

**PARTITION PLAT**  
**A REPLAT OF PARTITION PLAT 2006-7**  
 within the SE1/4, Section 19,  
 Township 5 N., Range 27 E., W.M.,  
 City of Irrigon, Morrow County, Oregon

PARTITION PLAT NO. 2020-10  
 A REPLAT OF PARTITION PLAT 2006-7

**SURVEYOR'S NARRATIVE & CERTIFICATE**

THIS SURVEY WAS MADE AT THE REQUEST OF CHRIS FISCHER, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND DESCRIBED AS PARCEL 2 OF PARTITION PLAT 2006-7, MORROW COUNTY. THIS PLAT CREATES THREE NEW PARCELS: A 0.29 ACRE PARCEL, A 0.35 ACRE PARCEL, AND A 0.28 ACRE PARCEL.

THIS PARCEL WAS ORIGINALLY SURVEYED IN AUGUST OF 2006 BY EDWARDS SURVEYING INC, FOR ELBERT EPPENBACH AND RACHEL EPPENBACH.

THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST BOUNDARY OF PARCEL 2. BETWEEN THE FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF PARCEL 2 AND THE FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF PARCEL 2, AS SHOWN ON PARTITION PLAT 2006-7.

THE BOUNDARY WAS RETRACED BETWEEN FOUND 5/8" REBARS AS SHOWN. THE NORTH BOUNDARY IS SLIGHTLY SOUTH OF AN EXISTING FENCE. THERE IS NO APPARENT USAGE ALONG THE EAST BOUNDARY. THE SOUTH BOUNDARY WAS RETRACED NORTH OF A GRAVEL ACCESS ROAD (ALLEY).

I, LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND THE EXTERIOR BOUNDARY MONUMENTS OF PARCEL 2 OF PARTITION PLAT 2006-07 AND HAVE 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 10/20/2020, 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:  
 PARCEL 2 OF PARTITION PLAT 2006-7, LOCATED IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, CITY OF IRRIGON, MORROW COUNTY, OREGON. RECORDED AUGUST 30, 2006, INSTRUMENT NO. 2006-17393 OFFICE OF MORROW COUNTY RECORDS.

**OWNER'S DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT C&D PROPERTY SOLUTION, LLC A NEVADA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE RE-PLATTED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. I ACKNOWLEDGE THE FOLLOWING RECORD MATTERS AS STATED IN AMERITITLE STATUS OF RECORD TITLE REPORT DATED MARCH 16, 2020 FILE NO. 357863AM:

- 1 10' FOOT EASEMENT TO WEST EXTENSION IRRIGATION DISTRICT SHOWN ON PARTITION PLAT 2006-7, MORROW COUNTY RECORDS.
- 2 BLANKET EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH CO., BOOK 45, PAGE 440, MORROW COUNTY RECORDS
- 3 20' ACCESS EASEMENT TO DONALD V. & DONNA J. EPPENBACH, INSTRUMENT NO. M-7383, MORROW COUNTY RECORDS
- 4 20' PUBLIC ALLEY CREATED BY CITY ORDINANCE NO. 162-06
- 5 ORDINANCE NO. 32 VACATING A PORTION OF NORTH MAIN STREET, INSTRUMENT NO. M-7427 MORROW COUNTY RECORDS

*Chris Fischer*  
 C&D PROPERTY SOLUTION, LLC A NEVADA LIMITED LIABILITY COMPANY  
 BY: CHRIS FISCHER, REPRESENTATIVE

STATE OF OR } S.S.  
 COUNTY OF Morrow }  
 ON THIS 27 DAY OF October IN THE YEAR OF 2020,  
 BEFORE ME, Janet Mangrum A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHRIS FISCHER, AUTHORIZED SIGNATORY FOR C&D PROPERTY SOLUTION, LLC A NEVADA LIMITED LIABILITY COMPANY AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL

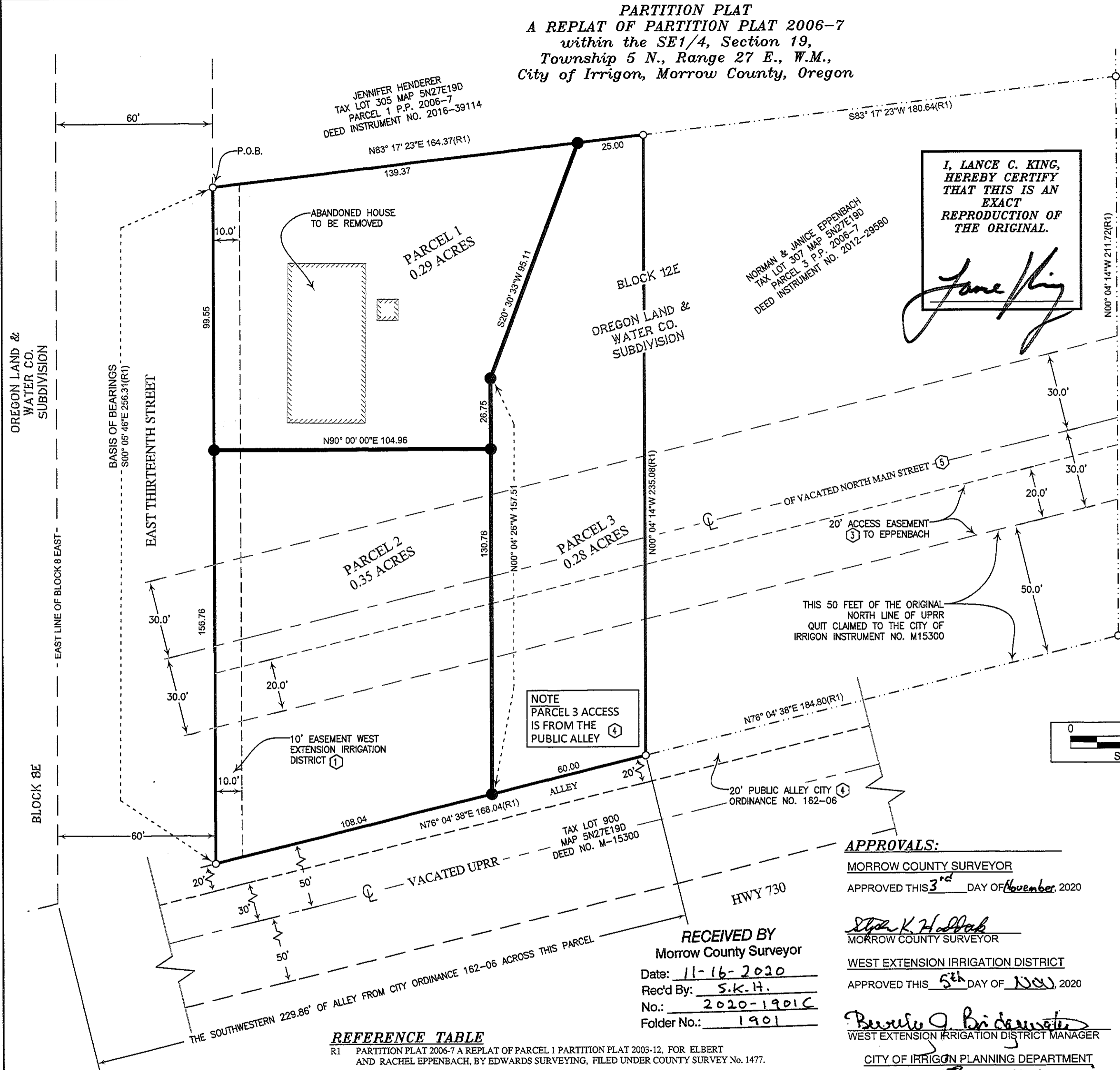
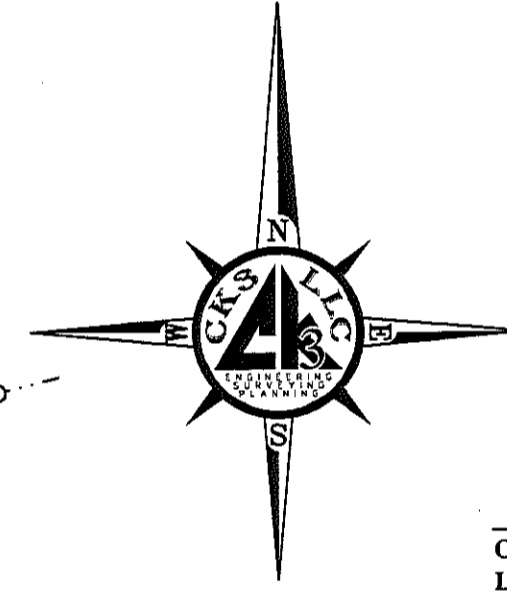
*Janet Mangrum*  
 NOTARY PUBLIC  
 COMMISSION No.: 978333  
 MY COMMISSION EXPIRES: 3-28-2022

I, LANCE C. KING,  
 HEREBY CERTIFY  
 THAT THIS IS AN  
 EXACT  
 REPRODUCTION OF  
 THE ORIGINAL.

*Lance King*

KENNETH & DONNA MATLACK  
 TAX LOT 300 MAP 5N27E19D  
 PARCEL 2 P.P. 2003-12  
 DEED INSTRUMENT NO. 2003-9177

NORMAN & JANICE EPPENBACH  
 TAX LOT 307 MAP 5N27E19D  
 PARCEL 3 P.P. 2006-7  
 DEED INSTRUMENT NO. 2012-29580



**APPROVALS:**  
 MORROW COUNTY SURVEYOR  
 APPROVED THIS 3<sup>rd</sup> DAY OF November 2020

*Steve K. Hubbard*  
 MORROW COUNTY SURVEYOR

WEST EXTENSION IRRIGATION DISTRICT  
 APPROVED THIS 5<sup>th</sup> DAY OF Nov 2020

*Brenda J. Bridgewater*  
 WEST EXTENSION IRRIGATION DISTRICT MANAGER

CITY OF IRRIGON PLANNING DEPARTMENT  
 APPROVED THIS 6<sup>th</sup> DAY OF Nov 2020

*Chris S. Leppert*  
 CITY OF IRRIGON PLANNING DIRECTOR

MORROW COUNTY TAX COLLECTOR/ASSESSOR  
 TAXES ARE PAID IN FULL

APPROVED THIS 10 DAY OF Nov 2020

*Bobbi Childers*  
 MORROW COUNTY TAX COLLECTOR

RECEIVED BY  
 Morrow County Surveyor  
 Date: 11-16-2020  
 Rec'd By: S.K.H.  
 No.: 2020-1901C  
 Folder No.: 1901

**REFERENCE TABLE**

R1	PARTITION PLAT 2006-7 A REPLAT OF PARCEL 1 PARTITION PLAT 2003-12, FOR ELBERT AND RACHEL EPPENBACH, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY NO. 1477.
R2	PARTITION PLAT 2003-12 A REPLAT OF BLOCK 12E, CITY OF IRRIGON, FOR ELBERT AND RACHEL EPPENBACH, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY NO. 1795.

**LEGEND**

	PARTITION BOUNDARY		DATA OF RECORD
	NEW PARTITION LINE		SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
	RIGHT-OF-WAY (ROW)		FND. 5/8" IRON BAR SET IN PARTITION PLAT 2006-7 BY LS 951
	VACATED RIGHT-OF-WAY (ROW)		
	VACATED CENTERLINE		
	TAX LOT LINES		
	EASEMENT		
	ABANDONED EASEMENT		

**NOTE:** (2)  
 BLANKET EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH CO., BOOK 45, PAGE 440, MORROW COUNTY RECORDS, EXISTS ON THIS PROPERTY AND IS NOT PLOTTED.

**NOTE**  
 RECORD (R1) AND MEASURED DIMENSIONS COINCIDE UNLESS INDICATED OTHERWISE AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.050(2)

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Lance King*

**OREGON**  
 MAY 10, 2011  
**LANCE CLARK KING**  
 61420

RENEWS: 6/30/2021

MORROW COUNTY OFFICE OF RECORDS

MORROW COUNTY, OREGON 2020-47539  
 PLAT-PART 11/10/2020 01:37:28 PM  
 Cnt=1 Str=23 TC \$80.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00

00041779202000475390010011

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

SURVEY FOR:  
**C&D PROPERTY SOLUTIONS LLC**

**CK3, LLC**  
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING

ONTARIO HERMISTON  
 368 SW 5TH AVE. 945 W. ORCHARD AVE.  
 ONTARIO, OR 97914. HERMISTON, OR 97838  
 PHONE (541) 889-5411 PHONE (541) 567-2345  
 FAX (541) 889-2074 FAX (541) 567-2305  
 WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No.: 0-339	PAGE(S): 3-7
DRAWN BY: RWF	DWG FILE No.: B-1284	
APPROVED BY: LCK	FILENAME: VO-19032.dwg	JOB No. VO-19032
DATE: 10/21/2020	DATE REVISED:	SHEET: 1 of 1

1901

1901