

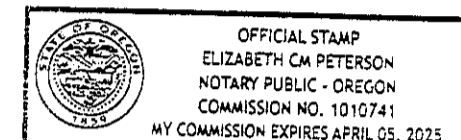
2045

MORROW COUNTY PARTITION PLAT NO. 2023-9
A PARTITION OF PARCEL 3 OF PARTITION PLAT NO. 2020-11, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 24 EAST, W.M., CITY OF IONE, MORROW COUNTY, OREGON.
JULY, 2023

RECEIVED BY
Morrow County Surveyor
Date: 9/22/2023
Rec'd By: MPK
No.: 2023-2045C
Folder No.: 2045

OWNERS DECLARATION & DEDICATION
I, SYLVIA M. SANDFORD, TRUSTEE OF THE SANDFORD TRUST, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE CITY OF IONE DEVELOPMENT ORDINANCES, AND THE MORROW COUNTY SUBDIVISION ORDINANCES. I FURTHER ACKNOWLEDGE ALL OF THE EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PLAT WHETHER DEPICTED ON THE FACE OF THIS PLAT OR WITHIN LEGAL RECORDED DOCUMENTS.

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF MORROW)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 7 DAY OF Sept. 2023.
BY SYLVIA M. SANDFORD, TRUSTEE
Elizabeth M Peterson
NOTARY PUBLIC FOR THE STATE OF OREGON
Elizabeth M Peterson
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: April 5, 2023
MY COMMISSION NUMBER: 1010741



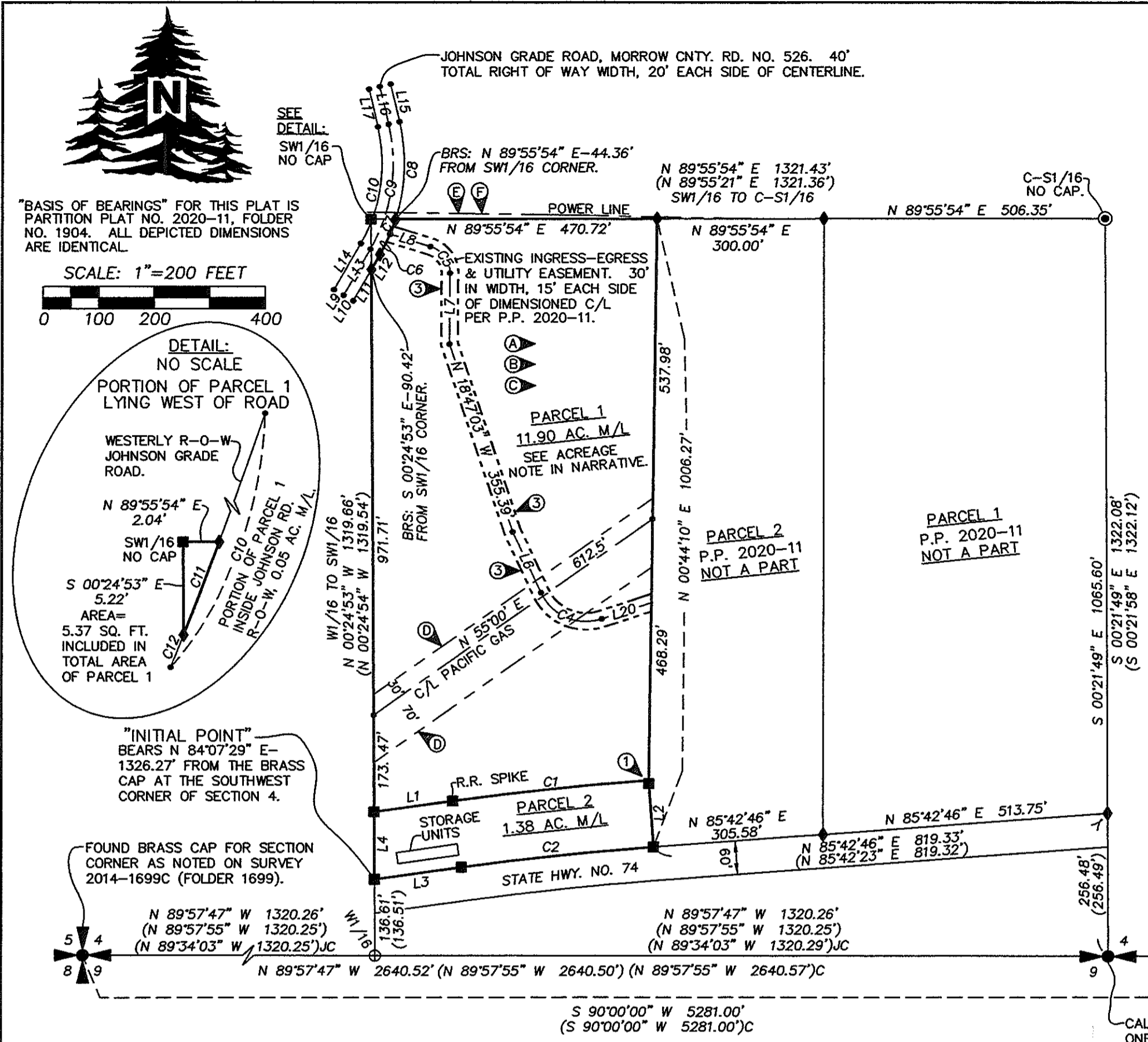
LINE TABLE

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'
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'
L20	N 71°51'23" E	94.16'

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
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'	28.48'	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

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 AS REPORTED ON PARTITION PLAT NO. 2020-11.



APPROVALS

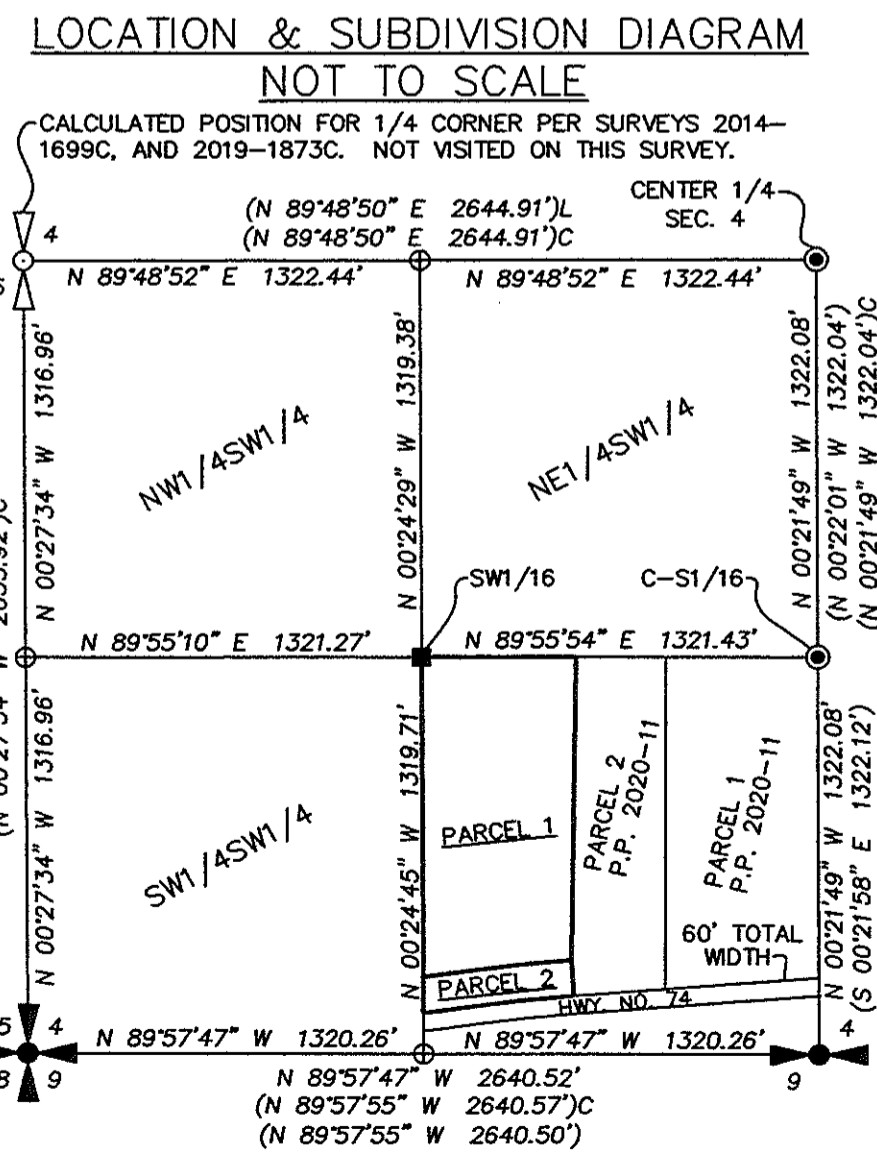
I CERTIFY I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 18 DAY OF SEPT. 2023.
M. K. King
MORROW COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 15 DAY OF SEPTEMBER 2023.
M. K. King
CITY OF IONE MAYOR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 18 DAY OF September 2023.
Bobbi Childers
MORROW COUNTY TAX COLLECTOR/
MORROW COUNTY ASSESSOR

RECORDING INFORMATION
MORROW COUNTY CLERK:
MORROW COUNTY, OREGON 2023-53616
PLAT-PART 09/18/2023 09:16:02 AM
\$5.00 \$11.00 \$30.00 \$80.00 \$80.00 \$476.00
00051688202300536160010018
Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk

- LEGEND
- FOUND QUARTER OR SECTION CORNER AS NOTED.
 - FOUND 5/8" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS54657" PER PARTITION PLAT NO. 2020-11, LOCATED IN FOLDER NO. 1904.
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 951 (UNLESS OTHERWISE NOTED) FROM UNRECORDED PARTITION PLAT SURVEY LOCATED IN FOLDER NO. 1900.
 - 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 SURVEY LOCATED IN FOLDER NO. 1900.
 - (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.
 - MEASUREMENTS SHOWN ARE TO THE TRUE CORNER POSITION. FOUND A REBAR WITH CAP SET FOR A 6.00 FOOT WITNESS CORNER PER UNRECORDED PARTITION PLAT LOCATED IN FOLDER NO. 1900. BEARS S04°17'58"E - 6.00' FROM TRUE CORNER.
 - EXISTING 30' WIDE PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT APPURTENANT TO PARCELS 1, 2, & 3 OF PARTITION PLAT NO. 2020-11, FOLDER NO. 1904.



- 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'-0" SOUTHEAST OF THE MONUMENT MARKING SAID CORNER. THE POINT OF TERMINUS LIES 50'-4" 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.

SURVEYORS CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND DEPICTED PARCEL 1 AND 2 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. THE OVERALL BOUNDARIES OF BOTH PARCELS 1 AND 2 WERE SURVEYED PREVIOUSLY IN MORROW COUNTY PARTITION PLAT NO. 2020-11. THE MONUMENTS FOR THE OVERALL BOUNDARY OF PARCEL 2 WERE SET IN AN UNRECORDED PARTITION PLAT CIRCA 2003, WHICH IS RECORDED IN FOLDER NO. 1900. NO NEW PROPERTY CORNER MONUMENTS WERE SET ON THIS PARTITION PLAT SURVEY AS THEY HAVE ALL BEEN SET BY PREVIOUS SURVEYS. THERE IS AN ERROR IN THE SQUARE FOOT AREA OF PARCEL 1 OF PARTITION PLAT NO. 2020-11. THE STATED AREA OF 578797 SQ. FT. SHOULD READ 578527 SQ. FT. BECAUSE OF THIS THE ACREAGE SHOULD READ 13.28 ACRES NOT 13.29. THIS IS THE REASON THAT THE ACREAGES OF PARCELS 1 AND 2 WHEN ADDED TOGETHER ARE 0.01 ACRES LESS THAN STATED ON PARTITION PLAT 2020-11.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2023-9
Jason M. Wells
JASON M. WELLS, PLS

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

PROJECT: \RSANDFORPPP2023R0T

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.

DATE: 08/23	DR. BY: JMW
CK. BY: JPW	NO: 23-xxxx

2045