

# PARTITION PLAT 2018-2

A PARTITION PLAT IN BLOCK 25 WEST, LOCATED IN THE NE 1/4 OF SEC. 23, TWP 5 NORTH, RNG 26, EAST OF THE W.M. CITY OF IRRIGON, MORROW COUNTY, OREGON.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2018 AT THE REQUEST OF JAMES W. COFFMAN. THE PURPOSE OF THE SURVEY IS TO PARTITION THAT PROPERTY AS DESCRIBED ON 2004-12840, SEE LEGAL DESCRIPTION UNDER SURVEYOR'S CERTIFICATION.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN ESTABLISHED AS FOLLOWS:

THE NORTHERLY LINE WAS ESTABLISHED FROM THE FOUND BRASS SCREW AND WASHER IN A 1 5/8 INCH PIPE NEAR THE NORTHWESTERLY CORNER OF LOT 5 WITH THE FOUND 3 1/4 INCH ALUMINUM CAP AT THE NORTHEASTERLY CORNER OF THE PARENT PARCEL. THE LINE ESTABLISHES THE NORTHERLY U.S. TAKING LINE IN THIS AREA.

THE SOUTHERLY LINE WAS ESTABLISHED FROM THE FOUND 1 1/2 INCH ALUMINUM CAP AT THE INTERSECTIONS OF WASHINGTON LANE WEST AND FIFTH STREET WEST WITH THE FOUND 1 1/2 INCH ALUMINUM CAP AT THE INTERSECTIONS OF WASHINGTON LANE WEST AND FOURTH ROAD WEST. THE LINE ESTABLISHES THE CENTERLINE OF WASHINGTON LANE WEST.

THE EASTERLY LINE WAS ESTABLISHED BY THE FOUND BRASS SCREW AND WASHER IN A 1 5/8 INCH PIPE AT THE SOUTHEASTERLY CORNER OF THE PARENT PARCEL AND THE FOUND 3 1/4 INCH ALUMINUM CAP AT THE NORTHEASTERLY CORNER OF THE PARENT PARCEL. THE LINE ESTABLISHES THE EASTERLY U.S. TAKING LINE IN THIS AREA.

THE WESTERLY LINE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD MARKING THE MID-POINT OF LOT 4 AT THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON LANE WEST AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" MARKING THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2000-18. THESE TWO MONUMENTS WERE UTILIZED AND A LINE WAS EXTENDED NORTHERLY TO THE NORTHERLY U.S. TAKING LINE AS PREVIOUSLY DESCRIBED.

SOUTHEASTERLY LINE WAS ESTABLISHED BY THE FOUND BRASS SCREW AND WASHER INSIDE A 1 5/8 INCH PIPE AT THE CENTERLINE OF WASHINGTON LANE WEST AND THE FOUND BRASS SCREW AND WASHER INSIDE A 1 5/8 INCH PIPE AT THE SOUTHEASTERLY CORNER OF THE PARENT PARCEL. THESE TWO MONUMENTS WERE UTILIZED AND A LINE WAS EXTENDED NORTHERLY TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON LANE WEST.

I MADE THE LOT LINES OF LOTS 1-6 PARALLEL TO THE CENTERLINE OF FIFTH STREET AND EXTENDED THEM NORTH TO THE MONUMENTS FOUND THAT ESTABLISHES THE TAKING LINE.

IN BOOK 71 PAGE 119 IT STATES THE FOLLOWING:

### TRACT 3115

All that portion of Lots 3, 4 and 5, Block 25 West, and Lots 3, 4 and 5 Block 25 1/2 West, Irrigon (according to the duly recorded plat thereof), Section 23, Township 5 North, Range 26 East of the Willamette Meridian, Morrow County, Oregon, that lies northerly of the following described line:

Beginning at a point on the west line of said Section 23, said point lying northerly a distance of 4430 feet from the south west corner thereof;

thence South 75°18' East a distance of 5260 feet and point of terminus of the above described line.

The tract of land above described contains 5.37 acres, more or less.

### TRACT 3115-2

All that portion of Lots 3 and 4, Block 25 West, Irrigon (according to the duly recorded Plat thereof), Section 23, Township 5 North, Range 26 East of the Willamette Meridian, Morrow County, Oregon, lying southerly of the following described line:

Beginning at a point on the center line of Washington Avenue West in said plat of Irrigon said point lying westerly a distance of 725 feet from the east line of said Sections 23;

thence North 46°30' East, a distance of 500 feet and point of terminus of the above described line.

The tract of land above described contains 0.58 of an acre, more or less.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND 3 1/4 INCH ALUMINUM CAP AT THE NORTHEASTERLY CORNER OF THE PARENT PARCEL AND THE FOUND BRASS SCREW AND WASHER INSIDE A 1 5/8 INCH PIPE AT THE SOUTHEASTERLY CORNER OF THE PARENT PARCEL AND IS BASED UPON PARTITION PLAT 2000-18.

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.

## OWNER'S DECLARATION/DEDICATION

WE, JAMES W. COFFMAN AND NEILA D. COFFMAN, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND MORROW COUNTY ORDINANCES, WE ALSO DO HEREBY DEDICATE THE 15 FOOT IRRIGATION EASEMENT EXCLUSIVELY TO THE WEST EXTENSION IRRIGATION DISTRICT AND WE FURTHERMORE DEDICATE THE 30 FOOT NON-EXCLUSIVE PRIVATE INGRESS/EGRESS EASEMENT AND THE 20 FOOT NON-EXCLUSIVE INGRESS/EGRESS EASEMENT AS SHOWN HEREON.

By: James W. Coffman  
JAMES W. COFFMAN

By: Neila D. Coffman  
NEILA D. COFFMAN

ON THIS 7 DAY OF August, 2018, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PARTITION PLAT AND ACKNOWLEDGE THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

NAME: Notary Public for Oregon

PRINTED NAME: Jessica Jo Evans

COMMISSION NO. 994624

MY COMMISSION EXPIRES May 29, 2022

CLIENT: JAMES W. COFFMAN  
NEILA D. COFFMAN  
74995 WASHINGTON LANE  
IRRIGON, OREGON 97844

## NOTES ON P.P. 2000-18

1) AT THE REQUEST OF BOTH MORROW COUNTY PLANNING AND MORROW COUNTY SURVEYOR, I HAVE SHOWN THE EXTERIOR BOUNDS OF P.P. 2000-18 AS WELL AS THE 30 FOOT ACCESS AND UTILITY EASEMENT ALONG THE SOUTHERLY SIDE OF PARCEL 2 OF SAID PARTITION PLAT.

2) THE EXTERIOR BOUNDS OF P.P. 2000-18 AS WELL AS THE COMMON LINE BETWEEN PARCEL 1 AND PARCEL 2 OF P.P. 2000-18 HAVE NOT BEEN SURVEYED BY MYSELF.

3) THE COMPUTED LOCATION OF THE NORTHWEST CORNER OF P.P. 2000-18 FALLS 0.75 FEET NORTHWESTERLY FROM THE FOUND BRASS SCREW WITH WASHER INSIDE A 1 5/8" IRON ROD AS CALLED FOR IN SAID PARTITION PLAT.

4) THE DISTANCES ON THE NORTHERLY AND WESTERLY LINE OF PARCEL 1 OF P.P. 2000-18 IS TO THE COMPUTED NORTHWEST CORNER OF SAID PARTITION PLAT.

## IRRIGATION NOTE

AN 8 FOOT IRRIGATION EASEMENT PRESENTLY EXISTS ALONG THE NORTH BOUNDARY LINE OF THIS PARTITION PLAT. PLEASE SEE P.P. 2000-18 AND M-24196. THE WEST EXTENSION IRRIGATION DISTRICT HAS VERBALLY REQUESTED A 15 FOOT IRRIGATION EASEMENT ALONG THE NORTH BOUNDARY LINE OF PARCEL 2 OF THIS PARTITION PLAT, AS WHAT IS SHOWN.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JAMES W. COFFMAN AND NEILA D. COFFMAN IN MORROW COUNTY, OREGON.  
Brit L. Primm  
BRIT L. PRIMM

## 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 APRIL 2018, IN CONFORMANCE WITH THE REQUIREMENTS OF SUBDIVISIONS AND PARTITIONS, AS ESTABLISHED BY O.R.S. CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION:

Lot 3 and the East Half of Lot 4, Block 25 West, in Section 23, Township 5 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon.

EXCEPTING THEREFROM that portion which lies Northerly of the following described line: Beginning at a point on the West line of said Section 23, said point lying Northerly a distance of 4430 feet from the Southwest Corner thereof; thence South 75°18' East a distance of 5260 feet and point terminus of the above described line.

ALSO EXCEPTING THEREFROM that portion of Lots 3 and 4 lying Southeast of the Reservation Taking Line.

INITIAL POINT OF THIS PARTITION PLAT BEING THE NORTHEAST CORNER OF THE U.S. TAKING LINE.

## LINE DESCRIPTIONS

- PARCEL LINES
- 26' PERPETUAL EASEMENT
- 8' IRRIGATION EASEMENT
- 30' INGRESS/EGRESS EASEMENT
- 20' INGRESS/EGRESS EASEMENT
- 15' IRRIGATION EASEMENT
- 30' ACCESS AND UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

Brit L. Primm  
OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

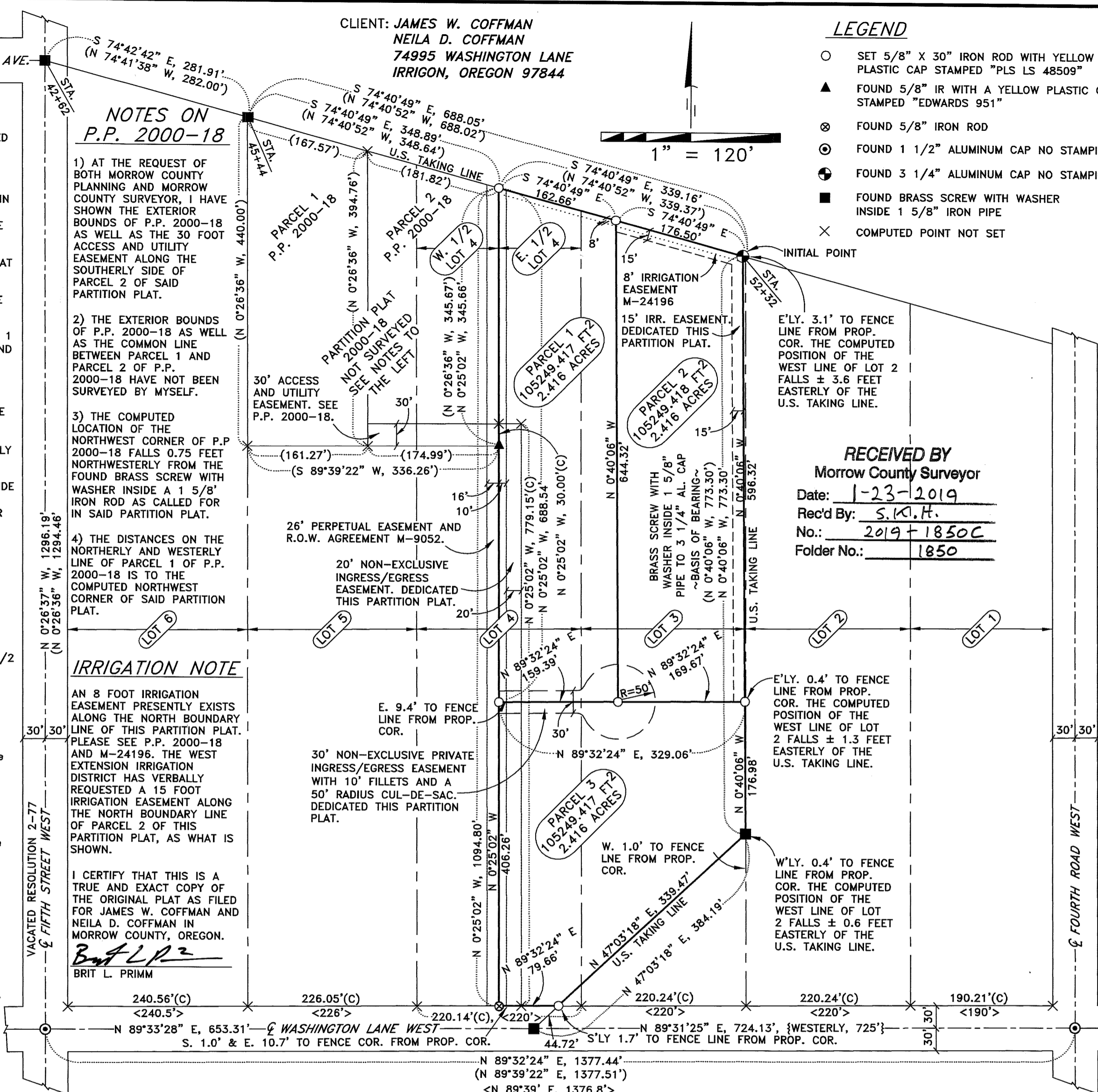
EXPIRATION DATE: 12/31/18

DATE: 30 July 18

## LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ▲ FOUND 5/8" IR WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951"
- ⊗ FOUND 5/8" IRON ROD
- ⊙ FOUND 1 1/2" ALUMINUM CAP NO STAMPING
- ⊕ FOUND 3 1/4" ALUMINUM CAP NO STAMPING
- FOUND BRASS SCREW WITH WASHER INSIDE 1 5/8" IRON PIPE
- × COMPUTED POINT NOT SET

1" = 120'



RECEIVED BY  
Morrow County Surveyor  
Date: 1-23-2019  
Rec'd By: S.K.H.  
No.: 2019-1850C  
Folder No.: 1850

## 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.

Stephen K. Hallock  
MORROW COUNTY SURVEYOR  
DATED THIS 10<sup>th</sup> DAY OF August 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.

Walter McNamee  
PLANNING DIRECTOR  
DATED THIS 27 DAY OF December, 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. Bridges  
MANAGER  
DATED THIS 8<sup>th</sup> DAY OF November 2018

MORROW COUNTY ASSESSOR AND TAX COLLECTOR:  
WE, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE 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 WE HEREBY APPROVE SAID PLAT.

Richard D. Johnson  
ASSESSOR & TAX COLLECTOR  
DATED THIS 18 DAY OF January, 2019

MORROW COUNTY CLERK:  
STATE OF OREGON } SS  
COUNTY OF MORROW }  
I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON

THE DAY OF \_\_\_\_\_ AT \_\_\_\_\_ M. AS FILED  
NO. \_\_\_\_\_

MORROW COUNTY CLERK  
DEPUTY

MORROW COUNTY CLERK

MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2019-43602  
PLAT-PART  
Crt=1 Stn=23 Tc 01/18/2019 01:53:19 PM  
\$80.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00

00035988201500436020010012

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



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: JAMES W. COFFMAN & NEILA D. COFFMAN

NE 1/4, SEC 23, TWP. 5 N. RNG. 26 E. WM

PROJECT:  
A PARTITION PLAT IN BLOCK 25 WEST, LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, CITY OF IRRIGON, MORROW COUNTY, OREGON.

JOB #: 1804003  
DATE: 20 APR 18  
FB/PG: 040/08  
SHEET: 1 OF 1  
DRAWN: BLP  
APPROVED: BLP

1850

1850