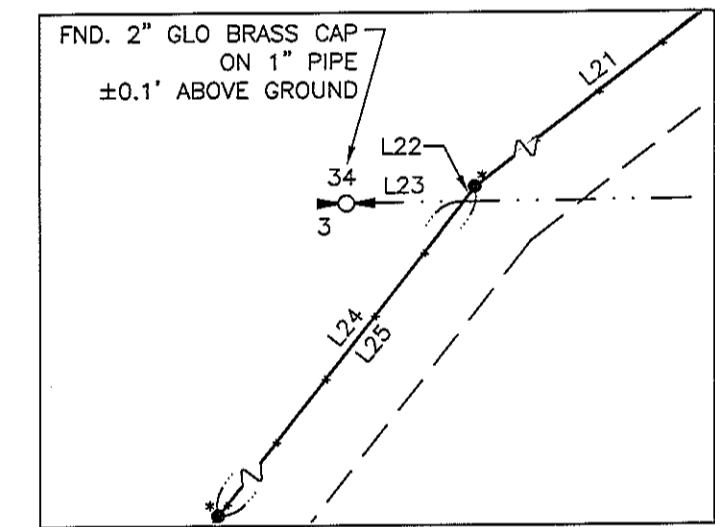
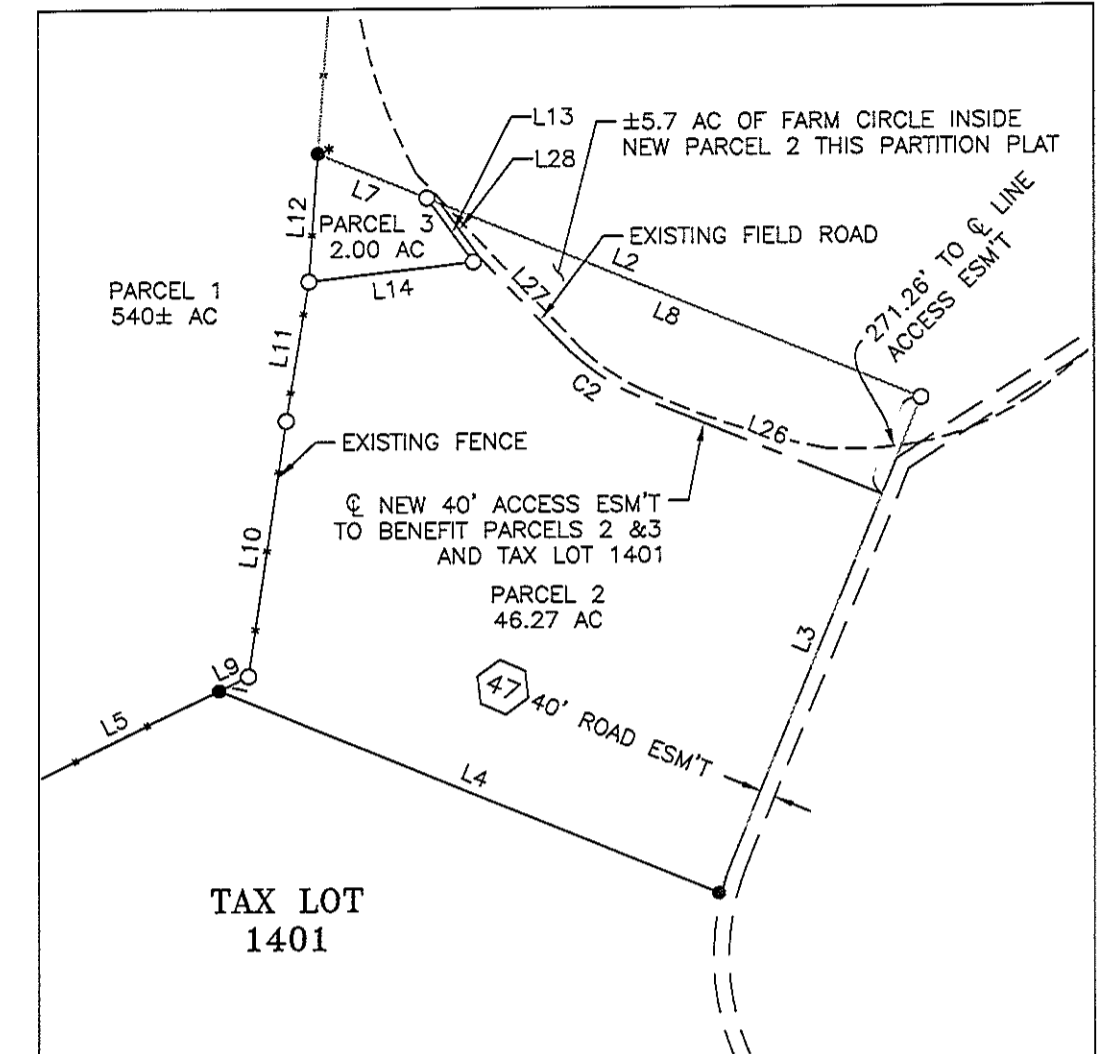
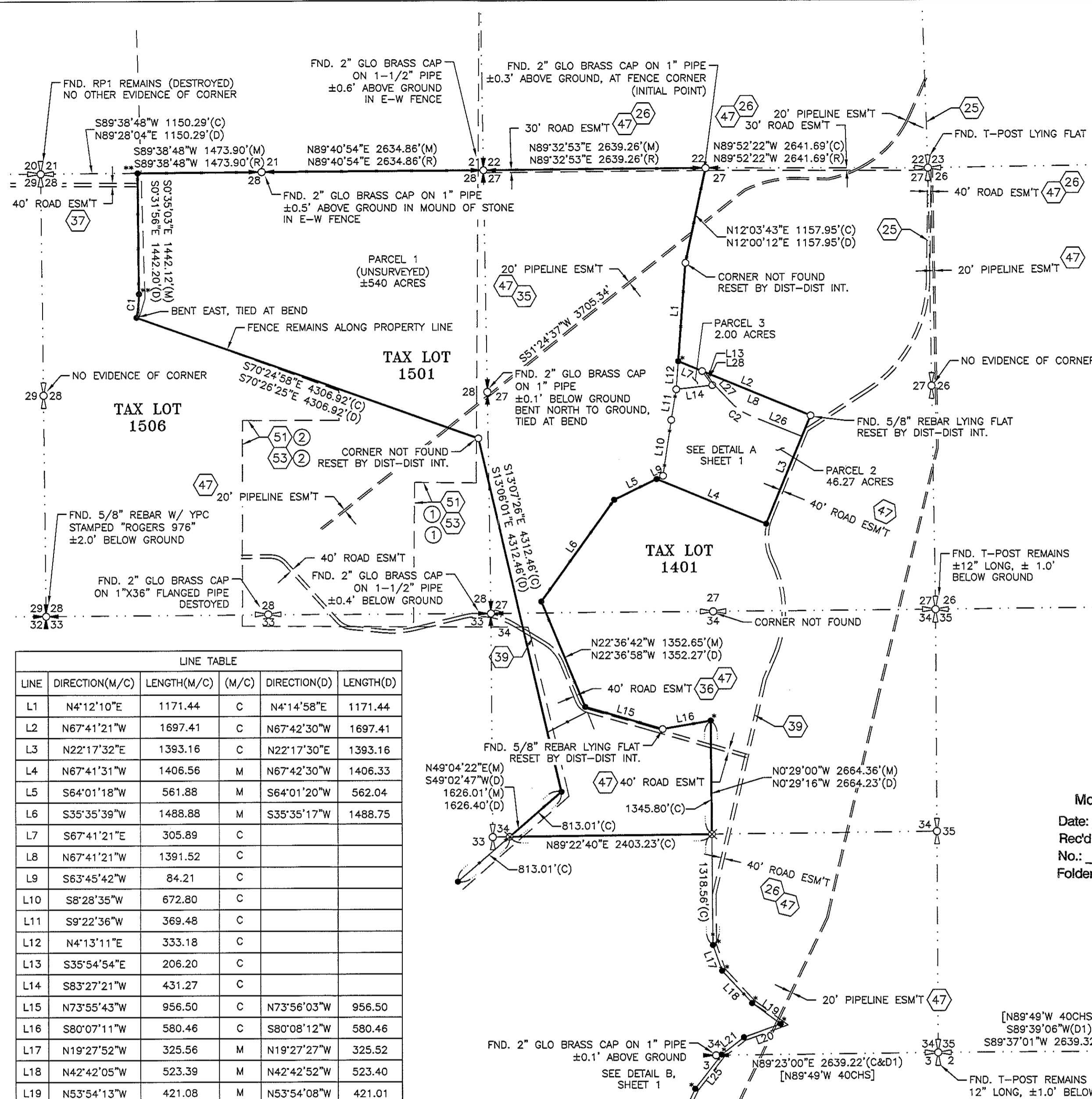


PARTITION PLAT NO. 2020-2

LOCATED IN A PORTION OF SECTIONS 27, 28 AND 34
TOWNSHIP 3 NORTH, RANGE 26 EAST, W.M.,
MORROW COUNTY, OREGON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C2	274.24	640.10	24°32'52"	S54°44'11"E	272.15

NOTE: L28 IS PARALLEL WITH AND 20FT NORTHEASTERLY OF L13.



LINE TABLE					
LINE	DIRECTION(M/C)	LENGTH(M/C)	(M/C)	DIRECTION(D)	LENGTH(D)
L1	N4°12'10"E	1171.44	C	N4°14'58"E	1171.44
L2	N67°41'21"W	1697.41	C	N67°42'30"W	1697.41
L3	N22°17'32"E	1393.16	C	N22°17'30"E	1393.16
L4	N67°41'31"W	1406.56	M	N67°42'30"W	1406.33
L5	S64°01'18"W	561.88	M	S64°01'20"W	562.04
L6	S35°35'39"W	1488.88	M	S35°35'17"W	1488.75
L7	S67°41'21"E	305.89	C		
L8	N67°41'21"W	1391.52	C		
L9	S63°45'42"W	84.21	C		
L10	S8°28'35"W	672.80	C		
L11	S9°22'36"W	369.48	C		
L12	N4°13'11"E	333.18	C		
L13	S35°54'54"E	206.20	C		
L14	S83°27'21"W	431.27	C		
L15	N73°55'43"W	956.50	C	N73°56'03"W	956.50
L16	S80°07'11"W	580.46	C	S80°08'12"W	580.46
L17	N19°27'52"W	325.56	M	N19°27'27"W	325.52
L18	N42°42'05"W	523.39	M	N42°42'52"W	523.40
L19	N53°54'13"W	421.08	M	N53°54'08"W	421.01
L20	S70°24'48"W	464.40	M	N70°24'04"E	464.38
L21	S52°24'55"W	333.54	M	N52°25'12"E	333.45
L22	N38°04'04"E	10.17	C	N38°03'36"E	10.24
L23	N89°23'00"E	60.58	C	N89°23'00"E	60.58
L24	N38°04'04"E	503.25	M		
L25	S38°04'04"W	513.42			
L26	N67°54'08"W	673.07			
L27	N43°19'00"W	293.66			
L28	N35°54'54"W	173.91			

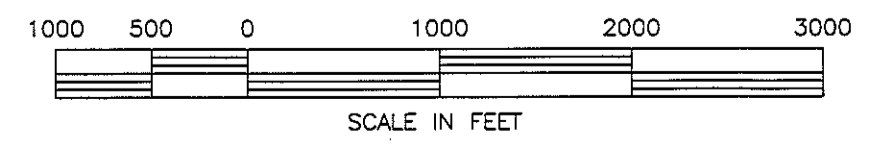
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Morrow County Surveyor
Date: 1-22-2020
Rec'd By: S.K.H.
No.: 2020-1882C
Folder No.: 1882

Curve Table								
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(R)	RADIUS(R)	DELTA(R)
C1	282.12	1350.00	11°58'24"	N5°56'36"E	281.60	278.05	1350.00	11°48'03"

SURVEYOR'S NOTES:

- BASIS OF BEARING: GRID, OREGON STATE PLANE NAD_83(2011), NORTH ZONE BASED ON GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND (INT. FT) SCALED FROM GRID USING A COMBINED FACTOR OF 0.99990001 FROM LATITUDE: 45°42'41.32"N LONGITUDE: 119°33'26.63"W
- = DENOTES FOUND 5/8" REBAR OR MONUMENT AS NOTED
- ⊙ = DENOTES FOUND 5/8" REBAR W/ CAP STAMPED "ROGERS 12635"
- ⊙* = DENOTES FOUND 5/8" REBAR W/ CAP STAMPED "ROGERS 976"
- = DENOTES SET 5/8"x30" REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB 86848PLS"
- ⊗ = DENOTES CORNER NOT FOUND OR SET
- (M) = MEASURED PER THIS SURVEY (C) = COMPUTED [] = RECORD PER GLO (D) = DEED PER SPECIAL WARRANTY DEED, RECORDED SEPTEMBER 26, 2003 AS MICROFILM NO. 2003-9186, MORROW COUNTY MICROFILM RECORDS (D1) = DEED PER BARGAIN AND SALE DEED, RECORDED NOVEMBER 12, 2015 AS MICROFILM NO. 2015-37074, MORROW COUNTY MICROFILM RECORDS (D2) = WARRANTY DEED RECORDED FEBRUARY 17, 1977, AS MICROFILM NO. M-10760. (D3) = WARRANTY DEED RECORDED FEBRUARY 17, 1977, AS MICROFILM NO. M-10761. (D4) = SPECIAL WARRANTY DEED RECORDED OCTOBER 18, 1974, AS MICROFILM NO. M-7355. (D5) = WARRANTY DEED RECORDED JULY 11, 1977, AS MICROFILM. M-11558.

- (R) = RECORD MEASUREMENT PER RECORD SURVEY 2019-1858C, MORROW COUNTY RECORDS (P) = US PATENT RECORDED OCTOBER 27, 1954 UNDER NO. 1147626.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.
- SEE EXCEPTIONS FOR ALL EASEMENTS DISCLOSED AFFECTING PROPERTY



REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID P. BAALMAN
86848PLS
RENEWS: 12/31/2021

ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com
SHEET 1 OF 2 24319.DWG SURVEY DATE: 1/09/20

THIS IS AN EXACT COPY OF THE ORIGINAL

MORROW COUNTY, OREGON 2020-45820
PLAT-PART 01/16/2020 04:33:07 PM
Cnt=1 Stn=23 TC \$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00
00039170202000458200020023

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

SURVEYOR'S CERTIFICATE:

I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PARTITION PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES FOR PARCELS 2 AND 3 ARE HEREON CORRECTLY SHOWN AND THAT THE CORNERS FOR SAID PARCELS 2 AND 3 HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND WITH THE MORROW COUNTY SUBDIVISION ORDINANCE. PARCEL 1 IS THE REMAINDER OF THE PARENT LEGAL DESCRIPTION LYING OUTSIDE OF PARCELS 2 AND 3 AND IS ONLY PARTIALLY SURVEYED.

THE INITIAL POINT OF THIS PARTITION PLAT IS THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AS MONUMENTED HEREON AND AS REFERENCED TO THE SURROUNDING CONTROLLING CORNERS. THE LANDS BEING PARTITIONED HEREBY ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

TOWNSHIP 3 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

SECTION 27: ALL.

SECTION 28: ALL.

SECTION 34: ALL.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THAT PARCEL CONVEYED IN STATUTORY WARRANTY DEED M-10760, MORROW COUNTY MICROFILM RECORDS, MORE PARTICULARLY DESCRIBED AS:

ALL THAT PORTION OF SECTIONS 27 AND 34 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 34; THENCE NORTH 89°23'00" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 34, A DISTANCE OF 60.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 38°03'36" EAST, A DISTANCE OF 10.24 FEET; THENCE NORTH 52°25'12" EAST, A DISTANCE OF 333.45 FEET; THENCE NORTH 70°24'04" EAST, A DISTANCE OF 464.38 FEET; THENCE NORTH 53°54'08" WEST, A DISTANCE OF 421.01 FEET; THENCE NORTH 42°42'52" WEST, A DISTANCE OF 523.40 FEET; THENCE NORTH 19°27'27" WEST, A DISTANCE OF 325.52 FEET; THENCE NORTH 00°29'16" WEST, A DISTANCE OF 2,664.23 FEET; THENCE SOUTH 80°08'12" WEST, A DISTANCE OF 580.46 FEET; THENCE NORTH 73°56'03" WEST, A DISTANCE OF 956.50 FEET; THENCE NORTH 22°36'58" WEST, A DISTANCE OF 1,352.27 FEET; THENCE NORTH 35°35'17" EAST, A DISTANCE OF 1,488.75 FEET; THENCE NORTH 64°01'20" EAST, A DISTANCE OF 562.04 FEET; THENCE SOUTH 67°42'30" EAST, A DISTANCE OF 1,406.33 FEET; THENCE NORTH 22°17'30" EAST, A DISTANCE OF 1,393.16 FEET; THENCE NORTH 67°42'30" WEST, A DISTANCE OF 1,897.41 FEET; THENCE NORTH 04°14'58" EAST, A DISTANCE OF 1,171.44 FEET; THENCE NORTH 12°00'12" EAST, A DISTANCE OF 1,157.95 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27, AND TERMINUS OF THIS LINE.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THAT PARCEL CONVEYED IN STATUTORY WARRANTY DEED M-10761, MORROW COUNTY MICROFILM RECORDS, MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND SITUATED IN SECTIONS 27, 28, 33 AND 34 IN TOWNSHIP 3 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 28; THENCE NORTH 89°28'04" EAST, ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 1,150.29 FEET; THENCE SOUTH 00°31'56" EAST, A DISTANCE OF 1,442.20 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 11°48'03" AND A RADIUS OF 1,350.00 FEET, A DISTANCE OF 278.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 70°26'25" EAST, A DISTANCE OF 4,306.92 FEET; THENCE SOUTH 13°06'01" EAST, A DISTANCE OF 4,312.46 FEET; THENCE SOUTH 49°02'47" WEST, A DISTANCE OF 1,626.40 FEET; THENCE NORTH 68°48'59" WEST, A DISTANCE OF 4,283.16 FEET; THENCE NORTH 12°00'00" WEST, A DISTANCE OF 4,192.31 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 67°21'48" AND A RADIUS OF 1,350.00 FEET, A DISTANCE OF 1,587.21 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THAT PARCEL CONVEYED IN WARRANTY DEED M-11558, MORROW COUNTY MICROFILM RECORDS, MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND SITUATED IN SECTIONS 28, 29, 32 AND 33 IN TOWNSHIP 3 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28; THENCE NORTH 89°28'04" EAST ALONG THE NORTH LINE OF SECTION 28, A DISTANCE OF 1,150.29 FEET; THENCE SOUTH 00°31'56" EAST A DISTANCE OF 1,442.20 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,350.00 FEET AND A CENTRAL ANGLE OF 120°39'19", AN ARC DISTANCE OF 1,865.26 FEET TO A POINT ON CURVE AND TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE AN ARC DISTANCE OF 977.61 FEET; THENCE NORTH 59°52'37" WEST A DISTANCE OF 258.83 FEET; THENCE SOUTH 00°37'43" EAST PARALLEL WITH THE EAST LINE OF SECTION 29 A DISTANCE OF 2,645.05 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 1,600.00 FEET, A CENTRAL ANGLE OF 229°11'20", AND A BEARING OF SOUTH 05°45'39" EAST TO THE RADIUS POINT; THENCE ALONG SAID CURVE ON A CHORD BEARING OF SOUTH 82°26'45" WEST A CHORD DISTANCE OF 100.14 FEET; THENCE CONTINUING ALONG SAID CURVE ON CHORDS CORRESPONDING TO 300.00 FEET OF ARC LENGTHS, AN ARC DISTANCE OF 6,300.00 FEET TO A POINT OF TANGENCY, SAID POINT LYING SOUTH 54°56'59" EAST OF SAID RADIUS POINT, AND SAID CHORDS BEING THE TRUE BOUNDARY LINE; THENCE NORTH 35°03'01" EAST A DISTANCE OF 939.67 FEET; THENCE NORTH 12°00'00" WEST A DISTANCE OF 4,192.31 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THAT PARCEL CONVEYED IN STATUTORY WARRANTY DEED M-7355, MORROW COUNTY MICROFILM RECORDS, MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND SITUATED IN SECTION 28, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28; THENCE NORTH 89°28'04" EAST ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 1,150.29 FEET; THENCE SOUTH 00°31'56" EAST A DISTANCE OF 1,442.20 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,350.00 FEET AND A CENTRAL ANGLE OF 120°39'19" TO THE WEST LINE OF SECTION 28; THENCE NORTH TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 34 AS CONVEYED ON OCTOBER 27, 1954 IN US PATENT NO. 1147626.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO CREATE TWO NEW PARCELS FROM TAX LOT 1501 FOR TRANSFER TO NEIGHBORING PROPERTY OWNER TO CONFORM TO EXISTING OCCUPATION LINES.

MONUMENTS WERE SEARCHED FOR AT ALL EXTERIOR CORNERS OF THE SUBJECT PARCELS. FOUND MONUMENTS SHOWN HEREON WERE HELD FOR THE TRUE BOUNDARY OF THE SUBJECT PARCELS. THESE MONUMENTS ORIGINATE FROM RECORDED SURVEYS. MISSING CORNER POSITIONS ALONG THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WERE EITHER COMPUTED BY THE RECORDED LEGAL DESCRIPTIONS OR SURVEYS OF RECORD AS STATED IN THE SHEET NOTES WITH LEADER CALLOUTS TO THE CORNERS THEMSELVES.

LEGAL DESCRIPTIONS FOR THE EXISTING PARCELS REFERENCE CURVE COURSES WITHOUT SPECIFYING THEIR TANGENCY OR RELATION TO PREVIOUS COURSES. WHEN HELD AS TANGENTIAL CURVES, THESE DESCRIPTIONS DO NOT MATHEMATICALLY "CLOSE". ALL CURVES ARE ASSUMED NON-TANGENT UNLESS OTHERWISE NOTED. REFERENCE SURVEY RECORDED IN FOLDER 1858 UNDER 2019-1858C, MORROW COUNTY SURVEY RECORDS.

AT THE NORTHEAST CORNER OF SECTION 27, SOUTHEAST CORNER OF SECTION 27, AND SOUTHEAST CORNER OF SECTION 34, WE FIND REMAINS OF OLD T-POSTS, WHICH ARE BELIEVED TO BE EITHER OLD WITNESS POSTS OR OLD FENCES. NO EVIDENCE OF THE ACTUAL CORNER MONUMENTS WAS FOUND.

APPROVALS

APPROVED THIS 16th DAY OF January, 2020.

Stephen K. Hubbard
MORROW COUNTY SURVEYOR

APPROVED THIS 16th DAY OF January, 2020.

Steph Case
MORROW COUNTY PLANNING DIRECTOR

APPROVED THIS 16th DAY OF Jan, 2020.

David Baalman
MORROW COUNTY ASSESSOR/TAX COLLECTOR

PARTITION PLAT NO. 2020-2

LOCATED IN A PORTION OF SECTIONS 27, 28 AND 34 TOWNSHIP 3 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON

OWNER'S DECLARATION:

WE, LAWRENCE D. LINDSAY AND CORRINE ANN LINDSAY, THE OWNERS OF THE LAND DESCRIBED HEREON, DECLARE THAT WE HAVE CAUSED SAID PLAT TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND MORROW COUNTY SUBDIVISION ORDINANCE AND WE HEREBY DEDICATE THE NEW EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED. LANDS SUBDIVIDED HEREON ARE SUBJECT TO ANY RIGHTS AND/OR ENCUMBRANCES OF ALL EXISTING EASEMENTS.

Lawrence D. Lindsay
LAWRENCE D. LINDSAY

Corrine Ann Lindsay
CORRINE ANN LINDSAY

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF Morrow

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON (DATE) January 16, 2020
BY (NAME(S) OF INDIVIDUAL(S)) Lawrence D. Lindsay and Corrine Ann Lindsay

Krista Anne Price
NOTARY PUBLIC - STATE OF OREGON
Krista Anne Price
PRINTED NAME
974595
COMMISSION NO.
May 09, 2022
MY COMMISSION EXPIRES

CALL OUTS

(REFERENCE 1ST AMENDED PRELIMINARY TITLE REPORT FILE NO. 10564 BY MID-COLUMBIA TITLE COMPANY, DATED JANUARY 22, 2019)

- 25. RIGHT-OF-WAY EASEMENT IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION IN MICROFILM NO. M-7791, MORROW COUNTY MICROFILM RECORDS. PLOTTED HEREON. NO WIDTH IS DESCRIBED IN THE DOCUMENT OR ON THE ATTACHED MAP. EXISTING STRUCTURES FOUND ON THE GROUND APPEAR TO CORRELATE WELL WITH THE MAP IN SECTIONS 22, 23, 26 & 27 BUT POORLY WITH THE DEPICTION IN SECTION 34.
- 26. ROAD EASEMENTS IN FAVOR OF R LAND COMPANY IN MICROFILM NO. M-10760, MORROW COUNTY MICROFILM RECORDS. PLOTTED HEREON. EASEMENT "D" RELEASED IN MICROFILM NO. M-13842.
- 35. PIPELINE EASEMENT IN FAVOR OF R LAND COMPANY AND DENNIS A. & CHARLOTTE C. REFF IN MICROFILM NO. M-14200, MORROW COUNTY MICROFILM RECORDS. PLOTTED HEREON.
- 36. ROAD EASEMENT IN FAVOR OF R LAND COMPANY AND DENNIS A. & CHARLOTTE C. REFF IN MICROFILM NO. M-14201, MORROW COUNTY MICROFILM RECORDS. PLOTTED HEREON.
- 37. ROAD EASEMENT IN FAVOR OF R LAND COMPANY AND DENNIS A. & CHARLOTTE C. REFF IN MICROFILM NO. M-15107, MORROW COUNTY MICROFILM RECORDS. PLOTTED HEREON.
- 39. TELEPHONE LINE EASEMENT IN FAVOR OF TELEPHONE UTILITIES, INC. IN MICROFILM NO. M-17850, MORROW COUNTY MICROFILM RECORDS. PLOTTED HEREON. NO WIDTH IS DESCRIBED IN THE DOCUMENT OR ON THE ATTACHED MAP. EXISTING STRUCTURES FOUND ON THE GROUND AND ASSUMPTIONS OF UNDERGROUND LINE LOCATIONS APPEAR TO CORRELATE WELL WITH THE MAP IN SECTIONS 22 AND 27 BUT POORLY WITH THE DEPICTION IN SECTION 34.
- 47. ROAD AND PIPELINE EASEMENTS IN FAVOR OF BOISE CASCADE CORPORATION IN MICROFILM NO. M-38208, MORROW COUNTY MICROFILM RECORDS. DOCUMENT NO. M-35914, M-35915 & M-35916 FOR EXCEPTIONS 19-21 IN EXHIBIT "A" WERE NOT PROVIDED.
- 51. TIMBER RESERVATIONS 2015-37074. LEGAL DESCRIPTIONS CONTAIN NO BASIS OF BEARINGS AND ARE THEREFORE SOMEWHAT AMBIGUOUS. PLOTTED HEREON. PARCELS IN DESCRIPTION ARE NOTED THUSLY: ①.②
- 53. LEASE 2015-37076. SAME LEGAL DESCRIPTIONS AS EXCEPTION 51 ABOVE (INCLUDING AMBIGUITY), PLOTTED HEREON. PARCELS IN DESCRIPTION ARE NOTED THUSLY: ①.②

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Morrow County Surveyor
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[Signature]

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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS

RENEWS: 12/31/2021

1-14-2020

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
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SHEET 2 OF 2 24319.DWG SURVEY DATE: 1/09/20

1882

1882