

PARTITION PLAT NO. 202S-2

PARTITION PLAT OF A TRACT OF LAND, LOCATED IN THE N1/2 OF SECTION 12, T.4N., R.25E., W.M., MORROW COUNTY, OREGON

LP-N-523-24

W.O. 23-6062

SURVEY FOR

PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

SURVEY BY

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

MORROW COUNTY, OREGON 2025-55792

PLAT-PART 02/20/2025 09:17:21 AM

Unit: 1 Sheet: 20 \$10.00 \$11.00 \$30.00 \$50.00 \$80.00 \$481.00



I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk

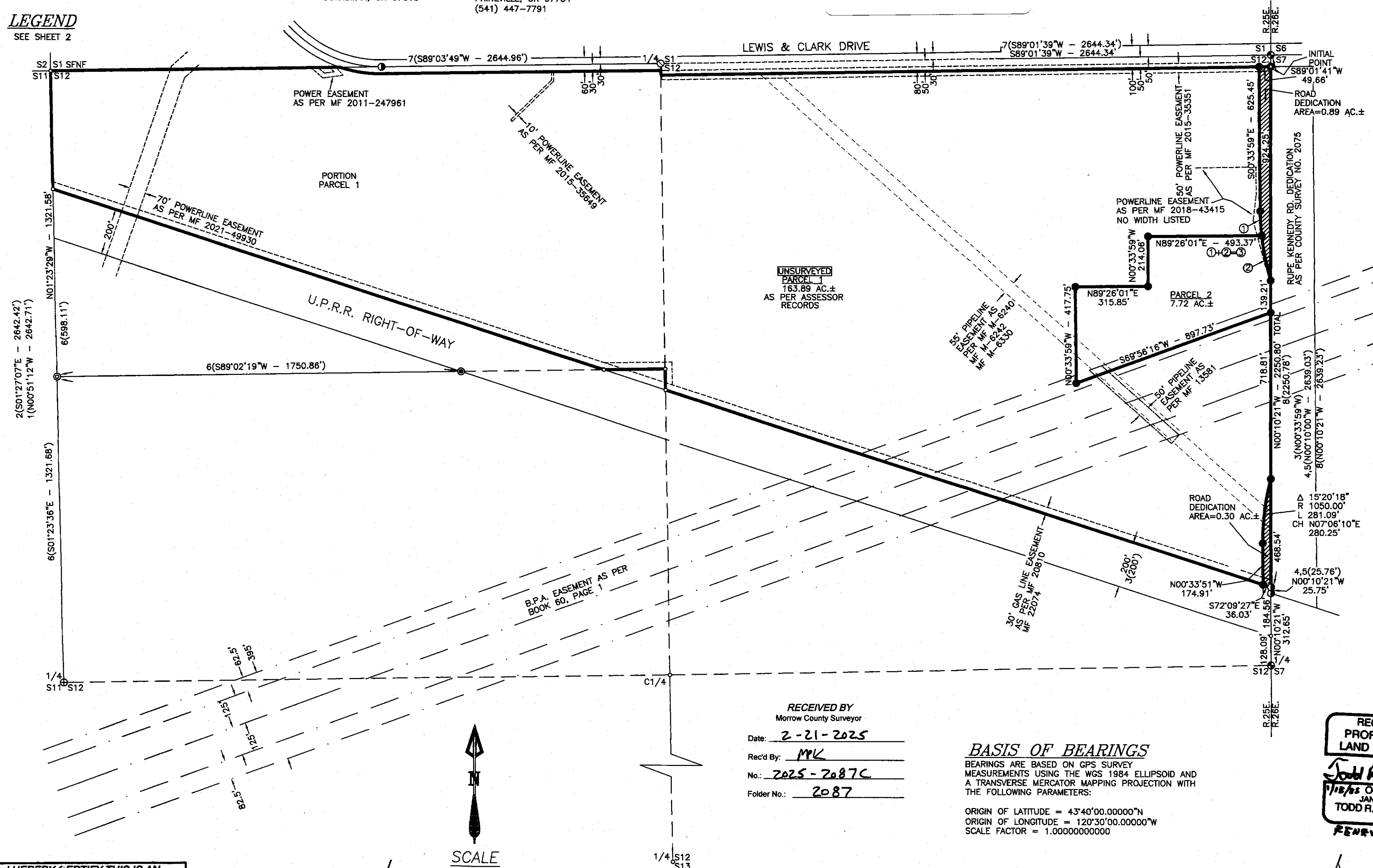


ROAD DEDICATION AREA



LEGEND

SEE SHEET 2



RECEIVED BY
Morrow County Surveyor

Date: 2-21-2025

Rec'd By: MK

No.: 2025-2087C

Folder No.: 2087

BASIS OF BEARINGS

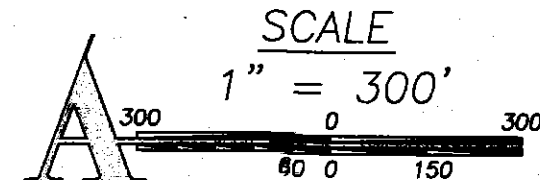
BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

ORIGIN OF LATITUDE = 43°40'00.00000"N
ORIGIN OF LONGITUDE = 120°30'00.00000"W
SCALE FACTOR = 1.00000000000

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	05°45'44"	1050.00'	105.60'	105.55'	N03°26'53"W
2	10°44'59"	1050.00'	197.00'	196.71'	S11°42'11"E
3	16°30'42"	1050.00'	302.59'	301.55'	S08°49'21"E

I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
TODD R. CATTERSON 1/13/25
TODD R. CATTERSON, LS53270



DECEMBER 11, 2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Caterson
1/13/25 OREGON
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWS 12/31/25

ARMSTRONG
surveying, inc. - established 1977

SHEET 1 OF 2
DRG. NO. 23-6062.DWG
W.O. 23-6062

2087

2087

PARTITION PLAT NO. 2025-2

PARTITION PLAT OF A TRACT OF LAND, LOCATED IN THE N1/2
OF SECTION 12, T.4N., R.25E., W.M., MORROW COUNTY, OREGON

LP-N-523-24

W.O. 23-6062

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
 - ⊙ FOUND 2-1/2" BRASS CAP AS PER DEPENDENT RESURVEY BY OTIS O. GOULD, CADASTRAL SURVEYOR, UNDER SPECIAL INSTRUCTIONS NO. 217, DATED MARCH 12, 1938.
 - ⊙ RECORD MAG NAIL AS PER PARTITION PLAT NO. W 2014-2, BY WILLIAM R. WELLS, LS 106, RECORDED JUNE 30, 2014.
 - ⊙ FOUND ALUMINUM CAP IN CENTERLINE PAVEMENT AS PER PARTITION PLAT NO. 2008-08, BY RONALD R. MCKINNIS, LS 2431.
 - ⊙ RECORD 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP AS PER PARTITION PLAT NO. 2021-27, BY JEFFEREY A. MADSEN, LS 60000, RECORDED OCTOBER 19, 2021.
 - ⊙ RECORD 2" ALUMINUM CAP AS PER PARTITION PLAT NO. 2021-27, BY JEFFEREY A. MADSEN, LS 60000, RECORDED OCTOBER 19, 2021.
 - ⊙ RECORD 2" ALUMINUM CAP AS PER C.S. 1918 BY CARLA JO MERITT, LS 74286, RECORDED MARCH 9, 2021.
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER C.S. 2075 BY TODD R. CATTERSON, LS 53270, RECORDED SEPTEMBER 9, 2024.
 - COMPUTED POINT - NOTHING SET
- 1() RECORD AS PER C.S. 1005 BY ROBERT G. STRATTON, LS 1111, RECORDED SEPTEMBER, 1999.
- 2() RECORD AS PER C.S. 1582 BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 2, 2000.
- 3() RECORD AS PER PARTITION PLAT NO. 2013-2 BY RONALD V. MCKINNIS, LS 2431, RECORDED MARCH 27, 2013.
- 4() RECORD AS PER PARTITION PLAT NO. 2016-6, BY RONALD V. MCKINNIS, LS 2431 RECORDED JANUARY 4, 2017.
- 5() RECORD AS PER PARTITION PLAT NO. 2017-3, BY RONALD V. MCKINNIS, LS 2431 RECORDED JUNE 5, 2017.
- 6() RECORD AS PER PARTITION PLAT NO. 2021-27 BY JEFFREY A. MADSEN, LS 60000, RECORDED SEPTEMBER 19, 2021.
- 7() RECORD AS PER PARTITION PLAT NO. 2021-11 BY TODD R. CATTERSON, LS 53270, RECORDED APRIL 9, 2021.
- 8() RECORD AS PER C.S. 2075 BY TODD R. CATTERSON, LS 53270, RECORDED SEPTEMBER 9, 2024.

SURVEY NARRATIVE

WE WERE EMPLOYED BY THE PORT OF MORROW TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. PARCEL 1 OF THIS PARTITION IS UNSURVEYED AND DRAWN AS PER ASSESSOR'S MAP. PARCEL 2 IS SURVEYED. TO ESTABLISH THE EAST LINE OF PARCEL 2 I HELD AND FOUND THE MONUMENTS AS SHOWN ALONG THE EAST LINE OF SECTION 12. THE REMAINING PARTITION LINES ARE FREE LINES AS DESIRED BY THE CLIENT. THOSE PORTIONS OF RUPE KENNEDY ROAD RIGHT OF WAY LOCATED IN SECTION 12 ARE TO BE DEDICATED AS SHOWN. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12 GPS SYSTEM IN RTK MODE.

I HEREBY CERTIFY THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.

Todd R. Catterson 1/12/25
TODD R. CATTERSON, LS53270

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. SAID LANDS ARE LOCATED IN THE NORTH ONE-HALF OF SECTION 12, T.4N., R.25E., W.M., MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 25 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD. EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHTS OF WAY, CONTAINING 172.80 ACRES, MORE OR LESS.

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

SUBJECT TO RESERVATIONS IN PATENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: JANUARY 30, 1969, AS MICROFILM NO. M-1126

SUBJECT TO RESERVATIONS IN DEED, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: MARCH 11, 1969, AS MICROFILM NO. M-1165

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: SEPTEMBER 27, 1971, AS MICROFILM NO. M-3937
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, A COOPERATIVE CORPORATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, NOT APPLICABLE

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: NOVEMBER 20, 1973, AS MICROFILM NO. M-6240
IN FAVOR OF: EASTERN OREGON FARMING CO., AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: WATER PIPELINE, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: NOVEMBER 20, 1973, AS MICROFILM NO. M-6242 AND RERECORDED DECEMBER 27, 1973, AS MICROFILM NO. M-6330
IN FAVOR OF: SABRE FARMS, INC., A MONTANA CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: WATER PIPELINE
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: JUNE 28, 1978, AS MICROFILM NO. M-13583, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JUNE 28, 1978, AS MICROFILM NO. M-13581
IN FAVOR OF: COLUMBIA IMPROVEMENT DISTRICT, AN OREGON CORPORATION ORGANIZED UNDER OR. REV. STAT. CH. 554
FOR: WATER DELIVERY SYSTEM, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: SEPTEMBER 09, 1982, AS MICROFILM NO. M-20810
IN FAVOR OF: CASCADE NATURAL GAS CORPORATION, A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: PIPELINE, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: AUGUST 19, 1983, AS MICROFILM NO. M-22074
IN FAVOR OF: CASCADE NATURAL GAS CORPORATION, A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: PIPELINE, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: SEPTEMBER 21, 2005, AS MICROFILM NO. 2005-14914
IN FAVOR OF: PORT OF MORROW AND KAIZEN HOLDINGS LLC
FOR: IRRIGATION LINES MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: MARCH 23, 2006, AS MICROFILM NO. 2006-16276
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: MAY 13, 2010, AS MICROFILM NO. 2010-25978, NOT APPLICABLE

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: APRIL 26, 2011, AS MICROFILM NO. 2011-27961
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE CORPORATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: OCTOBER 17, 2011, AS MICROFILM NO. 2011-28975
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE CORPORATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, NOT MAPPED

SUBJECT TO AGREEMENT AND ACKNOWLEDGMENT OF ODOT ASSISTANCE; MEMORANDUM DATED NOVEMBER 12, 2013, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: DECEMBER 4, 2013, AS MICROFILM NO. 2013-33474, NOT APPLICABLE

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JANUARY 9, 2015, AS MICROFILM NO. 2015-35351
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE CORPORATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: MARCH 9, 2015, AS MICROFILM NO. 2015-35649
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE CORPORATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, MAPPED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: DECEMBER 3, 2018, AS MICROFILM NO. 2018-43415
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE CORPORATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, MAPPED, NO WIDTH STATED

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JULY 25, 2019, AS MICROFILM NO. 2019-44649
IN FAVOR OF: COLUMBIA IMPROVEMENT DISTRICT, AN OREGON DISTRICT IMPROVEMENT NONPROFIT CORPORATION ORGANIZED UNDER ORS CHAPTER 554
FOR: IRRIGATION PIPELINE, NOT APPLICABLE

SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: OCTOBER 12, 2021, AS MICROFILM NO. 2021-49930
IN FAVOR OF: UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE CORPORATION
FOR: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, MAPPED

SUBJECT TO BONNEVILLE POWER ADMINISTRATION EASEMENT AS DISCLOSED ON THE MORROW COUNTY ASSESSOR'S MAP NO. 04N25E12. MAPPED.

DECLARATION AND DEDICATION

WE THE UNDERSIGNED OWNERS OF THE LANDS AS SHOWN ON THIS PLAT, DO HEREBY DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THIS PLAT. WE ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED, WE AUTHORIZED THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND WE RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION AS FILED IN THE COUNTY OF MORROW, STATE OF OREGON. THE PORT OF MORROW, BEING A QUASI MUNICIPAL CORPORATION IN THE STATE OF OREGON, HEREBY ACCEPTS THIS PUBLIC ROADWAY DEDICATION.

Joe Taylor
SIGNATURE

NAME Joe Taylor

TITLE Board Chair

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 21st DAY OF January, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Morrow, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED Joe Taylor, PORT OF MORROW, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

Chris
NOTARY PUBLIC FOR
THE STATE OF OREGON

TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2024-2025 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

Michael D. Jones
COUNTY ASSESSOR & TAX COLLECTOR

2-19-25
DATE

APPROVALS

Matt Lewis
MORROW COUNTY SURVEYOR

1-14-25
DATE

Todd Marshall
MORROW COUNTY PLANNING DIRECTOR

2-19-25
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Catterson
1/13/25 OREGON
JAN. 15, 2002
TODD R. CATTERSON
56270
RENEW 12/18/25

ARMSTRONG
surveying, inc. - established 1977

SHEET 2 OF 2
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