

PARTITION PLAT No. 2019 - 9

A Partition & Replat of Parcels 1 & 3 of Partition Plat 1998-11, City of Boardman, Morrow County, Oregon Township 4 North, Range 25 East, W.M., Southeast 1/4 of Section 4 & Northeast 1/4 of Section 9

for:
Port of Morrow
 P.O. Box 200, #2 Marine Drive
 Boardman, Oregon 97818

PROPERTY DESCRIPTION:
 The property being partitioned is a portion of the lands described in the Morrow County Deed Records M-229 & M-16226, more particularly described as follows:
 Township 4 North, Range 25 East of the Willamette Meridian, Sections 4 & 9;
 Parcels 1 & 3 of Partition Plat 1998-11 as Filed in the Record of Partition Plats, Morrow County & City of Boardman,
 Document No. M-55840, Recorded October 30, 1998.
 All Located in the County of Morrow, State of Oregon.

SURVEYOR'S CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Descriptions shown hereon according to ORS Chapter 92 of the State of Oregon. The Initial Point of this survey is the Southeast Corner of Parcel 2 of Partition Plat 1998-11 as shown.

This survey is based on my Partition Plat 1998-11 for the Port of Morrow. The purpose of this survey was to create a new parcel from portions of Parcels 1 & 3 of that Plat which also comprised a lease land that is the River Lodge. A number of my original monuments had been destroyed by the Port's office development and I replaced those missing in this survey. The proposed development of the new parcel will require expansion of existing utilities. This required the widening of the original 30 foot access/egress & utility easement to 60 foot wide and the addition of another 60 foot wide easement on the east side of the new parcel which the Port had previously developed as a recreational access to the beach area adjacent to Terminal 1. The easements are both dedicated in this plat process. I tried to recover more monuments from previous surveys for both the adjacent Corps of Engineer's property, the relocated Union Pacific Railroad, and Marine Drive but only recovered the CORP's monument B-2 from R3. I held the location of the boundary between the Port lands and ACOE property from my original survey location of B-1-B, the found location of B-2, and a calculated location of B-1-A based on the ACOE survey by Griffis. Those locations were very close to those of my original Partition Plat but is now refined in this Plat. The Initial Point of this survey is the southeast corner of Parcel 2 of my Partition Plat 1998-11 which was one of the monuments destroyed during development. I replaced it in the existing pavement with an Aluminum Cap stamped 'Port of Morrow Control, PLS 2431'. This survey was completed with a Trimble RTK Total Station.

APPROVALS:

I certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Morrow County Subdivision Ordinance on this
24th day of July, 2019
[Signature]
 Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this
19 day of July, 2019
[Signature]
 City of Boardman Planning Chairman

I certify that I have examined and approved this Partition Plat on this
25 day of July, 2019
[Signature]
 Morrow County Tax Assessor & Morrow County Tax Collector

Morrow County Clerk
 Recording Information

MORROW COUNTY, OREGON 2019-44646
 PLAT-PART 07/25/2019 01:57:01 PM
 Cnt=1 Snt=23 TC \$80.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00
 00037468201900446460010014
 Bobbi Childers, County Clerk for Morrow County, Oregon, certifies that the instrument identified herein was recorded in the Clerk records.
 Bobbi Childers - County Clerk

Line Table	Bearing	Distance
Line Section		
L1	N 25° 03' 45" W	35.60'
L2	N 35° 45' 15" E	103.42'
L3	N 25° 03' 45" W	46.25'
L4	N 10° 40' 00" E	109.10'
L5	N 35° 45' 15" E	103.42'
L6	N 25° 03' 45" W	337.85'
L7	N 64° 56' 15" E	45.00'
L8	S 25° 00' 17" E	43.50'

OWNER'S DECLARATION & DEDICATION:

We, the undersigned owners of the lands as shown on this plat, do hereby dedicate the easements as shown on this plat for the uses as described. We acknowledge that we have caused this plat to be created, we authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow, State of Oregon.

[Signature]
 Jerry Healy, Chairman
 Board of Commissioners, Port of Morrow

On this 19 day of July, 2019, the above individual, Jerry Healy, appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily of his own will.

Before me: Natasha Dianne Rockwell
 Notary Public for Oregon

My Printed Name is Natasha Dianne Rockwell

My Commission No. is 979223

My Commission Expires September 24, 2022

LEGEND

- Found Section Corner
- Found Monument as Noted
- Reset 5/8" X 30" Rebar W/Plastic Cap, PLS #2431 from PP 1998-11
- Set 5/8" X 30" Rebar W/ Plastic Cap, PLS #2431
- Calculated Point, Not Set
- SECTION LINES
- SURVEY BOUNDARIES
- (000) Record & Measured from P.P. 1998-11 Or From Reference Cited
- {000} Record Deed

I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat as filed for the Port of Morrow in Morrow County

[Signature]

RECEIVED BY
 Morrow County Surveyor
 Date: 8-9-2019
 Recd By: S.K.H.
 No.: 2019-1866C
 Folder No.: 1866

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 RONALD V. MCKINNIS
 JAN. 23, 1990
 2431
 Expires 12-31-20

SCALE 1" = 200 Ft.
 January, 2019

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) -567-2017

Survey Reference Table

(R1) McKinnis for Port of Morrow,	C.S. C-1200-C, 1998
(R2) Krumbain for Port of Morrow,	C.S. C-374-K, 1980
(R3) Griffis for ACOE,	C.S. C-645-K, 1983
(R4) U.P.R.R., Boardman Branch,	C.E. No. 82487, 1971

Curve Table

Curve Section	Arc Length	Radius	Δ Angle	CD Bearing	CD Distance
C1	143.30'	135.00'	60° 49' 00"	N 05° 20' 40" E	136.66'
C2	165.52'	195.00'	48° 37' 39"	N 11° 26' 36" E	160.59'
C3	175.14'	165.00'	60° 49' 00"	N 05° 20' 45" E	167.03'
C4	175.16'	165.00'	48° 37' 39"	N 05° 21' 00" E	167.05'
C5	588.07'	11,584.16'	02° 54' 32"	N 68° 45' 58" E	588.00'
C6	775.40'	11,584.16'	03° 50' 06"	N 72° 08' 16" E	775.25'

