

**PARTITION PLAT NO. 2020-12**  
**PARTITION PLAT OF A TRACT OF LAND, LOCATED IN THE**  
**SE1/4 OF THE NE1/4 OF SECTION 17, T.4N., R.25E., W.M.,**  
**CITY OF BOARDMAN, MORROW COUNTY, OREGON**  
**W.O. 20-5420**

**SURVEY FOR**  
 GOOD SHEPHERD LUTHERAN CHURCH  
 P.O. BOX 49  
 BOARDMAN, OR 97817  
 (541) 314-0144

**SURVEY BY**  
 ARMSTRONG SURVEYING, INC.  
 267 NE SECOND ST. STE. 100  
 PRINEVILLE, OR 97754  
 (541) 447-7791

1907

**LEGEND**

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E". SET STEEL FENCE POST ALONGSIDE.
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER C.S. 1303 BY GREG E. FLOWERS, LS 02820, RECORDED MARCH 31, 2001.
  - FOUND MAG NAIL AS PER C.S. 1303 BY GREG E. FLOWERS, LS 02820, RECORDED MARCH 31, 2001.
  - FOUND TACK IN LEAD PLUG AS PER C.S. 1303 BY GREG E. FLOWERS, LS 02820, RECORDED MARCH 31, 2001.
  - FOUND 5/8" IRON ROD AS PER THE PLAT OF COLUMBIA TERRACE ADDITION TO BOARDMAN BY RICHARD A. ROGERS, LS 976, RECORDED OCTOBER 8, 1976.
  - FOUND RAILROAD SPIKE AS PER C.S. C-1303-M BY GREG E. FLOWERS, LS 02820, RECORDED MARCH 31, 2001.
  - 1 ( ) RECORD AS PER C.S. C-1303-M BY GREG E. FLOWERS, LS 02820, RECORDED MARCH 31, 2001.
  - 2 ( ) RECORD AS PER C.S. C-654-K BY IVAN G. DRIVER, LS 1756, RECORDED JANUARY 30, 1984.
  - 3 ( ) RECORD AS PER C.S. C-1177-E BY GREG E. FLOWERS, LS 02820, RECORDED JUNE 1998.
  - 4 ( ) RECORD AS PER THE PLAT OF COLUMBIA TERRACE ADDITION TO BOARDMAN BY RICHARD A. ROGERS, LS 976, RECORDED OCTOBER 8, 1976.
- SFNF SEARCHED FOR NOT FOUND

**SURVEYOR'S CERTIFICATE**

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 25 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 89°41'42" WEST ALONG THE EAST-WEST CENTERLINE OF SECTION 17, A DISTANCE OF 350.00 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WILSON ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°24'38" WEST, A DISTANCE OF 553.85 FEET; THENCE NORTH 44°35'22" EAST, A DISTANCE OF 107.96 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°39'48" WEST, A DISTANCE OF 387.17 FEET; THENCE SOUTH 00°24'51" EAST, A DISTANCE OF 645.11 FEET TO A POINT WHICH IS ON THE NORTH RIGHT-OF-WAY LINE OF SAID WILSON ROAD; THENCE NORTH 89°41'42" EAST, A DISTANCE OF 310.79 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WILSON ROAD TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED IN DEDICATION DEED TO CITY OF BOARDMAN, RECORDED SEPTEMBER 10, 1999, AS MICROFILM NO. M-59169, MORROW COUNTY MICROFILM RECORDS.  
 ALSO EXCEPTING THEREFROM ALL ROADS AND RIGHTS OF WAY, CONTAINING 4.60 ACRES, MORE OR LESS.  
 INITIAL POINT IS LOCATED AT THE SET MONUMENT LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.

SUBJECT TO RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 1, 1959, IN BOOK 63, PAGE 545, MORROW COUNTY DEED RECORDS. NOT MAPPABLE.

SUBJECT TO EASEMENT FOR UTILITY AND SLOPE MAINTENANCE, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF CITY OF BOARDMAN, RECORDED SEPTEMBER 10, 1999, AS MICROFILM NO. M-59163, MORROW COUNTY MICROFILM RECORDS. MAPPED.

SUBJECT TO RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE, AND OREGON COOPERATIVE CORPORATION, RECORDED JULY 6, 2012, AS MICROFILM NO. 2012-30510, MORROW COUNTY MICROFILM RECORDS. MAPPED.

**SURVEY NARRATIVE**

WE WERE EMPLOYED BY GOOD SHEPHERD LUTHERAN CHURCH TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. SEARCH IN THE FIELD RECOVERED ALL THE MONUMENTS ON THE BOUNDARY OF SUBJECT PROPERTY AS SHOWN ON COUNTY SURVEY 1303 BY GREG E. FLOWERS, LS 02820, AND I HELD THEM AS FOUND FOR SOUTH, WEST AND NORTH BOUNDARIES OF THIS PLAT. I THEN OFFSET THE MONUMENTS FOUND ALONG THE EAST BOUNDARY FROM SAID COUNTY SURVEY 1303 AND OFFSET THEM SIX FEET TO THE WEST TO DETERMINE THE EAST BOUNDARY OF THIS PLAT AS PER DEDICATION DEED TO THE CITY OF BOARDMAN AS PER MICROFILM NO. M-59169, MORROW COUNTY MICROFILM RECORDS. THE REMAINING PARTITION LINE IS A FREE LINE AS DESIRED BY THE CLIENT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT GOOD SHEPHERD LUTHERAN CHURCH OF BOARDMAN, OREGON IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

*Joseph V. Taylor*  
 JOSEPH V. TAYLOR

**ACKNOWLEDGEMENT**

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 21<sup>st</sup> DAY OF December 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MORROW, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED JOSEPH V. TAYLOR, TREASURER, GOOD SHEPHERD LUTHERAN CHURCH OF BOARDMAN, OREGON, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION FREELY AND VOLUNTARILY.

*Toni Renea Connell*  
 NOTARY PUBLIC FOR THE STATE OF OREGON

*Toni Renea Connell*  
 MY PRINTED NAME IS

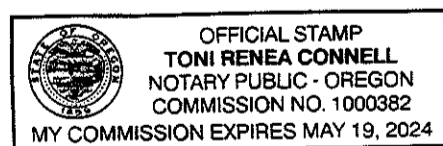
1000382  
 MY COMMISSION NO. IS

May 19 2024  
 MY COMMISSION EXPIRES

**TAX CERTIFICATES**

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2020-2021 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR ARE PAID AS OF THIS DATE.

*Michael P. ...*  
 COUNTY ASSESSOR AND TAX COLLECTOR



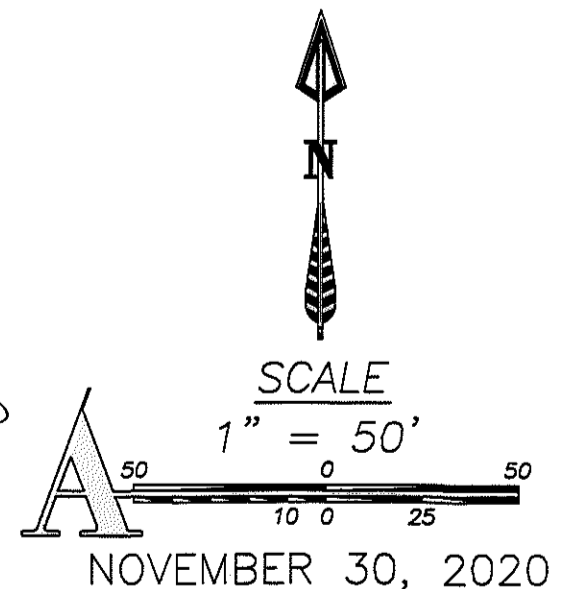
I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Todd R. Catterson* 12/16/20  
 TODD R. CATTERSON, LS53270

**APPROVALS**

*Steven K. Haddock* 12-21-20  
 MORROW COUNTY SURVEYOR DATE

*Todd R. Catterson* 12/21/20  
 CITY OF BOARDMAN DATE  
 COMMUNITY DEVELOPMENT DIRECTOR

*Beverly J. Bridgewater* 12/21/2020  
 WEST EXTENSION IRRIGATION DISTRICT DATE



**BASIS OF BEARINGS**

BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:  
 ORIGIN OF LATITUDE = 45°42'35.30900"N  
 ORIGIN OF LONGITUDE = 120°12'13.73566"W  
 SCALE FACTOR = 1.0000000000

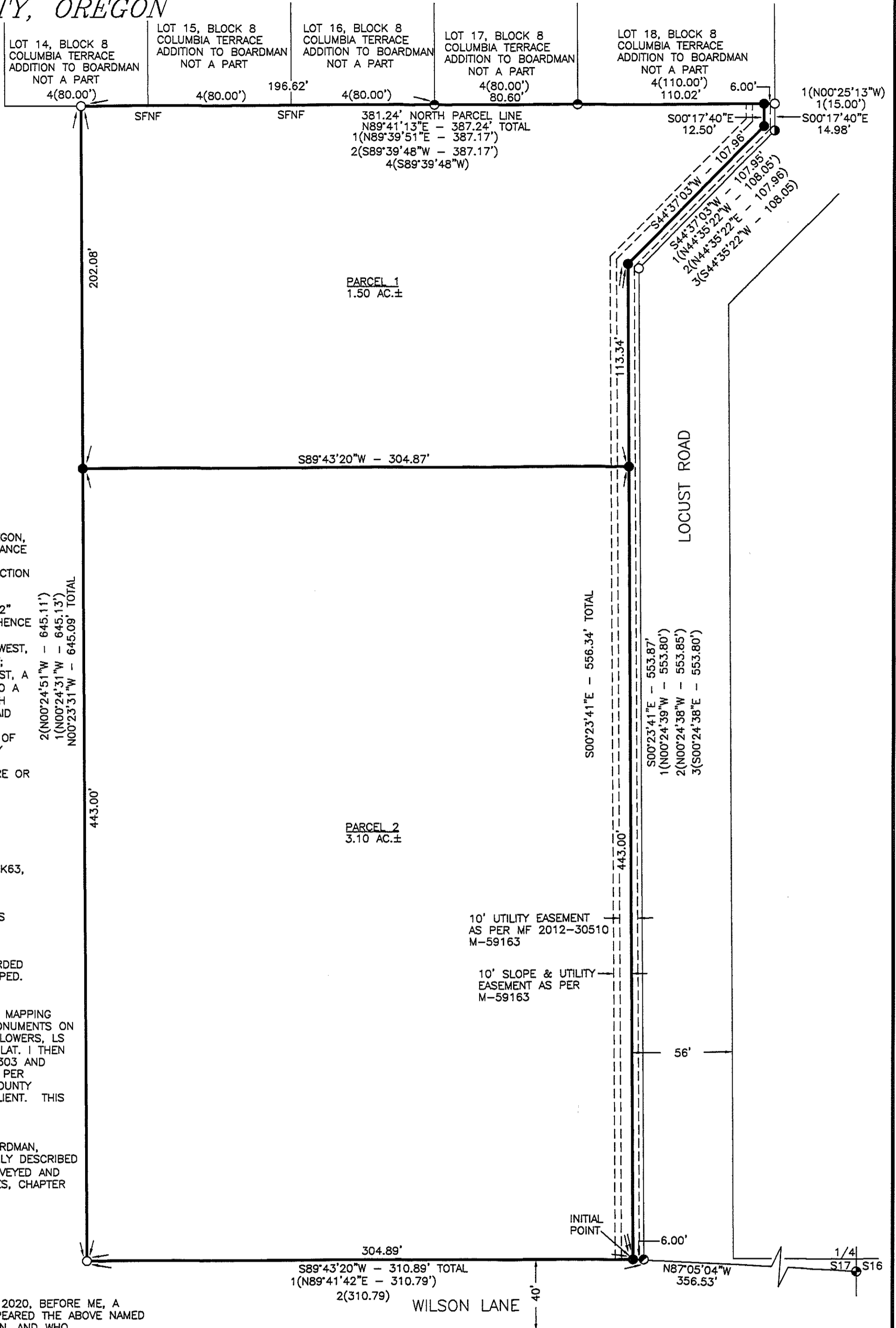
REGISTERED PROFESSIONAL LAND SURVEYOR

*Todd R. Catterson*  
 12/16/20 OREGON  
 JAN. 15, 2002  
 TODD R. CATTERSON  
 53270  
 RENEWS 12/31/21



SHEET 1 OF 1  
 DRG. NO. 20-5420.DWG  
 W.O. 20-5420

1907



MORROW COUNTY, OREGON 2020-47853  
 PLAT-PART 12/22/2020 10:21:49 AM  
 Cnt=1 Str=23 TC \$60.00 S11.00 S30.00 S50.00 S50.00 \$401.00  
 00042226202000478530010013  
 Bobbi Childers, County Clerk for Morrow County, Oregon, certifies that the instrument identified herein was recorded in the Clerk records.  
 Bobbi Childers - County Clerk

RECEIVED BY  
 Morrow County Surveyor  
 Date: 12-30-2020  
 Rec'd By: S.K.H.  
 No.: 2020-1907C  
 Folder No.: 1907