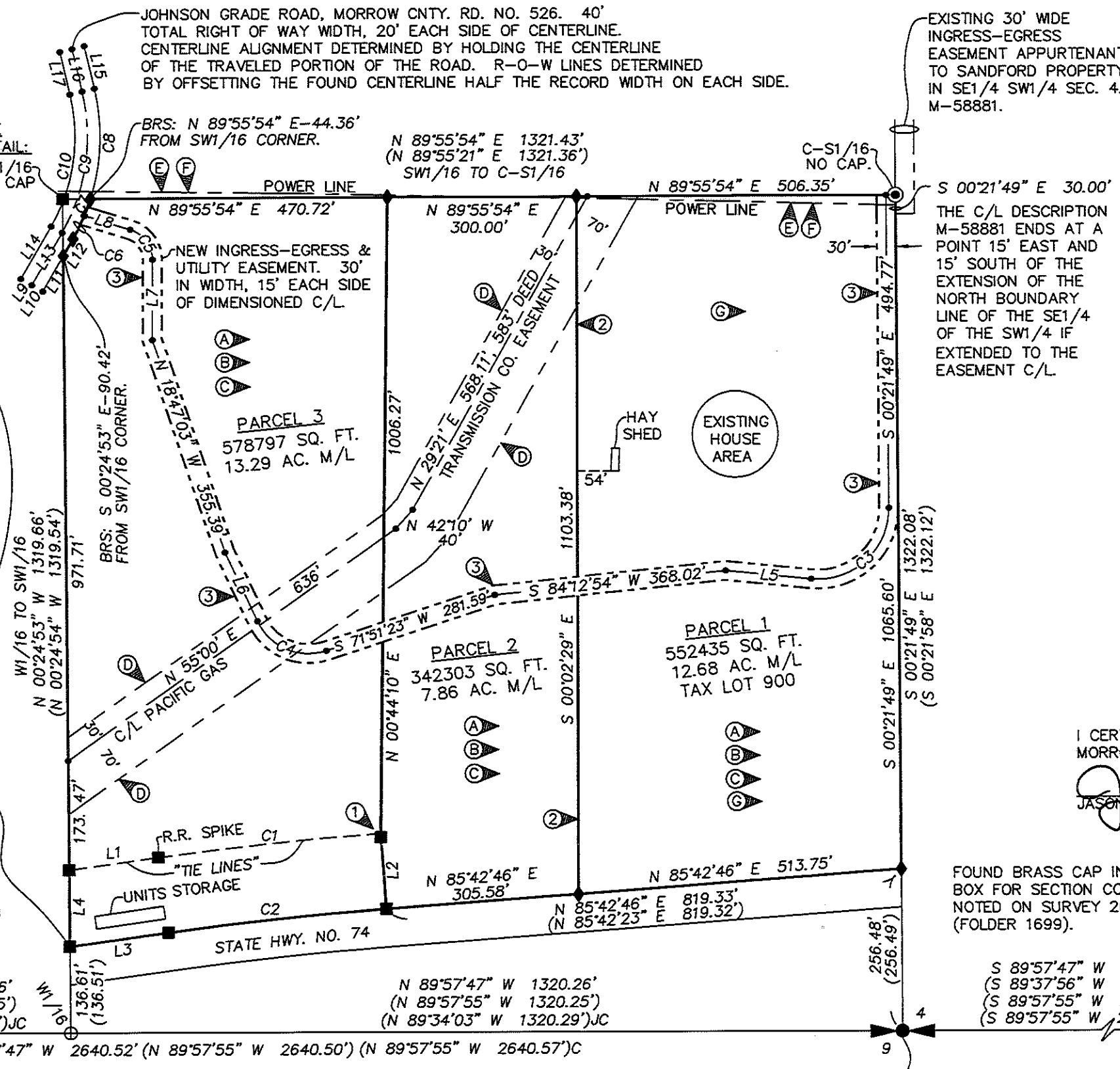
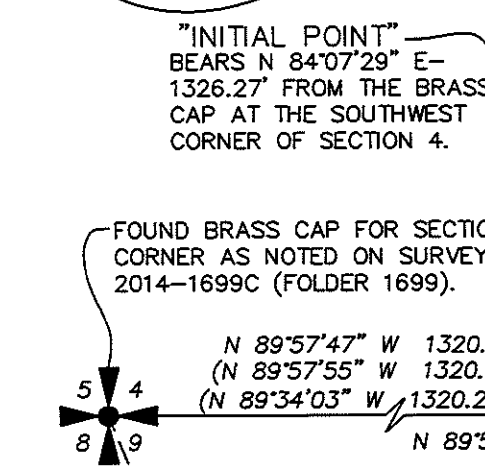
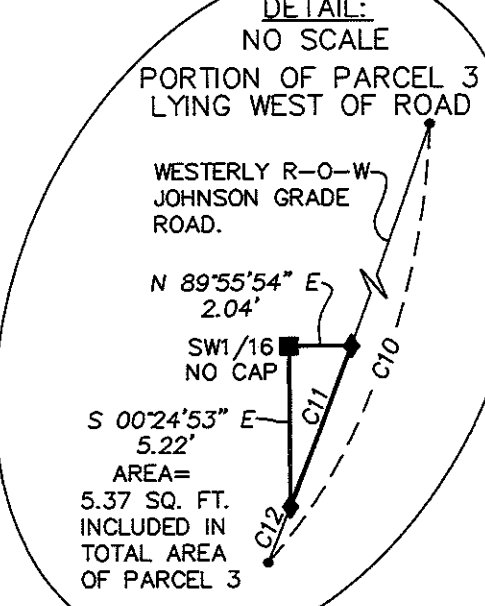
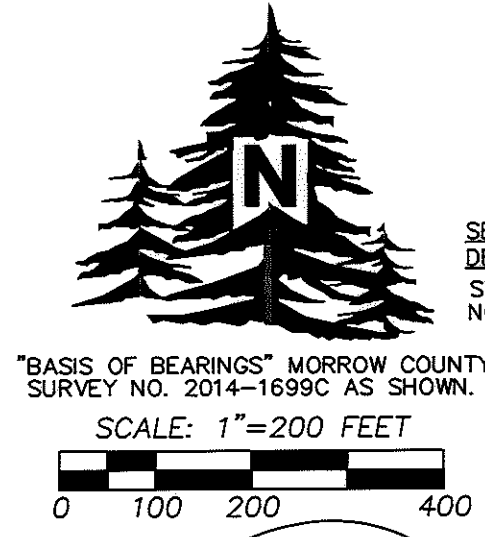


MORROW COUNTY PARTITION PLAT NO. 2020-11

A PARTITION OF A PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 24 EAST, W.M., CITY OF IONE, MORROW COUNTY, OREGON. OCTOBER, 2020.

1904



OWNERS DECLARATION & DEDICATION

WE, SYLVIA M. SANDFORD AND RICHARD J. SANDFORD III, OWNERS AS TENANTS BY THE ENTIRETY, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE CITY OF IONE DEVELOPMENT ORDINANCES, & THE MORROW COUNTY SUBDIVISION ORDINANCES. WE HEREBY DEDICATE THE NEW 30 FOOT WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS & UTILITY PURPOSES & IT SHALL BE APPURTENANT TO PARCELS 1, 2, AND 3. WE ALSO ACKNOWLEDGE THE EXISTING EASEMENTS & ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PLAT.

SYLVIA M. SANDFORD
RICHARD J. SANDFORD III

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF MORROW)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 1st DAY OF December 2020.

BY SYLVIA M. SANDFORD & RICHARD J. SANDFORD III

Notary Public for the State of Oregon

MY COMMISSION EXPIRES: January 13, 2023

MY COMMISSION NUMBER: 982885

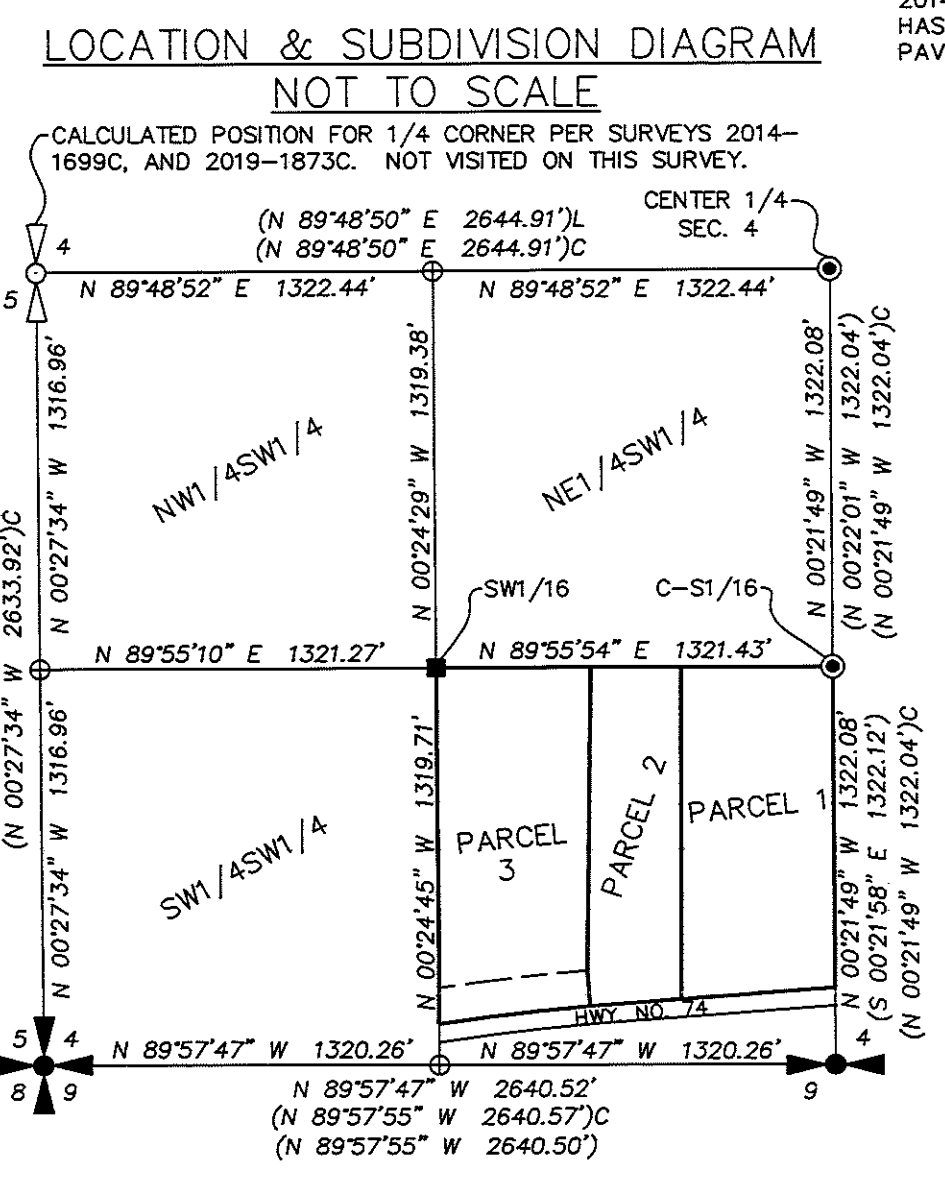
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 82°15'26" E	142.69'
(L1)	N 82°14'41" E	142.56'
L2	S 04°17'58" E	120.02'
(L2)	S 04°17'37" E	120.00'
L3	S 82°15'01" W	158.01'
(L3)	S 82°14'41" W	158.02'
L4	N 00°24'53" W	120.92'
(L4)	N 00°24'54" W	120.99'
L5	N 84°16'22" W	136.59'
L6	N 25°10'05" W	120.19'
L7	N 00°13'40" E	127.03'
L8	N 72°51'40" W	75.83'
L9	S 59°59'05" E	20.00'
L10	S 59°59'05" E	20.00'
L11	N 30°00'55" E	64.80'
L12	N 30°00'55" E	31.19'
L13	N 30°00'55" E	95.99'
L14	N 30°00'55" E	95.99'
L15	N 13°21'39" W	69.53'
L16	N 13°21'39" W	69.53'
L17	N 13°21'39" W	69.53'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	3°27'37"	5879.58'	355.09'	355.03'	N 83°58'07" E
(C1)	3°27'42"	5879.58'	355.24'	355.18'	N 83°58'32" E
C2	3°27'42"	5759.58'	347.98'	347.93'	N 83°59'08" E
(C2)	3°27'42"	5759.58'	347.99'	347.93'	N 83°58'32" E
C3	96°05'26"	112.00'	187.84'	166.58'	S 47°40'55" W
C4	82°58'32"	90.00'	130.34'	119.24'	N 66°39'21" W
C5	73°05'20"	50.00'	63.78'	59.54'	S 36°19'00" E
C6	7°14'15"	325.00'	41.05'	41.03'	S 26°23'47" W
C7	5°01'18"	325.00'	28.48'	28.47'	S 20°16'01" W
C8	31°07'01"	325.00'	176.51'	174.34'	S 02°11'51" W
C9	43°22'34"	305.00'	230.90'	225.43'	S 08°19'38" W
C10	43°22'34"	285.00'	215.76'	210.65'	S 08°19'38" W
C11	1°07'28"	285.00'	5.59'	5.59'	S 20°55'26" W
C12	8°31'45"	285.00'	42.43'	42.39'	S 25°45'02" W

- LEGEND**
- FOUND QUARTER OR SECTION CORNER AS NOTED.
 - SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS54657."
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 951 (UNLESS OTHERWISE NOTED) FROM UNRECORDED PARTITION PLAT CIRCA 2003 BY DENNIS EDWARDS FOR SANDFORD. I HELD THESE MONUMENTS. THE SECTION SUBDIVISION, BEARINGS, & DISTANCES ARE NEARLY IDENTICAL WITH SURVEY NO. 2014-1699C WHICH IS THE BEARING BASE FOR THIS SURVEY. A COPY OF THIS SURVEY WAS PROVIDED TO THE MORROW COUNTY SURVEYOR.
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP (UNLESS NOTED) PER SURVEY NO. 2014-1699C.
 - CALCULATED POINT ONLY. NOTHING FOUND OR SET.
 - (XOX) RECORD DIMENSION FROM UNRECORDED PARTITION PLAT CIRCA 2003 BY DENNIS EDWARDS PLS 951. THE BEARINGS AND DISTANCES ARE NEARLY IDENTICAL WITH THOSE OF SURVEY 2014-1699C. A COPY OF THIS SURVEY WAS PROVIDED TO THE MORROW COUNTY SURVEYOR.
 - (XOX)L RECORD DIMENSION PER SURVEY NO. 2019-1873C.
 - (XOX)C RECORD DIMENSION PER SURVEY NO. 2014-1699C.
 - (XOX)JC RECORD DIMENSION PER SURVEY NO. 2013-23C.
 - ① MEASUREMENTS SHOWN ARE TO THE TRUE CORNER POSITION. FOUND A REBAR WITH CAP SET FOR A 6.00 FOOT WITNESS CORNER AS THE TRUE CORNER FALLS ON A ROCK OUTCROP.
 - ② PROJECTION OF THE OLD CITY LIMITS LINE PRIOR TO THE AREA CONTAINED IN PARCELS 2 & 3 BEING ANNEXED INTO THE CITY IN 2019. I HELD FOUND MONUMENTS FROM SURVEY NO. 2013-23C, LOCATED ON THE OTHER SIDE OF HIGHWAY NO. 74. THE ASSESSOR MAP AT THIS DATE STILL SHOWS THIS LINE AS BEING THE CITY LIMIT LINE. A DESCRIPTION FOR THE DEED OF TRUST FOR THE EXISTING HOUSE (TAX LOT 900 AND NEW PARCEL 1) TRACT WAS WRITTEN BASED ON THE CITY LIMIT LINE OF THE DAY CIRCA 1998. NEW PARCEL 1 IS THE EXACT DESCRIPTION OF THE TRUST DEED AND OF TAX LOT 900. CITY ORDINANCE C1-07-19, DOC. #2019-45218.
 - ③ NEW 30' WIDE PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT APPURTENANT TO NEW PARCELS 1, 2, AND 3. THE CENTERLINE IS DIMENSIONED. THE EASEMENT IS ALONG AN EXISTING GRAVEL AND DIRT ROAD. SIDELINES ARE TO TERMINATE ON JOHNSON GRADE ROAD & THE NORTH LINE OF THE SE1/4 OF THE SW1/4.



FOUND BRASS CAP IN MONUMENT BOX FOR SECTION CORNER AS NOTED ON SURVEY 2014-1699C (FOLDER 1699).

CALCULATED POSITION OF BRASS CAP ONE QUARTER CORNER PER SURVEY NO. 2013-28C (FOLDER 1675), & 2014-1721C (FOLDER 1721). CORNER HAS BEEN COVERED UP BY NEW PAVEMENT.

EASEMENTS & ENCUMBRANCES

EASEMENT AND RIGHT OF WAY EXCEPTIONS FROM PROPERTY SEARCH REPORT PREPARED BY MID-COLUMBIA TITLE COMPANY, DATED SEPTEMBER 3, 2020, FILE NO. 11299.

- Ⓐ RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES FOR SHERMAN ELECTRIC CO., BOOK 39, PAGE 129, MORROW COUNTY DEED RECORDS. BLANKET TYPE AFFECTS SE1/4 OF THE SW1/4.
- Ⓑ RIGHT OF WAY FOR PACIFIC TELEPHONE AND TELEGRAPH CO., BOOK 53, PAGE 444, MORROW COUNTY DEED RECORDS. BLANKET TYPE AFFECTS SE1/4 OF THE SW1/4.
- Ⓒ RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES FOR PACIFIC POWER & LIGHT, BOOK 58, PAGE 600, MORROW COUNTY DEED RECORDS. BLANKET TYPE AFFECTS SE1/4 OF THE SW1/4.
- Ⓓ RIGHT OF WAY AGREEMENT FOR PACIFIC GAS TRANSMISSION CO., BOOK 64, PAGE 530, & NOTICE OF LOCATION BOOK 67, PAGE 194, & M-14734, MORROW COUNTY DEED RECORDS. THE LOCATION SHOWN IS BOOK 67, PAGE 194 & MATCHES SURVEY TIES TO EXISTING WOOD STAKES BY P.G.T. MARKING THE R-O-W LINES WITHIN 7 FEET. M-14734 IS IN ERROR. THE POINT OF COMMENCEMENT FENCE CORNER (THE NW. COR. SE1/4 SEC. 4) IS LOCATED 16+/- SOUTHEAST OF THE MONUMENT MARKING SAID CORNER. THE POINT OF TERMINUS LIES 50+/- NORTH OF STATED CALL TO SW COR. OF PROPERTY. IF THIS ALIGNMENT WERE HELD THE CENTERLINE FALLS WITHIN 3' OF THE NORTHERLY R-O-W LINE AS SHOWN AND DOES NOT FIT THE MARKED LOCATION ON THE GROUND, NOR THE POINT OF COMMENCEMENT OR POINT OF TERMINUS.
- Ⓔ RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES FOR COLUMBIA BASIN ELECTRIC, MICROFILM NO. M-8124, MORROW COUNTY DEED RECORDS. BLANKET TYPE AFFECTS N1/2 OF SE1/4 OF THE SW1/4.
- Ⓕ RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES FOR COLUMBIA BASIN ELECTRIC, MICROFILM NO. M-51654, MORROW COUNTY DEED RECORDS. BLANKET TYPE. AFFECTS SE1/4 OF THE SW1/4.
- Ⓖ DEED OF TRUST, MICROFILM NO. 2000-2168, MICROFILM NO. 2017-41124, MORROW COUNTY DEED RECORDS. AFFECTS PARCEL 1 ONLY. SEE NOTE DESCRIPTION ②.

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF RICHARD AND SYLVIA SANDFORD TO PARTITION THEIR PROPERTY INTO 3 PARCELS AS SHOWN. ALL MONUMENTS FOUND AND HELD ARE NOTED. AS NOTED IN THE LEGEND SEVERAL MONUMENTS WERE FOUND SET FROM A UNRECORDED PARTITION PLAT BY PLS 951. A COPY OF THIS SURVEY HAS BEEN PROVIDED TO THE MORROW COUNTY SURVEYOR. THE EASEMENTS AND ENCUMBRANCES SHOWN OF THE FACE OF THIS PLAT WERE TAKEN FROM A PROPERTY SEARCH REPORT PREPARED BY MID-COLUMBIA TITLE COMPANY, FILE NO. 11299, DATED SEPTEMBER 3, 2020. MOST ARE BLANKET TYPE EASEMENTS AND CANNOT BE GRAPHICALLY REPRESENTED. JOHNSON GRADE ROAD ALIGNMENT WAS DETERMINED BY HOLDING THE CENTERLINE OF THE TRAVELED PORTION OF THE EXISTING ROAD.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED & MARKED WITH LEGAL MONUMENTS PARCELS 1, 2, & 3 AS SHOWN, AND THAT I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF IONE AND MORROW COUNTY DEVELOPMENT ORDINANCES.

REAL PROPERTY DESCRIPTION

SE1/4 OF THE SW1/4 OF SECTION 4, EXCEPTING ALL THAT PORTION LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 74.

APPROVALS

I CERTIFY I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS

2nd DAY OF December 2020.

Stephan K. Hallock
MORROW COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS

3rd DAY OF December 2020.

Robt Doyle
CITY OF IONE MAYOR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS

4 DAY OF December 2020.

Michael O'Shea
MORROW COUNTY TAX COLLECTOR/
MORROW COUNTY ASSESSOR

RECORDING INFORMATION

MORROW COUNTY CLERK:

MORROW COUNTY, OREGON 2020-47730

PLAT-PART 12/04/2020 11:21:05 AM

Cnt=1 Str=23 TC \$60.00 \$11.00 \$30.00 \$50.00 \$50.00 \$401.00

0004205820200477300010016

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

Bobbi Childers - County Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON M. WELLS

OREGON

NOVEMBER 29, 2010

JASON M. WELLS

54657PLS

RENEWS 6/30/22

WELLS SURVEYING

200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 10/20 DR. BY: JMW

CK. BY: JPW NO: 20-1769

PROJECT: \RSANDFORPP2020R0T

PARTITION PLAT FOR:

SANDFORD

A PARTITION OF A PORTION OF SE1/4 SW1/4 SECTION 4, T1S, R24E, W.M., CITY OF IONE, MORROW COUNTY, OREGON.

1904