: 2018-1846C
 Folder No.: 1846

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
 HERMISTON, OR 97838
 BUI (541) 564-7887
 FAX (541) 567-8020
 brit@primmlandsurveying.com
 keith@primmlandsurveying.com

CLIENT: **GEORGE F. TURNER AND LETA TURNER**

SW 1/4, SEC 35, TWP. 5 N. RNG. 26 E. WM

PROJECT: A REPLAT OF PARCEL 1, PARTITION PLAT 1995-9 AND PARCEL 2, PARTITION PLAT 2007-3 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

JOB #: 1808003
 DATE: 20 SEP 18
 FB/PG: 040/21
 SHEET: 1 OF 1
 DRAWN: BLP
 APPROVED: BLP

1846

1846