

PARTITION PLAT 2019-7

A PARTITION OF PARCEL 3 OF PARTITION PLAT 2013-3 LOCATED IN THE S.W. 1/4 SEC. 11, TWP. 4 N., RNG. 25 E.W.M. MORROW COUNTY OREGON.

CLIENT: JOSEPH & CHERYL TAYLOR
77458 THREEMILE RD.
BOARDMAN, OR 97818

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2019 AT THE REQUEST OF JOE TAYLOR. THE PURPOSE OF THE SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT 2013-3 INTO 3 PARCELS. THE PARENT PARCEL IS DESCRIBED IN MORROW COUNTY DEED RECORDS INSTRUMENT NUMBER 2013-33503, AS FOLLOWS:

INSTRUMENT NUMBER 2013-33503

Parcel 3 of Partition Plat 2013-3, in the County of Morrow and State of Oregon.

IN 2012 THE EXTERIOR CORNERS, WITH THE EXCEPTION OF THE NORTHEAST AND SOUTHEAST CORNERS OF PARCEL 3 AND THE SOUTH 1/16 CORNER OF SECTION 11 AT THE INTERSECTION OF THE WEST LINE OF SECTION 11 WITH THE NORTHERLY LINE OF YATES LANE, WERE SET. SEE LAND PARTITION 2013-3. THESE WERE ALL RECOVERED DURING THIS SURVEY AND MATCHED AS WHAT WAS SURVEYED ON PARTITION PLAT 2013-3.

THE BEARINGS AND DISTANCES AS SHOWN ON THE BPA TRANSMISSION LINE EASEMENT AND THE DATA IN THE LINE AND CURVE TABLES WERE HELD FROM LAND PARTITION 2013-3.

THE DIFFERENCE IN BEARINGS FROM SUR. NO. C-176-K AND SUR. NO. B-971-E BETWEEN THE SW COR. AND THE W 1/4 BOTH OF SEC. 11 IS +00°33'53". THE S 1/4 AND C 1/4 CORNERS, BOTH OF SEC. 11 WERE COMPUTED BY APPLYING THIS ROTATION TO THE BEARINGS ON THE S LINE AND THE E LINE BOTH OF THE SW 1/4 OF SEC. 11 ON SUR. NO. B-971-E AND HOLDING THE DISTANCE ON THE S LINE AND E LINE OF THE SW 1/4 ON SUR. NO. B-971-E.

THE W 1/16 AND THE C-W 1/16 CORNERS, BOTH OF SEC. 11 WERE COMPUTED AT THE MID POINT OF THE S LINE AND AT THE MID POINT OF THE N LINE BOTH OF THE SW 1/4 OF SEC. 11 RESPECTIVELY.

THE SE COR. OF PARCEL 3 WAS COMPUTED ON LINE BETWEEN THE W 1/16 AND THE C-W 1/16 CORNERS, BOTH OF SEC. 11 AND 330.00' FROM THE W 1/16 COR. SEC. 11 AS PER DOC. NO. 2007-18760.

THE NE COR. OF PARCEL 3 WAS COMPUTED ON LINE BETWEEN THE SE COR. OF PARCEL 3 AND THE C-W 1/16 COR. OF SEC. 11 AND 1192.52' FROM THE SE COR. PARCEL 3 AS PER R.O.S. B-971-E.

AS PER DOC. NO. 2007-18760, THE NE AND SE CORNERS OF PARCEL 3 FALL ON THE N-S CENTERLINE OF THE SW 1/4 OF SEC. 11. THE 2 MONUMENTS FOUND NEAR THE NE AND SE CORNERS OF PARCEL 3 WERE NOT HELD AS THEY FELL WEST OF THE N-S CENTERLINE OF THE SW 1/4 OF SEC. 11.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER BOTH OF SECTION 11 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON SURVEY NUMBER C-176-K.

DECLARATION/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOSEPH V. TAYLOR AND CHERYL L. TAYLOR, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND RODRICK H. TAYLOR, AS TO AN UNDIVIDED 50% INTEREST, COLLECTIVELY DOING BUSINESS AS DOUBLE T FARMING, OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT, AND MORROW COUNTY ORDINANCES, AND DO HEREBY DEDICATE THE 30 FOOT WIDE NONEXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENTS AS SHOWN HEREON.

Joseph V. Taylor
JOSEPH V. TAYLOR
Cheryl L. Taylor
CHERYL L. TAYLOR
Rodrick H. Taylor
RODRICK H. TAYLOR

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 15th OF February, 2019 APPEARED JOSEPH V. TAYLOR, CHERYL L. TAYLOR AND RODRICK H. TAYLOR TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Michelle D Drago*
NOTARY PUBLIC FOR OREGON
PRINTED NAME Michelle D Drago
COMMISSION NO. 950390
MY COMMISSION EXPIRES May 16, 2020

SURVEYS

- (R1) PRIMM FOR YATES PARTITION PLAT 2013-3
- (R2) PRIMM FOR YATES PARTITION PLAT 2006-12
- (R3) EDWARDS FOR YATES C/O DOCKEN SURVEY NO. B-971-E
- (R4) KRUMBEIN FOR PORT OF MORROW SURVEY NO. C-176-K
- (R5) PORTION OF BPA TRANSMISSION LINE SURVEY THROUGH SECTION 10 & 11
- (R6) STRATTON FOR SPECTRASITE SURVEY NO. C-1265-E
- (D) DEED
- (C) CALCULATED

FND. 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 951" N 0.06' & W 0.38' FROM CORNER, CORNER FALLS S 0.2' & W 12.9' FROM FENCE COR.

COMPUTED FROM SUR. NO. B-971-E (C) N 89°26'31" E, 1327.21'
COMPUTED FROM SUR. NO. B-971-E (R3) N 89°59'15" W, 1327.21'
I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JOSEPH V. TAYLOR, CHERYL L. TAYLOR AND RODRICK H. TAYLOR IN MORROW COUNTY, OREGON.
Keith P. Primm
KEITH P. PRIMM

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND 1" IRON ROD
- ▲ FOUND 3/4" IRON ROD
- PARTITION BOUNDARY
- FENCE AS NOTED

DEEDS

- INST. NO. 2015-36845 BK. 71 PG. 486-487
- INST. NO. 2013-33503 BK. 74 PG. 374-377
- INST. NO. 2011-27546 BK. 60 PG. 1-4
- INST. NO. 2011-29237 M-44185
- INST. NO. 2017-41559 M-34246
- INST. NO. 2007-18760 M-31209
- INST. NO. 2006-16460 M-4984
- INST. NO. 2007-18761 M-50854
- BK. 57 PG. 451-453 M-30711
- INST. NO. 2011-29237 SAGE HOLLOW RANCH, LLC NOT A PART OF THIS SURVEY

REGISTERED PROFESSIONAL LAND SURVEYOR
Keith P. Primm
OREGON JULY 12, 2005
KEITH P. PRIMM
48490
EXPIRATION DATE: 12/31/20

DATE 14 FEB 19

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARIES OF THAT LAND DESCRIBED AND RECORDED AS INST. NO. 2013-33503: Parcel 3 of Partition Plat 2013-3, in the County of Morrow and State of Oregon. MORROW COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2019, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	244.16	09°33'50"	40.75'	40.71'	S 85°40'20" E
C2	274.16	09°33'50"	45.76'	45.71'	S 85°40'20" E
C3	11309.16'	04°19'50"	854.78'	854.58'	S 80°53'25" E
C5	62.03'	37°03'42"	40.12'	39.43'	S 67°03'34" E
C6	217.08'	27°08'19"	102.82'	101.86'	S 63°30'23" E
C7	182.31'	26°12'53"	83.41'	82.69'	S 61°09'23" E
C8	140.74'	40°35'57"	99.73'	97.65'	S 20°06'47" E
C9	60.00'	35°29'22"	37.16'	36.57'	N 70°17'31" E
C10	90.00'	36°59'55"	58.12'	57.11'	N 71°02'48" E
C11	60.00'	36°59'55"	38.74'	38.08'	N 71°02'48" E
C12	90.00'	35°29'22"	55.75'	54.86'	N 70°17'31" E

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 01°58'20" W	201.28' (C)	L11	S 07°07'54" W	25.25'
L2	N 01°58'20" W	82.63' (C)	L12	S 82°14'44" E	293.39'
L3	N 01°58'20" W	46.10' (C)	L13	S 45°11'02" E	65.91'
L4	N 01°58'20" W	8.97'	L14	S 72°19'21" E	158.64'
L5	N 01°57'35" W	70.13' (C)	L15	S 46°06'28" E	77.42'
L6	N 01°57'35" W	125.19' (C)	L16	S 46°06'28" E	119.96'
L7	N 01°57'35" W	62.60' (C)	L17	N 41°18'03" E	56.86'
L8	N 07°07'54" E	49.93'	L18	N 00°42'06" E	48.20'
L9	N 01°57'47" W	30.00'	L19	N 89°32'45" E	0.80'
L10	N 01°58'23" W	30.00'	L20	N 01°52'13" W	30.56'

APPROVALS

MORROW COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

Stephen K. Maddox
MORROW COUNTY SURVEYOR

DATED THIS 15th DAY OF April, 2019

WEST EXTENSION IRRIGATION DISTRICT

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

Bruce J. Bridgewater
MANAGER

DATED THIS 2nd DAY OF May, 2019

CITY OF BOARDMAN PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF BOARDMAN REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

Karen Pettigrew
CITY MANAGER

DATED THIS 19 DAY OF March, 2019

MORROW COUNTY ASSESSOR/TAX COLLECTOR:

I, THE ASSESSOR/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 COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

Michael D. Johnson
ASSESSOR/TAX COLLECTOR

DATED THIS 2 DAY OF May, 2019

MORROW COUNTY CLERK

STATE OF OREGON }
COUNTY OF MORROW } SS

I CERTIFY THAT THE WITHIN INSTRUMENT

MORROW COUNTY OREGON 2019-44124
PLAT-PART 05/02/2019 01:18:20 PM
Cnt=1 Stn=23 TC \$80.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00 M. AS
00036733201900441240010013

Bobbie Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbie Childers - County Clerk

PRIMM LAND SURVEYING, INC.

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

CLIENT: JOE TAYLOR

SW 1/4, SEC 11, TWP. 4 N. RNG. 25 E. WM

PROJECT: A PARTITION OF PARCEL 3 OF PARTITION PLAT 2013-3 LOCATED IN THE S.W. 1/4 SEC. 11, TWP. 4 N., RNG. 25 E.W.M. MORROW COUNTY OREGON.

JOB #: 1812001
DATE: 04 JAN 19
FB/PG: 41/10-11
SHEET: 1 OF 1
DRAWN: KPP
APPROVED: KPP

1860

1860