# PARTITION PLAT NO. 2025-1

## **OWNER'S DECLARATION**

DEVIN EQUIPMENT, LLC, DOES HEREBY ACKNOWLEDGE IT HAS CAUSED THIS REPLAT TO BE PREPARED AND HEREBY DECLARES THIS PLAT TO BE THE OFFICIAL PLAT OF THE PARTITION AS FILED IN THE COUNTY OF MORROW,

THE LOT LINE COMMON TO LOTS 3 AND 4, BLOCK 2, PLAT OF SOUTH BOARDMAN ARE HEREBY EXTINGUISHED BY THIS PARTITION PLAT. THE RESULTING LOT IS DESIGNATED AS "PARCEL 1".

DEVIN EQUIPMENT, LLC, DOES HEREBY ACKNOWLEDGE THE EXISTING UTILITY EASEMENTS AS CREATED ON THE ORIGINAL PLAT OF "SOUTH BOARDMAN" AND ACKNOWLEDGE THEY ARE TO REMAIN IN PLACE.

A REPLAT OF LOTS 3 AND 4 OF BLOCK 2 PLAT OF SOUTH BOARDMAN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON.

### **LEGAL DESCRIPTION**

LOTS 3 AND 4, BLOCK 2, THE PLAT OF SOUTH BOARDMAN, RECORDED IN BOOK 2, PAGES 22-23 OF PLATS, RECORDS OF MORROW COUNTY, OREGON.

THIS IS A TRUE AND EXACT COPY. DEVIN EQUIPMENT, LLC, BY: 12-17-2024 TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW. [NAME], [TITLE] SUBSCRIBED AND SWORN BY ME THIS 15 DAY OF SW FRONT STREET (VARIABLE WIDTH R.O.W.)
SW FRONT STREET (VARIABLE WIDTH R.O.W.) NOTARY PUBLIC FOR THE STATE OF DIPON PRINTED NAME: Christing Choc (S82. 05' 52"E PLAT) (323.32 PLAT) COMMISSION NUMBER: COMMISSION EXPIRES: \_ FOUND 1/2" REBAR ON-SOUTH RIGHT OF WAY LINE OF SW FRONT STREET FOUND 1/2" REBAR (BENT)-S82' 05' 52"E, 0.10' FROM 0.1' SOUTH AND 0.1' WEST CALCULATED POSITION OF CALCULATED POSITION **SURVEYOR'S NARRATIVE** 1. THE PURPOSE OF THIS PARTITION PLAT IS TO SHOW THE ELIMINATION OF SET NAIL WITH WASHER-THE COMMON LINE BETWEEN THE TAX LOT 1200, MAP 04N25E09CC (LOT 3, "AHBL 101848PLS" IN CONCRETE BLOCK 2, PLAT OF SOUTH BOARDMAN) AND TAX LOT 1300, MAP 04N25E09CC (LOT 4, BLOCK 2, PLAT OF SOUTH BOARDMAN), AS SHOWN HEREON. **TAX LOT 1200** 2. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE SOUTHWEST CORNER OF SECTION 9, T.4N., R.25E., W.M., AND THE INITIAL POINT OF THE PLAT OF SOUTH BOARDMAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 2 OF SAID PLAT. THE LINE FROM SAID SECTION CORNER TO LOT 3, BLOCK 2 **TAX LOT 1300** LOT 4, BLOCK 2 PLAT OF SOUTH PLAT OF SOUTH BOARDMAN AREA=37,762 S.F **BOARDMAN** SAID INITIAL POINT BEARS SOUTH 89"17"11" EAST. BEARING ESTABLISHED PER AREA=34,566 S.F (±0.87 AC) GPS OBSERVATIONS USING ORGN, NORTH ZONE (4601). RECORD BEARINGS PER LOTS 1&2; BLOCK 2 PLAT OF SOUTH (±0.79 AC) THE PLAT OF SOUTH BOARDMAN ARE SHOWN HEREON IN PARENTHESES NEXT TO THE MEASURED BEARINGS, DERIVED FROM SAID BASIS OF BEARING. 10' CASCADE NATURAL GAS BOARDMAN PARCEL 1 EASEMENT OVER MUTUALLY 3. NO MONUMENTS WERE FOUND IN THE ROADS ADJACENT TO THESE LOTS. I RELIED ON FOUND CORNERS, THE PLAT OF SOUTH BOARDMAN, AND REFERENCE SURVEYS LISTED HEREON TO SUPPORT THIS METHODOLOGY. AREA=72,328 S.F. AGREED UPON LOCATION. (±1.66 AC) M-55262. NO DEFINED LOCATION IN DOCUMENT. 15' CASCADE NATURAL EASEMENT GAS EASEMENT OVER LOT 4 BLOCK 2 **SURVEYOR'S REFERENCES** M - 534181. PLAT OF SOUTH BOARDMAN, NO. C-1332-M -157.42' (157.44' PLAT) -157.42' (157.44' PLAT) 2. RECORD OF SURVEY, NO. 1652-C 3. RECORD OF SURVEY FOR LOT LINE ADJUSTMENT, NO. C-1403-M S89° 18' 50"E (314.88' PLAT) (S89' 17' 38"E PLAT) INITIAL POINT FOUND 1/2" REBAR AND CAP APPEARS TO BE ORIGINAL FOUND 5/8" REBAR WITH WORN-**LEGEND** CAP, APPEARS TO HAVE BEEN SET POINT SET FOR SW CORNER AS NORTHEAST CORNER OF LOT 5, OF LOT 3, BLOCK 2, PLAT OF BLOCK 2, PLAT OF SOUTH SOUTH BOARDMAN (HELD) #7# BOARDMAN FOR RECORD OF SURVEY FOR STEVE DOHERTY & FOUND SECTION CORNER, AS NOTED DON RUSSELL, CS 1652-C (HELD) TAX LOT 1400 0 VISITED JULY 2024 284.99 (285.00' PLAT) LOT 5, BLOCK 2 3 FOUND PROPERTY CORNER, AS NOTED PLAT OF SOUTH BOARDMAN 192 PLAT SET NAIL AND WASHER, "AHBL PLS101848" N7 35' 49"W TAX LOT 1500 LOT 6, BLOCK 2 PLAT OF SOUTH BOARDMAN FOUND BLM BRASS CAP SW CORNER SECTION 9. TOWNSHIP 4 NORTH RANGE 25 EAST, W.M. FOUND 5/8" REBAR AND CAP, LS #951-**GRAPHIC SCALE** TAX LOT 1600 VISITED JULY 2024 USED TO ESTABLISH WEST RIGHT OF -FOUND CONCRETE MONUMENT **100 FEET** WAY LINE OF SOUTH MAIN STREET WITH 1/2" REBAR AND CAP INITIAL POINT OF PLAT OF SOUTH BOARDMAN VISITED JULY 2024 S89" 17" 11"E (S89" 17" 38"E PLAT) 1" = 50 FEET 314.92' (314.88' PLAT) 860.53' (860.54' PLAT)

### **APPROVALS**

**PLANNING OFFICIAL** I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON

#### **MORROW COUNTY SURVEYOR**

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON 24 DAY OF JANUARY 2025

#### MORROW COUNTY ASSESSOR AND TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON DAY OF January

MORROW COUNTY TAX ASSESSOR MORROW COUNTY TAX COLLECTOR

### MORROW COUNTY RECORDING INFORMATION (SEAL)

MORROW COUNTY, OREGON 2025-55697 PLAT-PART 01/24/2025 01:18:50 PM Cnt=1 Stn=23 TC \$5.00 \$11.00 \$30.00 \$80.00 \$80.00

! Bobbl Childers, County Clerk for Morrow County, Oregon, certify that the instrument

Bobbi Childers - County Clerk

RECEIVED BY **Morrow County Surveyor** 

Date: 1-27-2025 Rec'd By: MP/< No.: <u>2025 - 2086</u> C Folder No.: 2086

### SURVEYOR'S CERTIFICATE

CHRISTOPHER S. DODOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY I HAVE CORRECTLY SHOWN LANDS REPRESENTED ON THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS

RECORD MONUMENTS NECESSARY FOR DEFINING THE OVERALL BOUNDARY OF THE PARTITION PLAT WERE RECOVERED OR SET AND ARE SHOWN.



JULY 11, 2023 CHRISTOPHER STEPHEN DODOS 101848PLS

EXPIRES: DECEMBER 31, 2025



DWN. BY DATE CD 7/16/2024 CHKD. BY JOB NO.

2210800.68

CD

TACOMA · SEATTLE · SPOKANE · TRI-CITIES

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