

2021-1

PARTITION PLAT ~~2020~~ _____,

A REPLAT OF LOT 3 AND A PORTION OF LOTS 4 AND 5 IN BLOCK 7-W
RECORDED IN BOOK 2, PAGE 10 OF PLATS, RECORDS OF MORROW COUNTY, OREGON.
A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M.

1991

ORIGINAL LEGAL DESCRIPTION PER WARRANTY
DEED 2015-36537

PARCEL 1:
A PORTION OF THE FOLLOWING PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 7 WEST, IN SAID SECTION 24; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST, NOW KNOWN AS COLUMBIA LANE, A DISTANCE OF 258.14 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH A DISTANCE OF 203.25 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 7 WEST; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 7 WEST; THENCE NORTH A DISTANCE OF 197.71 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 7 WEST; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST, NOW KNOWN AS COLUMBIA LANE, TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM ALL ROAD AND ROAD RIGHTS OF WAY.

PARCEL 2:
A PORTION OF THE FOLLOWING PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 7 WEST, IN SAID SECTION 24; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST, NOW KNOWN AS COLUMBIA LANE, A DISTANCE OF 258.14 FEET; THENCE SOUTH A DISTANCE OF 203.25 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 7 WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH ALONG THE WEST LINE OF LOT 4, BLOCK 7 WEST, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 730; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 730 TO ITS INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTH FIRST STREET; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF NORTH FIRST STREET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 7 WEST; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 7 WEST TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION IN BARGAIN AND SALE DEED TO CITY OF IRRIGON, RECORDED ON MAY 8, 2009, AS MICROFILM NO. 2009-23841, MORROW COUNTY MICROFILM RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EASTERLY 10.00 FEET OF LOT 1, BLOCK 7 WEST, AND THE EASTERLY 10.00 FEET OF LOT 4, BLOCK 7 WEST, IN SAID SECTION 24.
ALSO EXCEPTING THEREFROM ALL ROAD AND ROAD RIGHTS OF WAY.

PARCEL 3:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 7 WEST, IN SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, AS FILED IN PLAT BOOK 2, PAGE 10, ON AUGUST 5, 1948; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST, NOW KNOWN AS COLUMBIA LANE, A DISTANCE OF 168.14 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH TO A POINT ON THE NORTH LINE OF STATE HIGHWAY NO. 730; THENCE EAST ALONG THE NORTH LINE OF STATE HIGHWAY NO. 730 TO THE WEST LINE OF LOT 4, BLOCK 7 WEST; THENCE NORTH TO THE NORTHWEST CORNER OF LOT 3, BLOCK 7 WEST; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST, NOW KNOWN AS COLUMBIA LANE, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
EXCEPTING THEREFROM THE NORTH 196.00 FEET THEREOF. ALSO EXCEPTING THEREFROM ALL ROAD AND ROAD RIGHTS OF WAY.

PARCEL 4:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 7 WEST IN THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, AS FILED IN PLAT BOOK 2, PAGE 10, ON AUGUST 5, 1948; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST, NOW KNOWN AS COLUMBIA LANE, A DISTANCE OF 168.14 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH A DISTANCE OF 196.00 FEET; THENCE EAST TO A POINT ON THE WEST LINE OF LOT 3, BLOCK 7 WEST; THENCE NORTH A DISTANCE OF 196.00 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 7 WEST; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST, NOW KNOWN AS COLUMBIA LANE, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
EXCEPTING THEREFROM ALL ROAD AND ROAD RIGHTS OF WAY.

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE BARBARA J. HUWE AND WAYNE W. HUWE, JR, TRUSTEES OF THE HUWE FAMILY TRUST AND OWNERS OF THE LANDS SHOWN ON THIS REPLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS REPLAT IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED, AND MORROW COUNTY ORDINANCES, AS SHOWN HEREON.

Barbara J. Huwe TTE
BARBARA J. HUWE, TRUSTEE OF HUWE FAMILY TRUST
Wayne W. Huwe Jr TTE
WAYNE W. HUWE, JR, TRUSTEE OF HUWE FAMILY TRUST

ACKNOWLEDGEMENT

STATE OF OREGON } s.s.
COUNTY OF MORROW }
KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 14 of January, 2021 BARBARA J. HUWE AND WAYNE W. HUWE, JR, TRUSTEES UNDER THE HUWE FAMILY TRUST APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THIS REPLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY, BEFORE ME.
BEFORE ME Janet B. Maynard
NOTARY PUBLIC FOR OREGON
PRINTED NAME Janet B. Maynard
COMMISSION NO. 978333
MY COMMISSION EXPIRES 8-28-2022

SURVEYOR'S CERTIFICATE AND NARRATIVE

I, BLAIR E PRIGGE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS DEPICTED ON THIS REPLAT, AND THIS REPLAT MEETS ALL THE REQUIREMENTS AS ESTABLISHED BY CHAPTER 92, OREGON REVISED STATUTES. THE INITIAL POINT OF THIS PARTITION IS THE SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "PRIGGE, LS 38985" AT THE NORTHEAST CORNER OF PARCEL 1 PER THIS PARTITION PLAT. THE INITIAL POINT OF THIS PARTITION PLAT BEARS NORTH 70°22'24" EAST, 1237.39 FEET FROM FOUND 0.5" BAR, 0.8' BELOW SURFACE IN A 3" PVC PIPE AT THE CENTERLINE INTERSECTION OF 2ND STREET AND IDAHO STREET, ACCEPTED AS SW CORNER OF BLOCK 7-W AND SHOWN AS THE 1/4 CORNER TO SECTIONS 24 AND 25 PER PARTITION PLAT NO. 1998-5.
MTN2COAST, LLC (M2C) WAS RETAINED BY SIMONCRE TO COMPLETE A REPLAT SURVEY OF PARCELS 1, 2, 3 AND 4 DURING THEIR DUE DILIGENCE PERIOD FOR PURCHASING THE PROPERTY. THE PARCELS ARE FROM WARRANTY DEED 2015-36537 AND INCLUDE LOTS 3, 4 AND 5 OF BLOCK 7-W OF STORMS' 1948 REPLAT RECORDED IN BOOK 2 OF PLATS, PAGE 10. M2C ESTABLISHED BLOCK 7-W OF STORMS' 1948 REPLAT BY TYING THE MONUMENT (SEE MONUMENT NOTE 1) AT THE INTERSECTION OF SECOND STREET WEST AND IDAHO STREET (VACATED) AND THE MONUMENT (SEE MONUMENT NOTE 3) MARKING THE CENTERLINE OF SECOND STREET WEST AND THE SOUTH RIGHT-OF-WAY LINE OF COLUMBIA LANE. THE MONUMENTS MARKING CENTERLINE OF FIRST STREET WEST APPEAR TO HAVE BEEN DESTROYED DURING RECENT CONSTRUCTION OF FIRST STREET. WE REESTABLISHED THE CENTERLINE OF FIRST STREET WEST PER CS C-942-E. WE ALSO TIED INTO CORNERS PER PARTITION PLAT 1998-5 BY ROGERS SURVEYING WHICH MATCHED WELL. TIES TO FOUND MONUMENTS OF CS C-1187-E ALSO MATCHED WELL IN THE MIDDLE OF THE BLOCK. THE CORNERS OF LOTS 3, 4 AND 5 OF BLOCK 7W WERE CALCULATED BY PROPORTIONMENT OF THE CALCULATED BLOCK CORNERS FROM CS C-1187-E.
HIGHWAY 730 WAS ESTABLISHED FROM PARTITION PLAT 1998-5.
THE INITIAL CONTROL FOR THIS SURVEY WAS COMPLETED USING TOPCON GR5 GPS RECEIVERS AND THE LOCAL CORNERS WERE TIED AND SET USING A SOKKIA SX3 TOTAL STATION.

REGISTERED PROFESSIONAL LAND SURVEYOR
Blair E Prigge 1/16/21
OREGON
JULY 09, 2002
BLAIR E PRIGGE
38985
RENEWS: 12/31/2022

Blair E Prigge 1/16/21
I CERTIFY THIS IS A TRUE AND EXACT COPY

MORROW COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH ORS CHAPTER 92 AND THEREFORE APPROVE SAID PLAT.
Matt Kears 1-19-2021
MORROW COUNTY SURVEYOR

APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS REPLAT FOR FILING IN THE COUNTY OF MORROW.
Don Sakaguchi 1-15-2021
CITY OF IRRIGON DATE

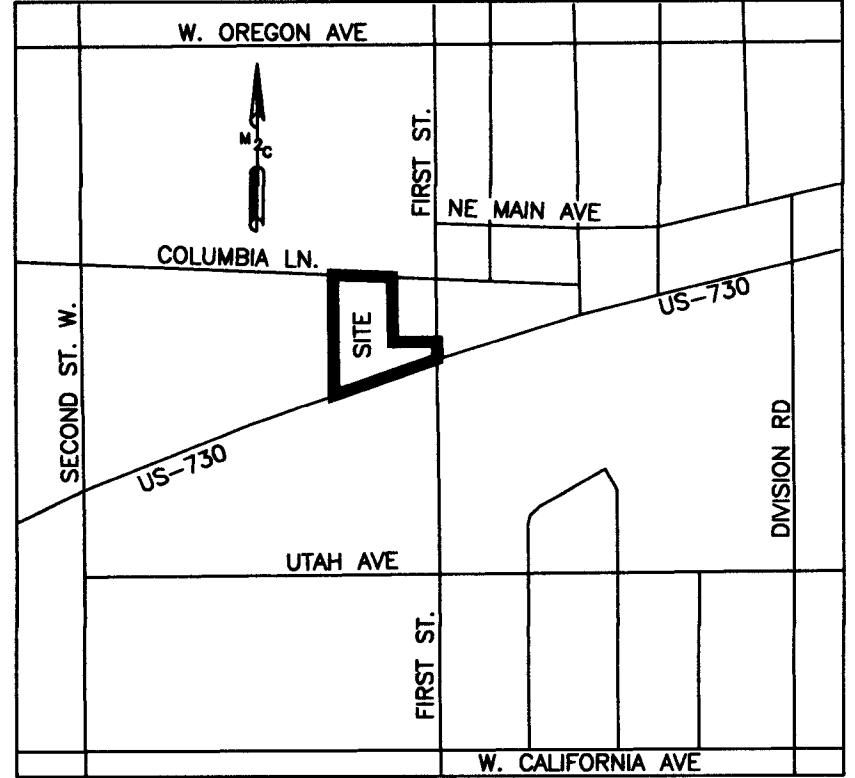
MORROW COUNTY TAX COLLECTOR/ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL INCLUDING THE YEAR 2021.
Michael D. Brown 1-19-21
MORROW COUNTY TAX COLLECTOR/ASSESSOR DATE

MORROW COUNTY CLERK

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

VICINITY MAP
NOT TO SCALE



- RS(X) REFERENCED SURVEYS
- STORMS' 1948 REPLAT OF BLOCKS 7W, 14W, 21W RECORDED IN BOOK 2 OF PLATS, PAGE 10, A SUBDIVISION OF PART OF SECTION 24, T5N, R26E, W.M., MORROW COUNTY, OREGON.
 - SURVEY RECORDED IN MARCH OF 1993 UNDER RECORDING NUMBER C-942-E.
 - SURVEY RECORDED IN OCTOBER OF 1998 UNDER RECORDING NUMBER C-1187-E.
 - PARTITION PLAT NO. 1998-5 UNDER RECORDING NUMBER M-55092.

MTN2COAST LLC
PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360.688.1949

PARTITION PLAT OF LOT 3, 4 AND 5 IN BLOCK 7-W		
DRAWN BY PBJ	DATE 12/18/2020	JOB NUMBER 20-267
CHECKED BY BEP	SCALE N/A	SHEET NUMBER SV-1 OF 2
AUDITORS INDEX		SW1/4 SE1/4, S24, T5N, R26E, WM

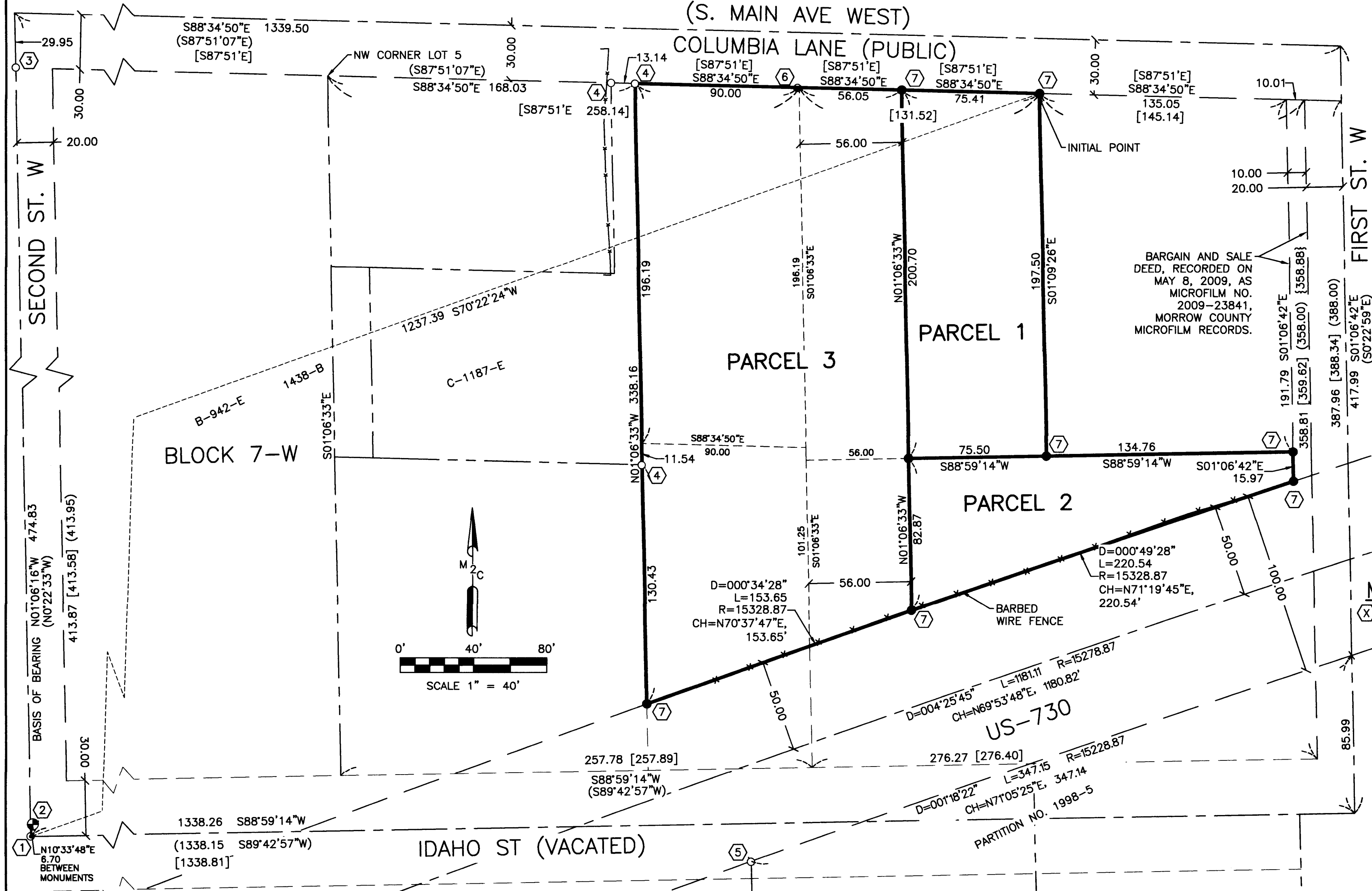
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Morrow County Surveyor
Date: 02-16-2021
Recd By: MPK
No.: 2021-1909C
Folder No.: 1909

1909

2021 - 1

PARTITION PLAT 2020

A REPLAT OF LOT 3 AND A PORTION OF LOTS 4 AND 5 IN BLOCK 7-W, RECORDED IN BOOK 2, PAGE 10 OF PLATS, RECORDS OF MORROW COUNTY, OREGON.
A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M.



PARCEL 1
NEW AREA: 15,015 SQ. FT. 0.345 ACRES
PARCEL 2
NEW AREA: 10,333 SQ. FT. 0.237 ACRES
PARCEL 3
NEW AREA: 45,340 SQ. FT. 1.041 ACRES

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
2. SURVEY COMPLETED 09/2020.
3. ALL MONUMENTS SHOWN AS FOUND VISITED 08/2020.
4. MTN2COAST (M2C) WAS RETAINED BY SIMONCRE TO COMPLETE A REPLAT SURVEY OF THE DESCRIBED PROPERTY IN THE LEGAL DESCRIPTION.

MONUMENT NOTES

1. FOUND 0.5" BAR, 0.8' BELOW SURFACE IN A 3" PVC PIPE, ACCEPTED AS SW CORNER OF BLOCK 7W, CENTERLINE OF 2ND STREET AND IDAHO STREET.
2. FOUND 2.5" BRASS CAP, 0.3' BELOW SURFACE. CAP STAMPED WITH INFO BUT NOT READABLE, POSSIBLE SECTION CORNER MARKINGS.
3. FOUND 5/8" REBAR WITH YELLOW CAP, NOT READABLE. CENTERLINE OF 2ND STREET AT RIGHT-OF-WAY OF COLUMBIA LANE.
4. FOUND 5/8" REBAR AND PLASTIC CAP MARKED "TOMKINS" CS C-1187-E.
5. FOUND 5/8" REBAR AND YELLOW PLASTIC CAP MARKED "GRW WA 20440, OR 02817"
6. FOUND IRON BAR, 0.33 S AND 1.00 W OF CALCULATED POSITION. UNKNOWN ORIGIN, NOT ACCEPTED.
7. SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "PRIGGE, LS 38985".

LEGEND

- ⊕ BRASS CAP
- REBAR IN CASE
- REBAR AND CAP
- ⊙ REBAR WITHOUT CAP
- SET 5/8"x30" REBAR AND ORANGE PLASTIC CAP MARKED "PRIGGE, LS 38985"

- D CENTRAL ANGLE
- L ARC LENGTH
- R RADIUS
- CH CHORD BEARING AND DISTANCE
- [XXX] RECORD DISTANCE/BEARING PER 1948 REPLAT
- (XXX) RECORD DISTANCE/BEARING PER CS C-942-E
- {XXX} RECORD DISTANCE/BEARING PER CS C-1187-E
- CS COUNTY SURVEY
- RS REFERENCE SURVEY

LINE TYPES

- HOG WIRE FENCE.
- BARBED WIRE FENCE.
- NEW BOUNDARY LINE.
- LOTS LINE.
- RIGHT-OF-WAY.
- ROAD CENTERLINE.
- VACATED RIGHT-OF-WAY.
- DEED LINES ELIMINATED BY THIS PARTITION PLAT.
- INITIAL POINT TIE.

BASIS OF BEARING

OREGON STATE PLANE COORDINATES, NORTH ZONE, NAD 83/2011 BASED ON GPS OBSERVATION PROCESSED THROUGH OPUS.
NORTH 01°06'16" WEST ON THE CENTERLINE OF SECOND STREET WEST BETWEEN REFERENCE MONUMENTS 1 AND 3.

Blair E Prigge 1/6/21
I CERTIFY THIS IS A TRUE AND EXACT COPY

MORROW COUNTY CLERK

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

REGISTERED PROFESSIONAL LAND SURVEYOR
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PARTITION PLAT OF LOT 3, 4 AND 5 IN BLOCK 7-W		
DRAWN BY PBJ	DATE 12/18/2020	JOB NUMBER 20-267
CHECKED BY BEP	SCALE 1"=40'	SHEET NUMBER SV-2 OF 2
AUDITORS INDEX		SW1/4 SE1/4, S24, T5N, R26E, WM

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