

# LAND PARTITION 2020-3

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN FEBRUARY 2020 AT THE REQUEST OF BOB HOUSER, CHIEF EXECUTIVE OFFICER, MORROW COUNTY HEALTH DISTRICT, IN CARE OF COMMUNITY ACTION PROGRAM EAST CENTRAL OREGON (CAPECO). THE PURPOSE OF THE SURVEY IS TO PARTITION A TRACT OF LAND DESCRIBED AND RECORDED AS M-40612, SEE DESCRIPTION BELOW. THIS TRACT IS LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26 E.W.M. IRRIGON OREGON.

THE INTERSECTION POINT OF THE CENTERLINE OF THE ABANDONED U.P.R.R. WITH THE CENTERLINE OF FIRST STREET AND THE INTERSECTION POINT OF THE CENTERLINE OF THE ABANDONED U.P.R.R. WITH THE EASTERLY RIGHT OF WAY OF SECOND STREET WERE CALCULATED BASED ON SURVEY NUMBER 1558-D AND B-657-K RESPECTIVELY.

THE INTERSECTION POINTS OF THE CENTERLINE OF NORTH MAIN AVENUE AND THE CENTERLINE OF COLUMBIA LANE WITH THE CENTERLINE OF FIRST STREET WAS CALCULATED BASED ON SURVEY NUMBER B-657-K.

THE SOUTHEASTERLY CORNER OF M-40612 WAS COMPUTED NORMAL TO THE EASTERLY RIGHT OF WAY OF SECOND STREET AND ON A LINE FROM THE FOUND SOUTHWESTERLY CORNER OF M-40612, AS SHOWN ON SURVEY NUMBER 1558-D, PARALLEL WITH THE CENTERLINE OF THE ABANDONED U.P.R.R.

THE NORTHEASTERLY CORNER OF M-40612 WAS COMPUTED ON A BEARING-BEARING INTERSECT HOLDING THE EASTERLY RIGHT OF WAY OF SECOND STREET AND THE SOUTHERLY RIGHT OF WAY OF NORTH MAIN AVENUE.

THE NORTHWESTERLY CORNER OF M-40612 WAS COMPUTED ON A BEARING-BEARING INTERSECT HOLDING THE SOUTHERLY RIGHT OF WAY OF NORTH MAIN AVENUE AND THE EASTERLY RIGHT OF WAY OF FIRST STREET.

THE COMMON BOUNDARY LINE OF PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT WAS COMPUTED ON AN EXISTING FENCE LINE AS SHOWN. THE SOUTHWEST CORNER OF PARCEL 1 WAS COMPUTED ON LINE BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF M-40612. THE SOUTHEAST CORNER OF PARCEL 1 WAS COMPUTED ON LINE BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF M-40612.

AS PER M-40612 LEGAL DESCRIPTION (SEE BELOW), THE NORTH AND SOUTH LINES CALL FOR LENGTHS OF 150.00'. I HELD THE FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 951" (SEE SURVEY NUMBER 1558-D) AS THE SOUTHWEST CORNER OF M-40612. CALCULATING THE OTHER 3 CORNERS OF THIS TRACT AS STATED ABOVE, THE NORTH LINE IS 147.28' AND THE SOUTH LINE IS 147.21'. THE PLAT OF IRRIGON (SEE BOOK Q PAGE 381) CALLS FOR THE NORTH AND SOUTH LINES TO BE 147'.

THE FOUND AND RECOVERED 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 951" MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF COLUMBIA LANE AND THE EASTERLY RIGHT OF WAY OF FIRST STREET AND THE PK NAIL MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF IDAHO AVENUE AND THE EASTERLY RIGHT OF WAY OF FIRST STREET IS THE BASIS OF BEARING OF THIS SURVEY AND IS BASED ON SURVEY NUMBER 1558-D.

## OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I PAULA HALL, CHIEF EXECUTIVE OFFICER, COMMUNITY ACTION PROGRAM EAST CENTRAL OREGON (CAPECO) OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED, AND MORROW COUNTY ORDINANCES, AS SHOWN HEREON.

*Paula Hall*  
PAULA HALL, CHIEF EXECUTIVE OFFICER  
COMMUNITY ACTION PROGRAM EAST CENTRAL OREGON (CAPECO)

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 21 OF April, 2020

PAULA HALL, CHIEF EXECUTIVE OFFICER, COMMUNITY ACTION PROGRAM EAST CENTRAL OREGON (CAPECO) APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT SHE DID SO FREELY AND VOLUNTARILY BEFORE ME.

BEFORE ME *Marcia Marie Rosenberg*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Marcia Marie Rosenberg

COMMISSION NO. 974189

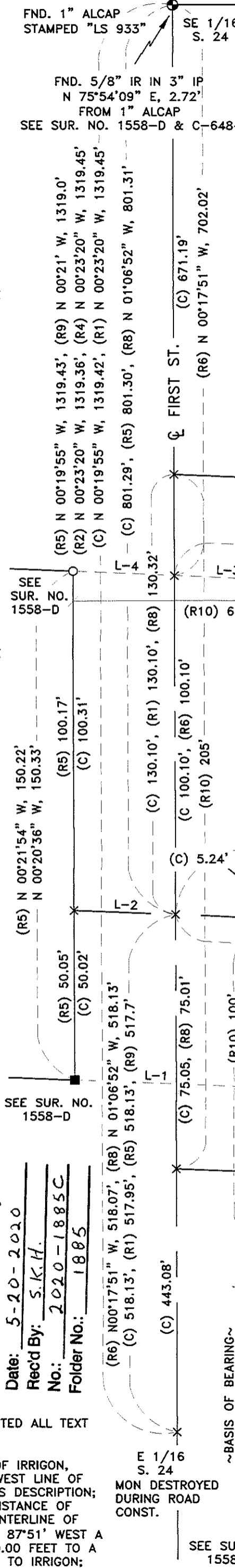
MY COMMISSION EXPIRES 4/30/22

LEGAL DESCRIPTION AS PER M-40612: (MORROW COUNTY SURVEYOR REQUESTED ALL TEXT TO BE CAPITALIZED. M-40612 TEXT IS LOWER CASE).

BEGINNING AT THE SOUTHEAST CORNER OF SHAFER ADDITION TO THE CITY OF IRRIGON, OREGON; THENCE SOUTH A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF SECOND STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SECOND STREET A DISTANCE OF 150.00 FEET TO A POINT, SAID POINT BEING 50.00 FEET SOUTH OF THE CENTERLINE OF THE ABANDONED UNION PACIFIC RIGHT-OF-WAY CENTERLINE; THENCE NORTH 87°51' WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 150.00 FEET TO A POINT 60.00 FEET SOUTH OF THE SOUTHWEST CORNER OF SHAFER ADDITION TO IRRIGON; THENCE SOUTH 87°51' EAST A DISTANCE OF 150.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. SECTION 24, TOWNSHIP 5N, RANGE 26 E.W.M., ALL IN MORROW COUNTY, OREGON; SUBJECT TO THE CONDITION THAT THE SAME BE USED FOR THE CONSTRUCTION OF LOW-INCOME HOUSING.

RECEIVED BY  
Morrow County Surveyor

Date: 5-20-2020  
Rec'd By: S.K.H.  
No.: 2020-1885C  
Folder No.: 1885



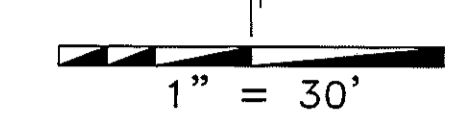
IDAHO AVE.

LINE TABLE

LINE	BRNG.	DIST.	BRNG.	DIST.
L-1	N 87°55'55" W	60.08'	(R5) N 87°50'37" W	60.04'
L-2	(C)		(R5) N 87°49'58" W	30.02'
L-3	(C) N 87°50'42" W	30.03'		
L-4	(C) N 87°26'41" W	29.88'		

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR COMMUNITY ACTION PROGRAM EAST CENTRAL OREGON (CAPECO) IN MORROW COUNTY, OREGON.

*Keith P. Primm*  
KEITH P. PRIMM



## NOTES

- (C) CALCULATED
- (R1) MING FOR CITY OF IRRIGON SUR. NO. B-657-K
- (R2) DRIVER FOR BROWN SUR. NO. C-684-K
- (R3) EDWARDS FOR STAHL SUR. NO. A-712-K
- (R4) MING FOR MORROW COUNTY SUR. NO. B-850-K
- (R5) EDWARDS FOR CITY OF IRRIGON SUR. NO. 1558-D
- (R6) BUISMAN SHAFER ADDITION
- (R7) LAGIER FOR CITY OF IRRIGON SUR. NO. D-248-K
- (R8) SHEA FOR MORROW COUNTY HEALTH DISTRICT SUR. NO. 2017-1813C
- (R9) TAMBLYN 1935 SURVEY AS PER (R1)
- (R10) PLAT OF IRRIGON BK. Q PG. 381

## LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND PK NAIL
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 951"
- FOUND 5/8" IRON ROD
- ⊗ FOUND SCRIBE IN CONCRETE WALK
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2751"
- × COMPUTED POINT (NOT SET)
- FENCE AS NOTED
- PROPERTY BOUNDARY

## SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY O.R.S. CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS INCLUDING AT THE INITIAL POINT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490

EXPIRATION DATE: 12/31/20

DATE: 21 APR 20

PRIMM LAND SURVEYING, INC.

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

CLIENT: MORROW COUNTY HEALTH DISTRICT

BOB HOUSER, P.O. BOX 9, HEPPNER OR 97836

PROJECT:

LAND PARTITION LOCATED IN THE S.E. 1/4 SEC. 24, TWP. 5 N., RNG. 26 E.W.M. IRRIGON, OREGON.

JOB #: 2002001  
DATE: 21 FEB 20  
FB/PG: 41/66  
SHEET: 1 OF 1  
DRAWN: KPP  
APPROVED: KPP

## APPROVALS

MORROW COUNTY SURVEYOR:  
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH ORS CHAPTER 92 AND THEREFORE APPROVE SAID PLAT.

*Stephen K. Holbrook*  
MORROW COUNTY SURVEYOR

DATED THIS 28<sup>th</sup> DAY OF April, 2020

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.

*Beverly G. Bridgewater*  
MANAGER

DATED THIS 5<sup>th</sup> DAY OF May, 2020

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

*Don S. Walker*  
MANAGER

DATED THIS 5<sup>th</sup> DAY OF May, 2020

## 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. ...*  
ASSESSOR/TAX COLLECTOR

DATED THIS 5 DAY OF May, 2020

## MORROW COUNTY CLERK:

STATE OF OREGON } SS  
COUNTY OF MORROW }  
I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON

MORROW COUNTY, OREGON 2020-46391  
PLAT-PART 05/05/2020 03:54:17 PM  
Cnt=1 Sht=23 KBoYD \$80.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00  
0004005620200046391001014

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

1881

1885