

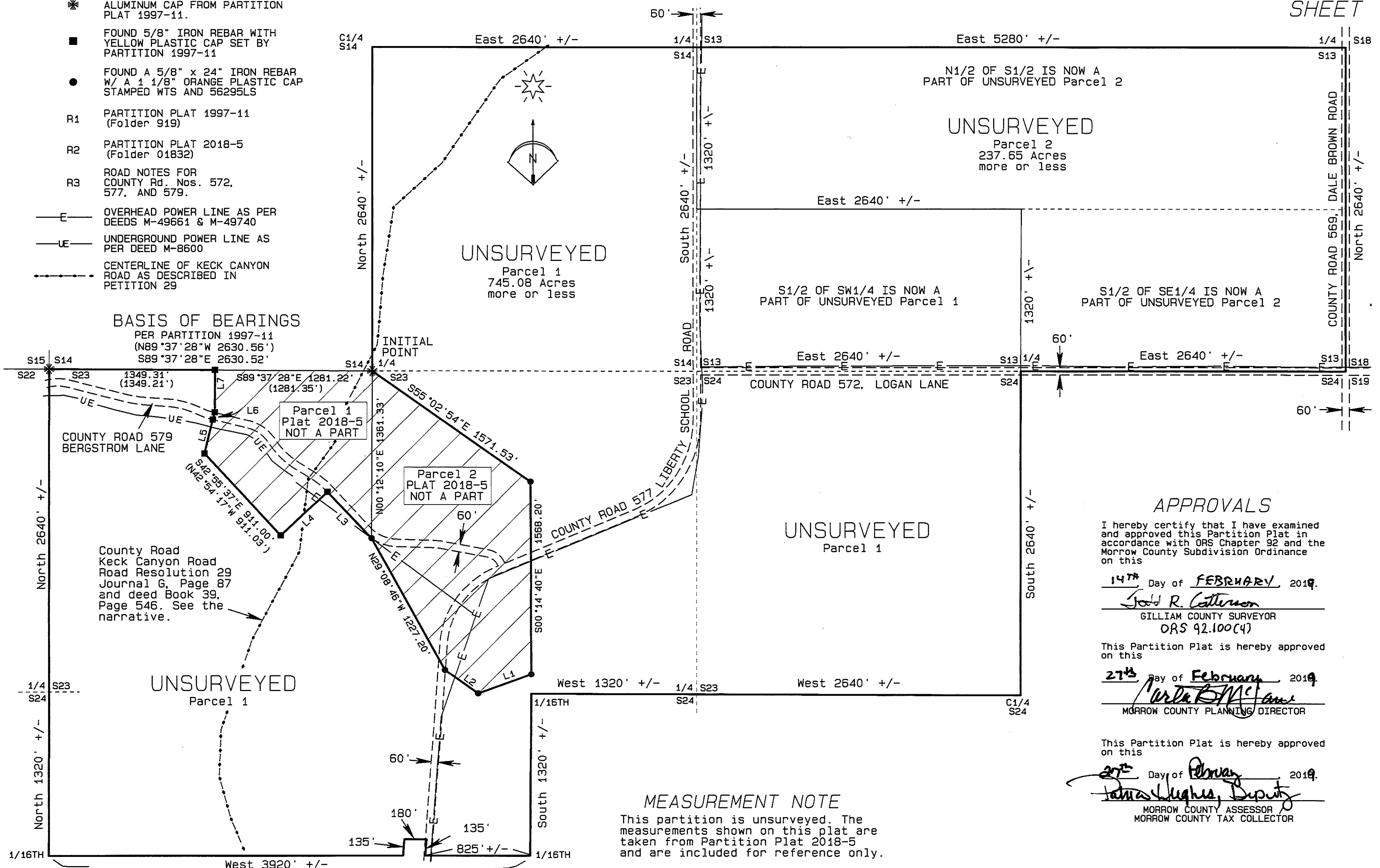
Partition Plat 2019 - 5
A REPLAT OF THE UNSURVEYED PARCEL 3 OF PARTITION PLAT 2018 - 5 AND THE S1/2 OF THE SW1/4 OF SECTION 13, LOCATED IN SECTIONS 13, 14, 23, AND 24, T3S, R24E, W.M., MORROW COUNTY, OREGON.
SHEET 1 OF 2

LEGEND

- FOUND 5/8" REBAR WITH 2 1/2" ALUMINUM CAP FROM PARTITION PLAT 1997-11.
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP SET BY PARTITION 1997-11
- FOUND A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- R1 PARTITION PLAT 1997-11 (Folder 949)
- R2 PARTITION PLAT 2018-5 (Folder 01832)
- R3 ROAD NOTES FOR COUNTY Rd. Nos. 572, 577, AND 579.
- OVERHEAD POWER LINE AS PER DEEDS M-49661 & M-49740
- UNDERGROUND POWER LINE AS PER DEED M-8600
- CENTERLINE OF KECK CANYON ROAD AS DESCRIBED IN PETITION 29

BASIS OF BEARINGS

PER PARTITION 1997-11
(N89°37'28"W 2630.56')
(S89°37'28"E 2630.52')



UNSURVEYED Parcel 1 745.08 Acres more or less

UNSURVEYED Parcel 2 237.65 Acres more or less

UNSURVEYED Parcel 1

UNSURVEYED Parcel 1

APPROVALS

I hereby certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Morrow County Subdivision Ordinance on this

14th Day of FEBRUARY 2019
GILLIAM COUNTY SURVEYOR
ORS 92.100(4)

This Partition Plat is hereby approved on this

27th Day of February 2019
MORROW COUNTY PLANNING DIRECTOR

This Partition Plat is hereby approved on this

27th Day of February 2019
MORROW COUNTY ASSESSOR
MORROW COUNTY TAX COLLECTOR

RECEIVED BY
Morrow County Surveyor
Date: 4-10-2019
Rec'd By: S.K.H.
No.: 2019-1855C
Folder No.: 1855

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2019-43782
PLAT-PART
Cnt=1 Stn=23 TCRAWFORD 02/27/2019 02:08:23 PM
\$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00
00036236201900437820020028
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

MEASUREMENT NOTE
This partition is unsurveyed. The measurements shown on this plat are taken from Partition Plat 2018-5 and are included for reference only.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S70°07'36"W	459.47'
L2	N54°37'32"W	330.88'
L3	N43°36'17"W	520.78'
L4	S47°06'43"W	518.48'
(L4)	S47°05'43"W	518.77'
L5	N13°35'41"E	283.89'
(L5)	N13°35'08"E	242.49'
L6	N13°35'42"E	60.15'
(L6)	N13°35'08"E	60.00'
L7	N00°22'40"E	344.03'
(L7)	N00°22'32"E	344.19'

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON JULY 9, 2001 STEPHEN K. HADDOCK 56295LS

RENEWS 6-30-19

THIS IS A TRUE AND EXACT COPY

REPLAT FOR
William R. Jepsen
P.O. Box 188
Heppner, OR 97836

PROJECT DATE: January 18th, 2019
Project No. 19-1 SCALE: 1" = 600'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

LOCATION: Sections 13, 14, 23, & 24, T3S, R24E, W.M., Morrow County, Oregon

1855

OWNERSHIP NOTE:

The unsurveyed Parcel 3 of Partition Plat 2018-5 being replatted on this plat was created on June 24th, 2018 and is a portion of Parcel 2 of Partition Plat 1997-11. That Parcel 2 was conveyed to the William R. Jepsen and Nancy J. Jepsen Family Trust by Morrow County deed 2018-41583 recorded on January 1st, 2018.

OWNER'S DECLARATION JEPSEN

We, William R. Jepsen and Nancy J. Jepsen, Trustees of the William R. Jepsen and Nancy J. Jepsen Family Trust, owner of the unsurveyed Parcel 3 of Partition Plat 2018-5 recorded on June 24th, 2018 as Instrument Number 2018-42315, Records of Morrow County, Oregon, do hereby declare that we have caused this plat to be prepared and this land to be replatted as shown hereon in accordance with ORS Chapter 92 and the subdivision ordinance of Morrow County, Oregon.

William R. Jepsen Trustee
 William R. Jepsen, Trustee

Nancy J. Jepsen Trustee
 Nancy J. Jepsen, Trustee

State of: Oregon
 County of: Morrow

On this 13 Day of February, 2019, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the Owner's declaration and acknowledged that they did so freely and voluntarily.

Before me: Patricia L. Rollins

Printed name: Patricia L. Rollins
 Notary Public for Oregon

Commission number: 971701

My commission expires: Feb. 19, 2022

OWNERSHIP NOTE:

The Nancy Hunt-Petersen Trust holds 1/2 interest in the south half of Section 13 through the Statutory Bargain and Sale Deed recorded as Morrow County deed 2014-35012. The Staehnke Liberty School Farm, LLC, holds 1/2 interest in the south half of Section 13 through the Statutory Bargain and Sale deed recorded as Morrow County deed 2018-42153.

**OWNER'S DECLARATION
 NANCY HUNT-PETERSEN TRUST
 AND**

STAEHNKE LIBERTY SCHOOL FARM, LLC

We, Nancy Hunt-Petersen, trustee of the Nancy Hunt-Petersen Trust, dated October 14, 2014, as to an undivided one-half interest and Judith L. Staehnke, Managing Member of the Staehnke Liberty School Farm, LLC, an Oregon limited liability company, as to an undivided one-half interest, owners of the south half of Section 13, T3S, R24E, W.M., Morrow County, Oregon as shown hereon, do hereby declare that we have caused this plat to be prepared and this land to be replatted in accordance with ORS Chapter 92 and the subdivision ordinance of Morrow County Oregon.

Nancy Hunt-Petersen
 Nancy Hunt-Petersen, Trustee

Judith L. Staehnke
 Judith L. Staehnke, Managing Member

State of: Oregon
 County of: Morrow

On this 18th Day of February, 2019, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the Owner's declaration and acknowledged that they did so freely and voluntarily.

Before me: Krista A. Price

Printed name: Krista A. Price
 Notary Public for Oregon

Commission number: 974595

My commission expires: may 9, 2022

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly represented the lands shown hereon in accordance with ORS Chapter 92 as Revised and with the Morrow County Subdivision Ordinance. I do also state that the lands as represented are unsurveyed. The initial point of this replat is the 1/4 corner common to sections 14 and 23 as shown hereon and is monumented with a 2 1/2" aluminum cap on a 5/8" iron rebar set under Partition Plat 1997-11. The lands being replatted hereby are more particularly described as follows:

LEGAL DESCRIPTION

All of that land located in Sections 13, 14, 23, and 24 of Township 3 South, Range 24 East, Willamette Meridian, Morrow County, Oregon being the unsurveyed Parcel 3 of Partition Plat 2018-5 recorded on June 24th, 2018 as Instrument Number 2018-42315, Morrow County Records, TOGETHER WITH the South 1/2 of Section 13, said Township and Range, as described in Morrow County deeds 2014-35012 and 2018-42153.

SUBJECT TO:

1. Right of Way Easement for Telephonic Transmission and Distribution lines, including the terms and provisions thereof, in favor of Ione-Gooseberry Telephone Company, recorded June 26, 1962, in Book 68, Page 90, Morrow County Deed Records. Not mappable.
2. Right of Way for Electric Transmission and Distribution lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative, Inc., recorded September 22, 1975, as Microfilm No. M-8600, Morrow County Microfilm Records. Approximate location mapped.
3. Right of Way for Electric Transmission and Distribution lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative, Inc., recorded December 18, 1996, as Microfilm No. M-49661, Morrow County Microfilm Records. Approximate location mapped.
4. Right of Way for Electric Transmission and Distribution lines, including the terms and provisions thereof, in favor of Columbia Basin Electric Cooperative, Inc., recorded December 19, 1996, as Microfilm No. M-49740, Morrow County Microfilm Records. Approximate location mapped.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Stephen K. Haddock

OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS

RENEWS 6-30-19


Stephen K. Haddock
 THIS IS A TRUE AND EXACT COPY

RECEIVED BY
 Morrow County Surveyor
 Date: 4-10-2019
 Rec'd By: S.K.H.
 No.: 2019-1855C
 Folder No.: 1855

NARRATIVE OF SURVEY

THIS PLAT WAS PREPARED AT THE REQUEST OF MR. BILL JEPSEN. THE PURPOSE OF THE PLAT WAS TO REPLAT THE UNSURVEYED PARCEL 3 OF PARTITION PLAT 2018-5 AND THE SOUTH HALF OF SECTION 13 AS SHOWN. THE OBJECTIVE OF THE REPLAT WAS TO ESSENTIALLY ACCOMPLISH A BOUNDARY ADJUSTMENT WHEREBY THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13 WOULD BE ADDED TO THE JEPSEN TRACT. THIS ACTION, AT THE DIRECTION OF THE MORROW COUNTY SUBDIVISION ORDINANCE SECTION 5.090, CRITERIA No. 7, MUST BE ACCOMPLISHED BY A REPLAT. THIS REPLAT IS UNSURVEYED. THE AREAS SHOWN ARE BASED ON THOSE SHOWN ON THE COUNTY ASSESSOR'S MAP. THE NOMINAL SIZE OF THE S1/2 OF THE SW1/4 WOULD BE 80 ACRES. THIS AREA WAS REDUCED TAKING INTO ACCOUNT THE AREA INSIDE THE COUNTY ROAD RIGHT OF WAYS. HOWEVER, IT SHOULD BE NOTED THAT THE TRUE WIDTH OF THE COUNTY ROAD RIGHT OF WAYS HAS NOT BEEN CONFIRMED. THE ROAD PETITIONS DO NOT SPECIFY A WIDTH. HOWEVER, THE ASSESSOR'S MAP SHOWS BOTH LIBERTY SCHOOL ROAD AND LOGAN LANE AS 40 FOOT WIDTHS. HOWEVER, BASED ON THE DATE OF THE PETITIONS AND OREGON PROVINCIAL LAWS, BOTH SHOULD BE 60 FEET. RESOLUTION OF THE ROAD RIGHT OF WAY WIDTH ISSUE IS BEYOND THE SCOPE OF THIS REPLAT. HOWEVER, BOTH LIBERTY SCHOOL ROAD AND LOGAN LANE ARE SHOWN HEREON AT A WIDTH OF 60 FEET.

OFFICE OF COUNTY RECORDS

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 PLAT-PART
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 Bobbi Childers - County Clerk

REPLAT FOR William R. Jepsen P.O. Box 188 Heppner, OR 97836		PROJECT DATE: January 18th, 2019	
		Project No. 19-1	SCALE: 1" = 600'
LOCATION: Sections 13, 14, 23, & 24, T3S, R24E, W.M., Morrow County, Oregon		WITNESS TREE SURVEYING Stephen K. Haddock, PLS, CFedS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922	

1855