

LAND PARTITION 2020-9

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

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MARCH 2020 AT THE REQUEST OF TERESA MARTIN IN CARE OF RHONDA RILEY. THE PURPOSE OF THE SURVEY IS TO PARTITION LOT 1 OF RILEY REPLAT RECORDED ON THE 15TH OF APRIL 2015 AS FILE NUMBER 2015-35836. THIS TRACT IS LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26 E.W.M. IRRIGON OREGON.

RILEY REPLAT IS RECORDED AS SURVEY NUMBER 2015-1731C MORROW COUNTY SURVEY RECORDS. THE SIX EXTERIOR CORNERS OF LOT 1 RILEY REPLAT WERE FOUND AND RECOVERED. THE RECOVERED MONUMENT 220.14 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF LOT 1 RILEY REPLAT, AND ON THE SOUTHERLY RIGHT OF WAY OF OREGON AVENUE WAS HELD AS THE NORTHEASTERLY CORNER OF PARCEL 1 OF THIS LAND PARTITION.

THE SOUTHEASTERLY CORNER OF PARCEL 1 OF THIS LAND PARTITION WAS COMPUTED ON THE SOUTHERLY LINE OF LOT 1 RILEY REPLAT SO AS TO MAKE THE EASTERLY LINE OF PARCEL 1 OF THIS LAND PARTITION PARALLEL WITH THE WESTERLY LINE OF LOT 1 RILEY REPLAT.

THE SOUTHEASTERLY CORNER OF PARCEL 3 OF THIS LAND PARTITION WAS COMPUTED AT THE MIDPOINT OF THE EASTERLY LINE OF LOT 1 RILEY REPLAT. THE WESTERLY LINE OF PARCEL 3 OF THIS LAND PARTITION WAS COMPUTED PARALLEL WITH THE EASTERLY LINE OF LOT 1 RILEY REPLAT SO AS TO HAVE PARCEL 3 ENCOMPASS 10000 SQUARE FEET.

THE REMAINDER OF LOT 1 OF RILEY REPLAT WILL BE PARCEL 2 OF THIS LAND PARTITION.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE RECOVERED MONUMENT MARKING THE NORTHWESTERLY CORNER OF LOT 1 RILEY REPLAT, ON THE SOUTHERLY RIGHT OF WAY OF OREGON AVENUE AND THE MONUMENT MARKING THE NORTHEASTERLY CORNER OF LOT 1 RILEY REPLAT, ON THE SOUTHERLY RIGHT OF WAY OF OREGON AVENUE WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING FOR THIS SURVEY ARE THESE 2 FOUND MONUMENTS AND IS BASED ON RILEY REPLAT RECORDED AS SURVEY NUMBER 2015-1731C.

DEEDS

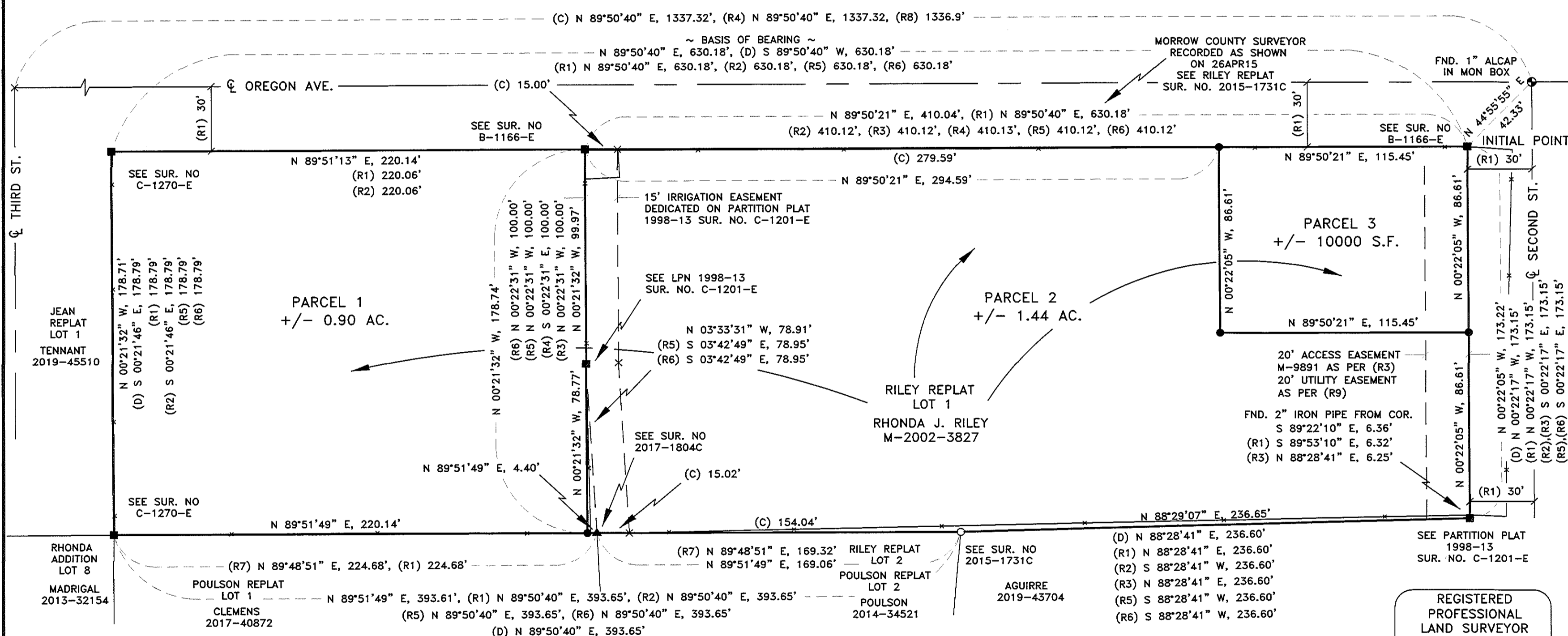
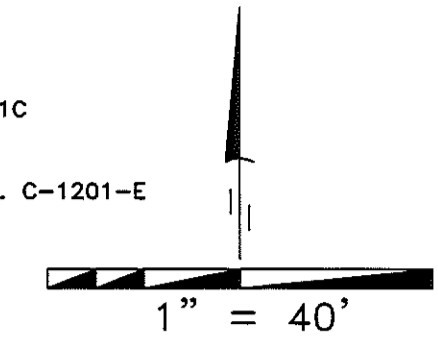
- RILEY M-2002-3827
- TENNANT 2019-45510
- MADRIGAL 2013-32154
- CLEMENS 2017-40872
- POULSON 2014-34521
- AGUIRRE 2019-43704

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 1/2" IRON PIPE
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 951"
- × COMPUTED POINT (NOT SET)
- FENCE AS NOTED
- PROPERTY BOUNDARY

NOTES

- (C) CALCULATED
- (D) DEED
- (R1) EDWARDS RILEY REPLAT SUR. NO. 2015-1731C
- (R2) EDWARDS FOR RILEY SUR. NO. C-1270-E
- (R3) EDWARDS PARTITION PLAT 1998-13 SUR. NO. C-1201-E
- (R4) EDWARDS FOR RILEY SUR. NO. B-1166-E
- (R5) EDWARDS FOR RILEY SUR. NO. 1423-C
- (R6) EDWARDS FOR RILEY SUR. NO. 1427-C
- (R7) B. PRIMM POULSON REPLAT SUR. NO. 2017-1804C
- (R8) KRUMBEIN FOR MORROW COUNTY AS PER (R4)
- (R9) DRIVER FOR RILEY SUR. NO. 2015-1734C



OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I RHONDA J. RILEY 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.

Rhonda J. Riley
RHONDA J. RILEY

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON
THIS DAY 26 OF June, 2020
RHONDA J. RILEY 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.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR RHONDA J. RILEY IN MORROW COUNTY, OREGON.

Keith P. Primm
KEITH P. PRIMM

BEFORE ME *Kaylindi Nevil*
NOTARY PUBLIC FOR OREGON

PRINTED NAME Kaylindi Nevil
COMMISSION NO. 079477
MY COMMISSION EXPIRES 9-24-2022

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED LOT 1 OF RILEY REPLAT RECORDED ON THE 15TH OF APRIL 2015 AS FILE NUMBER 2015-35836, BEING A PORTION OF THAT LAND DESCRIBED AND RECORDED AS M-2002-3827 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 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.

LEGAL DESCRIPTION AS PER RILEY REPLAT RECORDED ON THE 15TH OF APRIL 2015 AS FILE NUMBER 2015-35836:
LOT 1 RILEY REPLAT

RECEIVED BY
Morrow County Surveyor
Date: 7-29-2020
Rec'd by: S.K.H.
No.: 2020-1892C
Folder No.: 1892

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Keith P. Primm
OREGON
JULY 12, 2005
KEITH P. PRIMM
48490
EXPIRATION DATE: 12/31/20

DATE: 22 JUN 20

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. Hadlock
MORROW COUNTY SURVEYOR

DATED THIS 2nd DAY OF July, 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 Bridgewater
MANAGER

DATED THIS 7th DAY OF July, 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. Johnson
MANAGER

DATED THIS 7th DAY OF July, 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.

Walter O. Johnson
ASSESSOR/TAX COLLECTOR

DATED THIS 7 DAY OF July, 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 2020-46746^{LE}
PLAT-PART 07/07/2020 10:57:23 AM
Cnt=1 Stn=23 TC \$401.00
\$60.00 \$11.00 \$30.00 \$50.00 \$50.00
00040572202000467460010014

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

CLIENT: TERESA MARTIN
32857 BAXTER RD., HERMISTON, OR 97838
PROJECT:
LOCATED IN THE S.W. 1/4 SEC. 24, TWP. 5 N., RNG. 26 E.W.M.
JOB #: 2003001
DATE: 03 MAR 20
FB/PG: 41/67
SHEET: 1 OF 1
DRAWN: KPP
APPROVED: KPP