

PARTITION PLAT No. 2021 - 3

Morrow County, Oregon LP-S-483-20
 Township 1 South, Range 25, East, W.M.,
 Sections or Portions thereof for 11, 12, 13, 14, 15, 17,
 20, 21, 22, 23, & 24

For:
Jeffrey Cutsforth
 P.O. Box 253
 Lexington, Oregon 97839

RECEIVED BY
 Morrow County Survey
 Date: 02-16-2021
 Rec'd by: MPK
 No.: 2021-1911C
 Old No.: 1911

SURVEYOR'S CERTIFICATE & NARRATIVE:

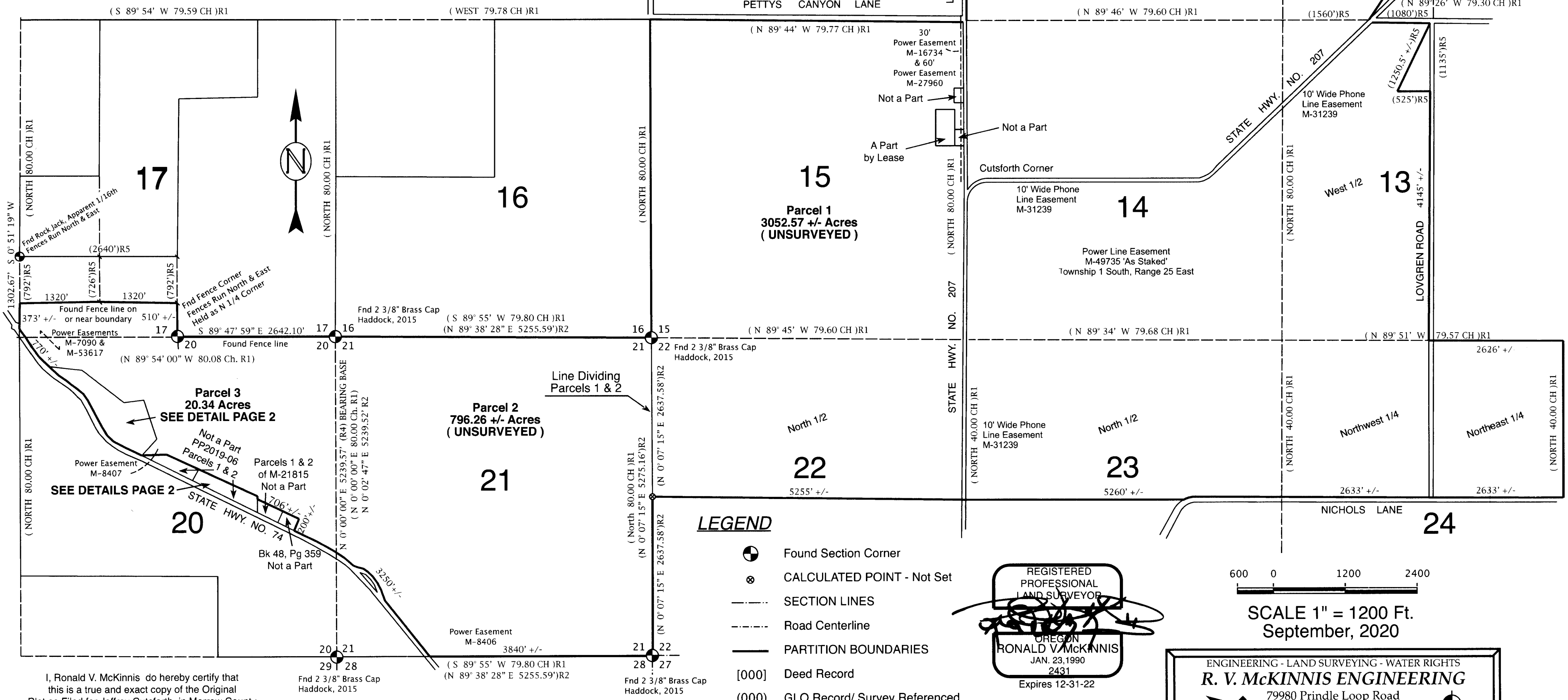
I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Descriptions shown hereon according to ORS Chapter 92 of the State of Oregon.

This survey is based on a survey by Haddock for Morrow County, C.S. #2015-1748-C and my Partition Plat for Harrison, 2019-06. The BEARING BASE for this survey is the East Section Line of Section 20 Based on my Partition 2019-06. This Partition creates three Parcels, of which two are large UNSURVEYED Parcels and the other a 20 acre parcel along State Highway No. 74 which I set monuments for the boundary. I found and held the East Section corners as witnessed by Haddock in addition to the Section Corners he set for Section 21. I proportioned the East Quarter Corner of Section 21 based on the Section Corners found along the east line. I found a fence corner on the North line of Section 20 that I held to be the North Quarter Corner of Section 20. There were no monuments set by ODOT for the Right of Way of Highway 74. I used, the striping, the edge of existing pavements, and the found monuments from an unfiled survey by Oregon State Highway Division to establish center line of the highway. The State monuments were quite close to the record drawing & I held most of them to establish the Northerly right of way. I closed on the centerline tangent as it left the Northwest corner of Section 20. The curve & spirals beginning as the PS at 1344+96 didn't match the record survey quite as well, thus my Bearing was slightly off based on my previous survey for Partition 2019-06. The details of the highway survey can be seen on Page 2 of 3. In my survey for Harrison's I found the North line of their Deed (and subsequently the boundary for this Cutsforth survey) was off by 13.49'. I further explained that in my narrative of that survey, P.P. 2019-06. I divided New Parcel 3 based on the right of way line of Highway 74 and lines established by the owner on the north side. Parcels 1 and 2 are divided along the common line between Sections 21 and 22. The Initial Point for this survey is the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 20. This survey was completed using a Trimble GPS RTK Total Station.

PROPERTY DESCRIPTION:
 Deed of Personal Representative M-45347 'Home Place' as filed in the Deed Records of Morrow County, Oregon.
 (Details See Page 3 of 3)

Survey Reference Table

- (R1) GLO Contract No. 119, Feb. 15, 1867 by B. J. Pengra
- (R2) Haddock for Morrow County, Sep. 28, 2015, 2015-1748-C
- (R3) ODOT, State Hwy. No. 74, DRG. 9B-21-10, 1983
- (R4) McKinnis for Harrison, May 10, 2019, 2019-1856-C
- (R5) Deed M-45347 'Home Place'



I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat as Filed for Jeffrey Cutsforth in Morrow County

[Signature]

2021-48060

1911

1911

PARTITION PLAT No. 2021 - 3

Morrow County, Oregon LP-S-483-20
 Township 1 South, Range 25, East, W.M.,
 Sections or Portions thereof for 11, 12, 13, 14, 15, 17,
 20, 21, 22, 23, & 24

For:
Jeffrey Cutsforth
 P.O. Box 253
 Lexington, Oregon 97839

Found Fence line [S 89° 47' 59" E 1321.05']

| Chord Sections | Bearing | Distance |
|----------------|-------------------|----------|
| CD1 | S 50° 30' 13.2" E | 365.44' |
| CD2 | S 57° 48' 28.8" E | 78.36' |
| CD3 | S 54° 32' 59.8" E | 286.45' |
| CD4 | S 42° 16' 35.9" E | 172.89' |
| CD5 | S 29° 58' 37.4" E | 286.48' |
| CD6 | S 26° 41' 14.7" E | 63.01' |
| CD7 | S 32° 00' 10.7" E | 271.76' |
| CD8 | S 45° 31' 20.9" E | 239.28' |
| CD9 | S 60° 58' 02.0" E | 271.13' |
| CD10 | S 60° 39' 04.2" E | 157.59' |

Parcel 2
 796.26 +/- Acres
 (UNSURVEYED)

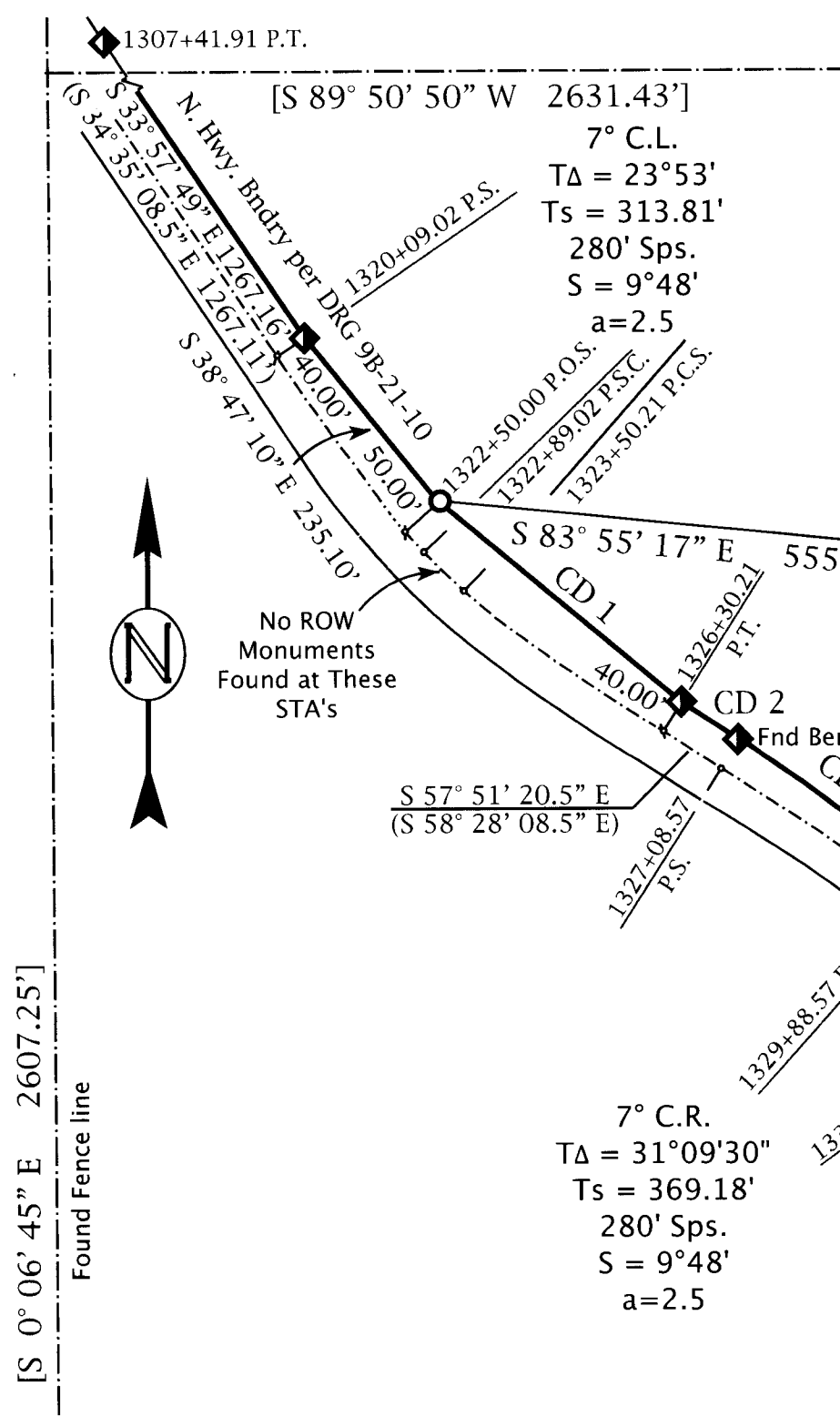
Curve Table

| Curve Section | Arc Length | Radius | Δ Angle | CD Bearing | CD Distance |
|---------------|------------|---------|---------------|-------------------|-------------|
| C1 | 173.19' | 858.51' | 11° 33' 29.2" | S 42° 16' 35.9" E | 172.89' |
| C2 | 240.26' | 768.51' | 17° 54' 43.6" | S 45° 31' 20.9" E | 239.28' |

RECEIVED BY
 Morrow County Surveyor
 Date: 02-16-2021
 Recd by: MPK
 No. 2021-1911C
 Files: 1911

LEGEND

- Found Section Corner
- Fnd 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431 From P.P. 2019-06
- ◆ Found Alum. Cap, OSHWY DIV.
- Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- ⊗ CALCULATED POINT - Not Set
- SECTION LINES
- Road Centerline
- PARTITION BOUNDARIES
- (000) Record Hwy. DRG. 9B-21-10
- [000] Record P.P. 2019-06



OWNER'S DECLARATION:
 I, the owner of the lands portrayed on this Plat acknowledge that I have caused this plat to be created. I authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and I recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow, State of Oregon.

Jeffrey Cutsforth
 Jeffrey Cutsforth

On this 18th day of January, 2021, the above individual appeared personally before me and is known to me to be the identical individual who executed the plat declaration and acknowledged that he did so freely and voluntarily of his own will.

Before me: *Jessica Peterson*
 Notary Public for Oregon

My Printed Name is Jessica Ann Peterson
 My Commission No. is 992385
 My Commission Expires October 13, 2023

I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat as Filed for Jeffrey Cutsforth in Morrow County

Ronald V. McKinnis

Survey Reference Table

| | |
|------|---|
| (R1) | GLO Contract No. 119, Feb. 15, 1867 by B. J. Pengra |
| (R2) | Haddock for Morrow County, Sep. 28, 2015, 2015-1748-C |
| (R3) | ODOT, State Hwy. No. 74, DRG. 9B-21-10, 1983 |
| (R4) | McKinnis for Harrison, May 10, 2019, 2019-1856-C |
| (R5) | Deed M-45347 'Home Place' |

LINE TABLE (To FND Fence/Corners)

| | | |
|----|-------------------|--------|
| L1 | - S 14° 12' 50" W | 6.0' |
| L2 | - S 76° 29' 40" E | 244.4' |
| L3 | - N 25° 46' 25" E | 31.0' |
| L4 | - S 36° 33' 25" E | 39.1' |

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
RONALD V. MCKINNIS
 JAN. 23, 1990
 2431
 Expires 12-31-22

SCALE 1" = 200 Ft.
 September, 2020

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) -567-2017

1911

1911

PARTITION PLAT No. 2021 - 3

Morrow County, Oregon LP-S-483-20
Township 1 South, Range 25, East, W.M.,
Sections or Portions thereof for 11, 12, 13, 14, 15, 17,
20, 21, 22, 23, & 24

For:
Jeffrey Cutsforth
P.O. Box 253
Lexington, Oregon 97839

PROPERTY DESCRIPTION:

Deed of Personal Representative M-45347, Exhibit 'A' Home Place
Morrow County, Oregon.
Township 1 South, Range 25 East of the Willamette Meridian, in the County of Morrow, and State of Oregon.

SECTION 11: The South Half

SECTION 12: The Southwest Quarter;

EXCEPTING THEREFROM a parcel described as follows:

Commencing at a point on the Section line between Section 12 and 13, a distance of 1,560.00 feet East of the Southwest corner of said Section 12; thence East a distance of 1,080.00 feet to the Southeast corner of the Southwest Quarter of said Section 12; thence North a distance of 1,470.00 feet along the Quarter Section line of said Section 12; thence in a Southwesterly direction on a straight line to the point of beginning.

SECTION 13: The West Half;

EXCEPTING THEREFROM a parcel described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 13; thence South a distance of 1,135 feet along the North-South centerline of said Section 13 to a point; thence West a distance of 525.00 feet to a point; thence in a Northeasterly direction on a straight line to the point of beginning

SECTION 14: All;

SECTION 15: All;

EXCEPTING THEREFROM a parcel described as follows:

Commencing at a point a distance of 445.50 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 15; thence South a distance of 264.00 feet to a point; thence West a distance of 165.00 feet to a point; thence North a distance of 264.00 feet to a point; thence South a distance of 165.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence West a distance of 173.25 feet to a point; thence North a distance of 251.63 feet to a point; thence East a distance of 173.25 feet to a point; thence South a distance of 251.63 feet to the point of beginning;

SECTION 17: The South Half of the Southwest Quarter lying North and East of the Highway;

EXCEPTING THEREFROM a parcel described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 17; thence due East along the Quarter Section line a distance of 2,640 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter; thence due South a distance of 792.00 to a point; thence in a Northwesterly direction to a point 726.00 feet due South of the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 17; thence Southwesterly to a point on the West Section line of said Section, which said point is a distance of 792.00 feet due South of the Northwest corner of the Southwest Quarter of the Southwest Quarter; thence due North a distance of 792.00 feet to the point of beginning.

SECTION 20: All that portion lying to the North and East of the State Highway No. 74.

EXCEPTING THEREFROM a parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 25 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northerly right-of-way line of the Heppner Highway, opposite and 25.00 feet distance from Engineers centerline Station 1370+20, said point also being a distance 425.00 feet South and a distance of 1,014.00 feet West of the east Quarter corner of Section 20; thence North 25° 50' East a distance of 200.00 feet to a point; thence South 64° 10' East a distance of 300.00 feet to a point; thence South 25° 50' West a distance of 200.00 feet to said right-of-way line; thence North 64° 10' West along said right-of-way line a distance of 300.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of the following described parcel lying Northerly of the O. W. R. & N. Company Railroad right-of-way described as follows:

Beginning at a point a distance of 697.62 feet South of the Northwest corner of Section 20, Township 1 South, Range 25, East of the Willamette Meridian; thence South 45° 18' East a distance of 317.46 feet to a point; thence South 50° 28' East a distance of 454.08 feet to a point; thence South 53° 35' East a distance of 411.84 feet to a point; thence South 57° 00' East a distance of 310.20 feet to a point; thence South 61° 30' East a distance of 745.80 feet to a point; thence South 89° 15' East a distance of 648.78 feet to a point; thence South 65° 13' East a distance of 1,622.94 feet to to the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 20; thence West along the east and West centerline of Section 20 to the Northerly right-of-way line of the O. W. R. & N. Company Railroad; thence Northwesterly along said railroad right-of-way line to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 25, East of the Willamette Meridian, Morrow County, Oregon described as follows:

Beginning at the Northwest corner of that property described in that Deed to the State of Oregon, by and through its State Highway Commission, Recorded in Book 48, Page 359 of Morrow County Record of Deeds; thence North 64° 51' 08.5" West parallel with the center line of the relocated Heppner Highway 425.00 feet, more or less, to the Westerly line of said Northeast Quarter of the Southeast Quarter; thence Southerly along said Westerly line to the Northerly line of Parcel 1; thence South 64° 51' 08.5" East along said Northerly line to the Westerly line of said State of Oregon property; thence Northerly along said last mentioned Westerly line to the point of beginning. The center line of the relocated Heppner Highway herein referred to is described in Parcel 1 of that warranty Deed dated April 14, 1983 and recorded June 15, 1983 in Book "M" on Microfilm Page 21815 of Morrow County Records from Patrick Ross Cutsforth and Karen Ann Cutsforth, husband and wife to the State of Oregon, by and through its Department of Transportation, Highway Division.

SECTION 21: All that portion lying to the North and East of the State Highway No. 74.

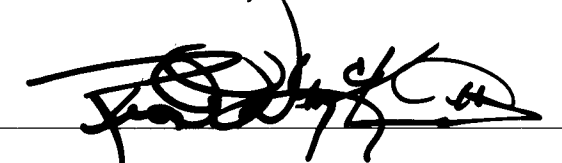
SECTION 22: The North Half.

SECTION 23: The North Half.

SECTION 24: The North Half.

EXCEPTING THEREFROM all land deeded to Morrow County and the State of Oregon for roads and road rights of way.

I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat as Filed for Jeffrey Cutsforth in Morrow County



APPROVALS:


I certify that I have examined and approved this Partition Plat on this 28 day of JANUARY, 2021


Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 28th day of January, 2021

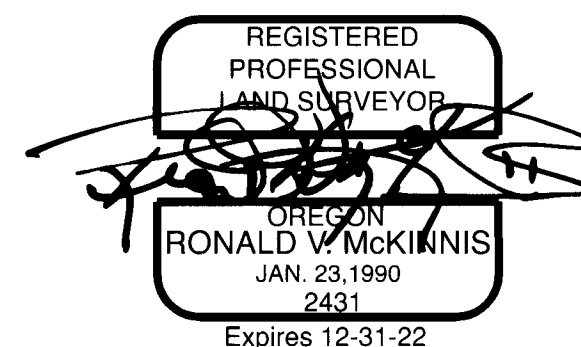

Morrow County Planning Director

I certify that I have examined and approved this Partition Plat on this 29 day of January, 2021


Morrow County Tax Assessor
Morrow County Tax Collector

Morrow County Clerk
Recording Information

1191



September, 2020



1911

Deed: 02-16-2021
Filed By: MPK
No. 2021-1911
Date: 1911