PARTITION PLAT 2019- 15
within the NW1/4, Section 26,
Township 5 N., Range 26 E., W.M.,
Morrow County, Oregon

1874

LEGEND

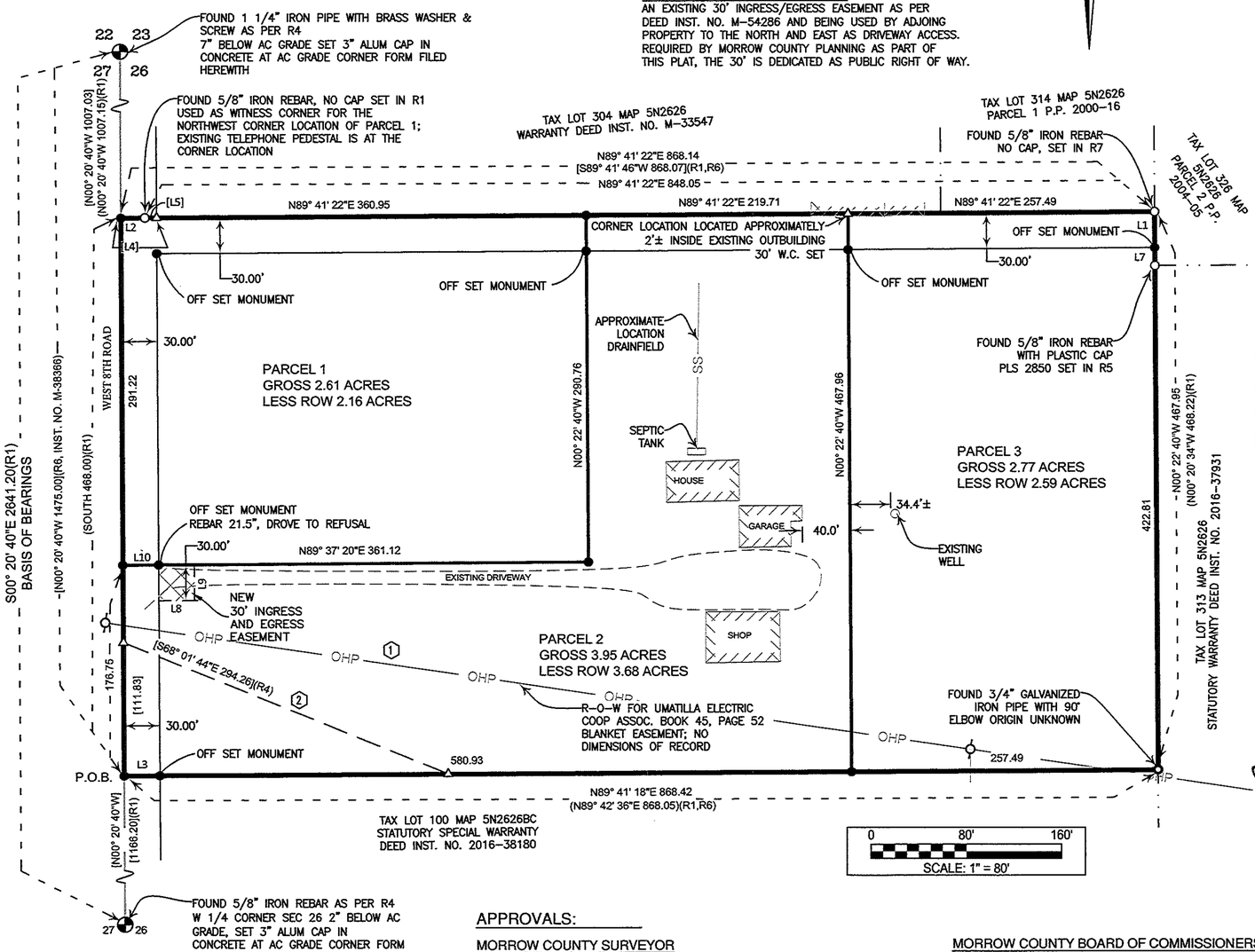
- PARTITION BOUNDARY
- NEW PARTITION LINE
- SECTIONAL LINE (SEC.)
- RIGHT–OF–WAY (ROW)
- TAX LOT LINES
- EASEMENT
- OHP — EX. OVERHEAD POWERLINE
- SS — EX. SANITARY SEWER
- EX. BUIDLING
- NEW EASEMENT BEING DEDICATED

- ( ) DATA OF RECORD
- [ ] CALCULATED DISTANCE
- MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
- FND. 5/8 IRON BAR AS NOTED
- CALCULATED POINT
- FND IRON PIPE AS NOTED

ROAD / RIGHT OF WAY NOTE:

WEST 8TH ROAD (30' RIGHT OF WAY) EXISTING:
THE EAST 20' OF RIGHT–OF–WAY ADJACENT TO THE NW1/4 IS PER JOURNAL D, PAGE 399, 421–422. THE ADDITIONAL 10' OF RIGHT–OF–WAY IS AS PER MICROFILM NO. M–32877.

NEW ROAD (30' RIGHT OF WAY) NEW:
AN EXISTING 30' INGRESS/EGRESS EASEMENT AS PER DEED INST. NO. M–54286 AND BEING USED BY ADJOING PROPERTY TO THE NORTH AND EAST AS DRIVEWAY ACCESS. REQUIRED BY MORROW COUNTY PLANNING AS PART OF THIS PLAT, THE 30' IS DEDICATED AS PUBLIC RIGHT OF WAY.



0 80' 160'
SCALE: 1" = 80'

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF BILLY GRIFFIN, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN TRUST DEED INSTRUMENT NO. 2007–19262, CREATING A 2.16 ACRE PARCEL, A 3.67 ACRE PARCEL, AND A 2.59 ACRE PARCEL, AS APPROVED BY THE MORROW COUNTY PLANNING DEPARTMENT.

CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE MAP. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST SECTION LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON AS SHOWN. DURING THE COURSE OF THIS SURVEY SURFACE MONUMENTS PLACED AT THE SECTION CORNER AND ONE QUARTER CORNER TO RAISE THEM TO ROAD GRADE BECAUSE OF THEIR DEEP LOCATION IN THE EXISTING ROADWAY.

THE EXISTING BOUNDARY WAS RETRACED BY HOLDING THE RECORD DEED CALL FROM THE NORTHWEST CORNER OF SECTION 26, SOUTH ALONG THE WEST BOUNDARY OF SECTION 26, 1475.00 FEET AS SHOWN, THIS DIMENSION AGREES WITH MULTIPLE DEEDS IN THE AREA AND MORE IMPORTANTLY FITS THE EXISTING USAGE / FENCE LINE BETWEEN THIS PARCEL AND THE PARCEL TO THE SOUTH, NO MONUMENT WAS RECOVERED AT THIS LOCATION OR AT THE OTHER ROAD RIGHT OF WAY WIDTHS USED IN THE AREA, A NEW MONUMENT WAS PLACED AT THE POINT OF BEGINNING AND ON THE 30 FOOT RIGHT OF WAY AS SHOWN.

THE SOUTH LINE WAS RETRACED BETWEEN THE ESTABLISHED SOUTHWEST CORNER AND THE FOUND 3/4" GALVANIZED IRON PIPE WITH A 90° ELBOW, THIS MONUMENT WAS REMOVED AND AN ADDITIONAL SEARCH WAS CONDUCTED, I FOUND NO OTHER MONUMENT AT THIS LOCATION AND RESET THE PIPE AS I FOUND IT. IT IS MOST LIKELY A MONUMENT SET BY LOCAL LAND OWNER, THE MONUMENT IS DIRECTLY AGAINST AN EXISTING RAIL ROAD TIE FENCE POST AND WAS HELD AS AN ACCEPTED BOUNDARY MONUMENT.

THE EAST LINE WAS RETRACED BETWEEN THE FOUND 3/4" IRON PIPE AND THE FOUND 5/8" REBAR AS SET IN (R7) THE EXISTING FENCE LINE ALONG THIS LINE AGREES WITH THESE MONUMENTS.

THE NORTH LINE WAS RETRACED BETWEEN THE FOUND 5/8" REBAR AS SET IN (R7) AND THE FOUND 5/8" REBAR SET IN (R1) AT THE 20 FOOT RIGHT OF WAY LINE, WHICH MEASURED 20.10'. AN EXISTING ROAD / DRIVE WAY IS ALONG THIS LINE AS INDICATED IN THE 30' INGRESS AND EGRESS EASEMENT INST. NO. M–54286. THE MONUMENT AT THE NORTHWEST CORNER OF THIS PARCEL INTERSECTING THE 30 FOOT ROAD RIGHT OF WAY ALONG WEST 8TH ROAD COULD NOT BE SET, A TELEPHONE PEDESTAL OCCUPIES ITS LOCATION. NEW MONUMENTS WERE SET ALONG THE NORTH LINE OF THIS PARCEL ON THE NEWLY DEDICATED 30 FOOT ROAD RIGHT OF WAY AS SHOWN.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND OR MONUMENTED THE BOUNDARIES OF PARCELS 1, 2, AND 3 IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1), I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 8/22/2019, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITIONED IS DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 26; THENCE SOUTH 00°20'40" EAST A DISTANCE OF 1,475.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°42'36" EAST A DISTANCE OF 868.05 FEET; THENCE NORTH 00°20'34" WEST A DISTANCE OF 468.22 FEET; THENCE SOUTH 89°41'46" WEST A DISTANCE OF 868.07 FEET, SAID POINT BEING THE WEST LINE OF SECTION 26; THENCE SOUTH A DISTANCE OF 468.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO MORROW COUNTY BY DEED RECORDED APRIL 28, 1989 AS MICROFILM NO. M–32877, MORROW COUNTY MICROFILM RECORDS.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, THE UNDERSIGNED, AM THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE PLATTED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92.
I HEREBY DEDICATE AN 30 FOOT BY 30 FOOT WIDE INGRESS–EGRESS AND UTILITY EASEMENT PERTAINING TO PARCELS 1 AND 2 AS SHOWN.
I HEREBY DEDICATE TO THE PUBLIC, FOR ROADWAY AND UTILITY PURPOSES THE NORTHERLY 30 FEET OF PARCELS 1, 2 AND 3 OF THE EXISTING 30' INGRESS AND EGRESS EASEMENT BEING THE SAME LOCATION AS DESCRIBED IN SPECIAL WARRANTY DEED INSTRUMENT NO. M–54286.
I ACKNOWLEDGE THE FOLLOWING EASEMENTS AS PROVIDED IN PRELIMINARY TITLE REPORT NO. 2745491AM, DATED 1/8/2019 AS SHOWN IN REFERENCE DOCUMENTS:

1. BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, BOOK 45, PAGE 52, MORROW COUNTY RECORDS
2. EASEMENT TO BUREAU OF RECLAMATION, IRRIGATION PIPELINE ABANDONED; EASEMENT IS NOT LISTED IN THE TITLE REPORT, (NO INQUIRY WAS MADE) LOCATION SHOWN ON R4 AND WEST EXTENSION IRRIGATION DISTRICT MAP NO WIDTH STATED, EASEMENT IS COVERED UNDER A BLANKET IRRIGATION EASEMENT.

BILLY DEWAYNE GRIFFIN JR.

} S.S.

STATE OF OREGON
COUNTY OF UMATILLA

BEFORE ME THIS 7 DAY OF September 2019 APPEARED THE OWNER AND ACKNOWLEDGED THE FOREGOING DECLARATION.

NOTARY PUBLIC FOR OREGON
PRINTED NAME Hanna Kae Dodson
COMMISSION NO. 954911
MY COMMISSION EXPIRES 10/03/20

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
MAY 10, 2011
LANCE CLARK KING
61420
RENEWS: 6/30/2021

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2019-45152
PLAT-PART
Cnt=1 Stn=23 TC 10/09/2019 08:59:29 AM
$60.00 $11.00 $30.00 $50.00 $50.00 $401.00
00038212201900451520010019
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

THIS IS AN EXACT COPY: LANCE CLARK KING

REFERENCE TABLE

R1 RECORD OF SURVEY FOR ROBERT GILLETT DATED 7/15/1983 BY MING, SURVEY NO. B–630–K.
R2 PARTITION PLAT FOR EMILIO & LEONE LUNA DATED 9/29/2005 BY COPPOCK, PLAT NO. 2005–8.
R3 PARTITION PLAT FOR EMILIO LUNA DATED 4/27/1999 BY COPPOCK, PLAT NO. 1999–14.
R4 PARTITION PLAT FOR RAMON JUAREZ DATED 11/17/2006 BY EDWARDS, PLAT NO. 2006–11.
R5 PARTITION PLAT FOR WILLIAM HILL DATED 10/9/2000 BY COPPOCK, PLAT NO. 2000–16.
R6 DEEDS OF RECORD. QUITCLAIM DEED NO. M–38366, STATUTORY SPECIAL WARRANTY DEED NO. 2016–38180, STATUTORY WARRANTY DEED NO. 2016–37931.
R7 RECORD OF SURVEY FOR ROBERT GILLETT DATED 3/7/1984 BY MING, SURVEY NO. B–656–K.
R8 TITLE REPORT NO. 2745491AM DATED 1/8/2019, FROM AMERITITLE PENDLETON, OR. WITH TRUST DEED INSTRUMENT NO. 2007–19262

NOTE:
1 BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, BOOK 45, PAGE 52, MORROW COUNTY RECORDS, EXISTS ON THIS PROPERTY.

APPROVALS:

MORROW COUNTY SURVEYOR
APPROVED THIS 20th DAY OF September 2019
MORROW COUNTY SURVEYOR

WEST EXTENSION IRRIGATION DISTRICT
APPROVED THIS 1st DAY OF Sept. 2019
WEST EXTENSION IRRIGATION DISTRICT MANAGER

MORROW COUNTY PLANNING DEPARTMENT
APPROVED THIS 2ND DAY OF October 2019
MORROW COUNTY PLANNING DIRECTOR

RECEIVED BY
Morrow County Surveyor
Date: 10-10-2019
Rec'd By: S.K.H.
No.: 2019-1874C
Folder No.: 1874

MORROW COUNTY BOARD OF COMMISSIONERS

WE HEREBY ACCEPT THE MORROW COUNTY ROAD RIGHT OF WAY BEING DEDICATED ON THIS PLAT OVER THE EXISTING EASEMENT.

APPROVED THIS 2ND DAY OF October 2019
CHAIR
COMMISSIONER
COMMISSIONER

MORROW COUNTY TAX COLLECTOR/ASSESSOR

TAXES ARE PAID IN FULL
APPROVED THIS 2 DAY OF Oct 2019
MORROW COUNTY TAX COLLECTOR

LINE TABLE

LINE No.	LENGTH	BEARING
L1(R5)	45.14(45.00)	N0° 22' 40"W
L2(R1)	20.10(20.00)	N89° 41' 22"E
L3	30.00	N89° 41' 18"E
[L4]	30.00	N89° 41' 22"E
L5	9.90	N89° 41' 22"E
L6	30.00	N0° 20' 40"W
L7	15.14	S0° 22' 40"E
L8	30.00	N89° 37' 20"E
L9	30.00	N0° 22' 40"W
L10	30.00	N89° 37' 20"E

SURVEY FOR:
BILLY GRIFFIN

CK3, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
ONTARIO
368 SW 5TH AVE.
ONTARIO, OR 97914
PHONE (541) 889–5411
FAX (541) 889–2074
HERMISTON
945 W. ORCHARD AVE.
HERMISTON, OR 97838
PHONE (541) 567–2345
FAX (541) 567–2305
WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No.:	O–327	PAGE(S): 7–9
DRAWN BY: ADP	DWG FILE No.:	B–1262	
APPROVED BY: LCK	FILENAME:	V018032.dwg	JOB No.V0–18032
DATE: 9/16/2019	DATE REVISED:		SHEET: 1 of 1

1874