

MORROW COUNTY PARTITION PLAT NO. 2019-17

A PARTITION OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 2005-4. LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M., MORROW COUNTY, OREGON. OCTOBER, 2019.

RECEIVED BY
Morrow County Surveyor
Date: 11-15-2019
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No.: 2019-1877C
Folder No.: 1877

APPROVALS
EXAMINED AND APPROVED THIS 17th DAY
OF October 2019.

Stephen K. Haddock
MORROW COUNTY SURVEYOR
EXAMINED AND APPROVED THIS 21st DAY
OF October 2019.

Dalarie Phelipsi
WEST EXTENSION IRRIGATION DISTRICT

EXAMINED AND APPROVED THIS 21st DAY OF October 2019.

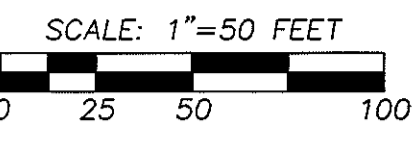
Alan B. Tolpelt
CITY OF IRRIGON

EXAMINED AND APPROVED THIS 21st DAY
OF October 2019.

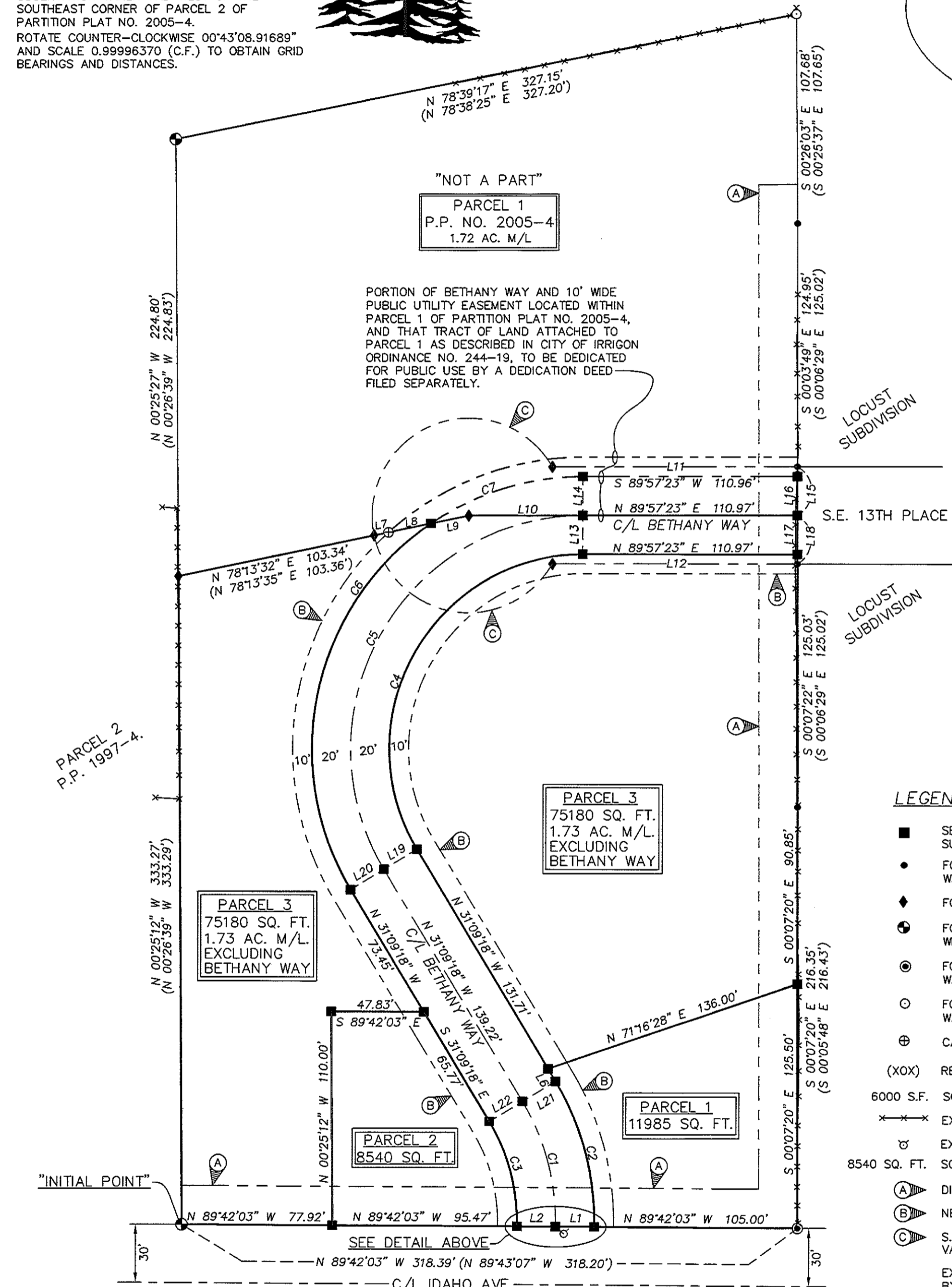
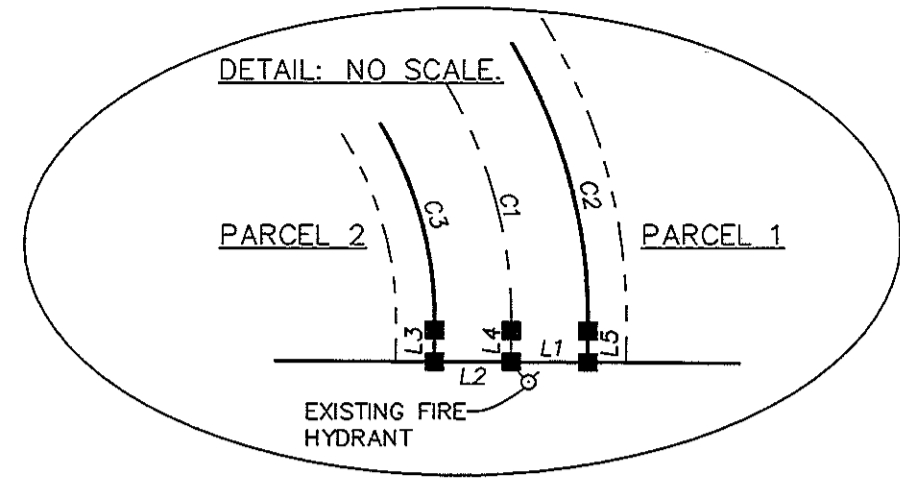
Jason M. Wells
MORROW COUNTY TAX COLLECTOR/
MORROW COUNTY ASSESSOR

RECORDING INFORMATION
MORROW COUNTY CLERK:

MORROW COUNTY, OREGON 2019-45244
PLAT-PART 10/21/2019 03:56:28 PM
Cms=1 Sfm=23 TC
\$60.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00
00038336201900452440010015
Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk



"BASIS OF BEARINGS" IS A GEODETIC GPS OBSERVATION TAKEN 172' WEST OF THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2005-4. ROTATE COUNTER-CLOCKWISE 00°43'08.91689" AND SCALE 0.99996370 (C.F.) TO OBTAIN GRID BEARINGS AND DISTANCES.



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°42'03" W	20.00'
L2	N 89°42'03" W	20.00'
L3	N 00°17'57" E	1.70'
L4	N 00°17'57" E	1.70'
L5	N 00°17'57" E	1.70'
L6	N 31°09'18" W	7.51'
L7	N 78°15'13" E	7.61'
L8	N 78°15'13" E	22.44'
L9	N 78°15'13" E	19.97'
L7+L8+L9	N 78°15'13" E	50.02'
(L7+L8+L9)	N 78°13'35" E	50.00'
L10	N 89°54'32" E	58.98'
L11	N 89°54'10" E	126.69'
(L11)	N 89°53'31" E	126.70'
L12	N 89°57'23" E	126.64'
(L12)	N 89°53'31" E	126.70'
L13	N 00°02'37" W	20.00'
L14	N 00°02'37" W	20.00'
L15	S 00°03'34" E	25.08'
(L15)	S 00°06'29" E	25.00'
L16	S 00°03'34" E	20.00'
L17	S 00°03'34" E	20.00'
L18	S 00°03'34" E	25.00'
(L18)	S 00°06'29" E	25.00'
L19	S 58°50'42" W	20.00'
L20	S 58°50'42" W	20.00'
L21	S 58°50'42" W	20.00'
L22	S 58°50'42" W	20.00'

OWNERS DECLARATION

WE, THOMAS AND DOLORES STEWART, OWNERS AS TENTANTS BY THE ENTIRETY, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF IRRIGON SUBDIVISION ORDINANCES.

WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION PLAT WHETHER SHOWN ON THE FACE OF THIS PLAT, OR DISCLOSED IN THE TITLE INSURANCE POLICY.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE 40.00 FOOT WIDE RIGHT OF WAY OF BETHANY WAY, AND THE 10.00 FOOT WIDE UTILITY EASEMENTS LOCATED ON EACH SIDE OF SAID BETHANY WAY AS DEPICTED HEREIN.

Thomas S. Stewart
THOMAS STEWART, OWNER

Dolores Stewart
DOLORES STEWART, OWNER

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 18 DAY OF October 2019.
BY THOMAS STEWART AND DOLORES STEWART, OWNERS

NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: May 29, 2022

MY COMMISSION NUMBER: 974624

NOTE FOR L11 & L12:
THERE IS A SCRIVENERS ERROR IN THE ORIGINAL BEARING FOR THE RIGHT OF WAY & CENTERLINE OF S.E. 13TH PLACE EXTENSION, PER PARTITION PLAT NO. 2005-4. THE PLATTED BEARING OF S 89°53'31" E SHOULD READ N 89°53'31" E TO ALLOW PARCELS 1 & 2 TO MATHEMATICALLY CLOSE.

LEGEND

- SET 5/8"X30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- FOUND 5/8" REBAR AS REPORTED ON PARTITION PLAT NO. 2005-04. MONUMENTS WERE ORIGINALLY ESTABLISHED ON THE PLAT OF LOCUST SUBDIVISION.
- ◆ FOUND 5/8" REBAR WITH PLASTIC CAP AS SET ON PARTITION PLAT NO. 2005-04.
- ⊙ FOUND 5/8" REBAR AS REPORTED ON PARTITION PLAT NO. 2005-04. MONUMENTS WERE ORIGINALLY ESTABLISHED ON PARTITION PLAT NO. 1997-04.
- ⊙ FOUND 1/2" REBAR AS REPORTED ON PARTITION PLAT NO. 2005-04. MONUMENT WAS ORIGINALLY ESTABLISHED ON SURVEY NO. 847B, LOCATED IN FOLDER 260.
- FOUND 5/8" REBAR AS REPORTED ON PARTITION PLAT NO. 2005-04. MONUMENT WAS ORIGINALLY ESTABLISHED ON PARTITION PLAT NO. 1996-11.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER PARTITION PLAT NO. 2005-4.
- 6000 S.F. SQUARE FOOTAGE OF LOTS ROUNDED TO NEAREST 5 S.F.
- EXISTING FENCE LINE.
- ⊕ EXISTING FIRE HYDRANT.
- 8540 SQ. FT. SQUARE FOOTAGE OF PARCEL AREA ROUNDED TO THE NEAREST 5 SQUARE FEET.
- (A) DITCH RIGHT OF WAY EXTINGUISHED BY QUITCLAIM DEED RECORDED AS INST. NO. 2019-44105.
- (B) NEW 10' WIDE PUBLIC UTILITY EASEMENT CREATED ON THIS PLAT.
- (C) S.E. 13TH PLACE AS DEPICTED ON PARTITION PLAT NO. 2005-04, HAS BEEN VACATED BY VACATION ORDINANCE NO. 244-19.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/20

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST TOM AND DOLORES STEWART TO PARTITION TWO PARCELS OF LAND OUT OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 2005-4 ALL MONUMENTS FOUND AND SET ARE NOTED.

I CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE BOUNDARIES OF PARCELS 1, 2, AND 3 AS SHOWN. ALL MONUMENTS FROM SAID PARTITION PLAT 2005-4 WERE FOUND IN GOOD CONDITION AND HELD.

I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF IRRIGON SUBDIVISION ORDINANCES. PARCELS 1, 2, AND 3 ARE SURVEYED.

REAL PROPERTY DESCRIPTION

PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 2005-4.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2019-17
Jason M. Wells
JASON M. WELLS, PLS

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 08/19 DR. BY: JMW
CK. BY: JPW NO: 19-1743

PROJECT: \TSTEWARTPPROT
PARTITION PLAT FOR:
TOM & DOLORES STEWART
LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 19, T5N R27E, W.M. MORROW COUNTY, OREGON.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	31°27'16"	120.00'	65.88'	65.05'	S 15°25'40" E
C2	31°27'16"	140.00'	78.86'	75.90'	S 15°25'40" E
C3	31°27'16"	100.00'	54.90'	54.21'	S 15°25'40" E
C4	121°06'42"	100.00'	211.38'	174.17'	N 29°24'03" E
C5	121°06'42"	120.00'	253.66'	209.00'	N 29°24'03" E
C6	86°59'28"	140.00'	212.56'	192.72'	N 12°20'26" E
C7	33°05'50"	140.00'	80.87'	79.75'	N 73°24'28" E