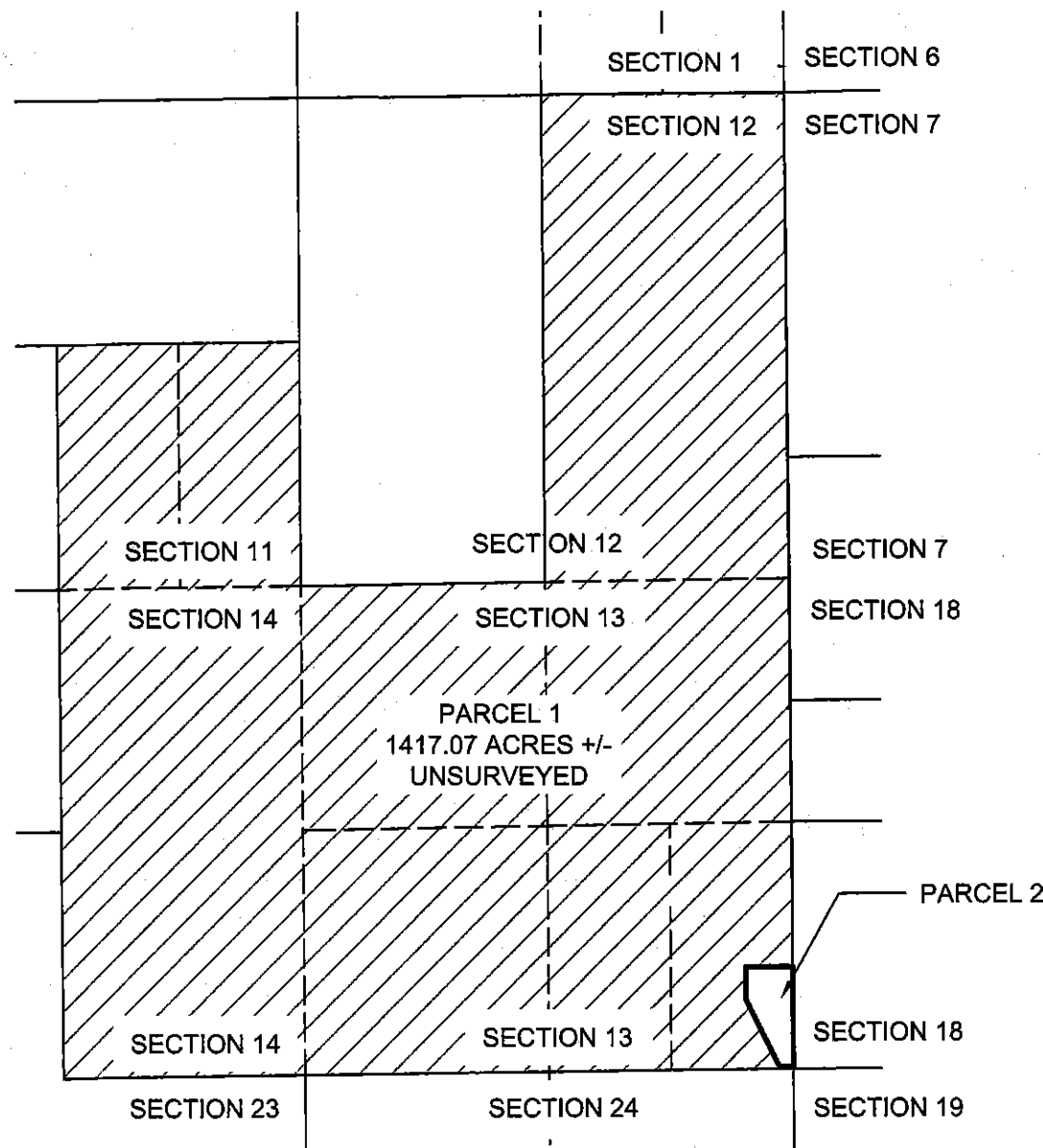
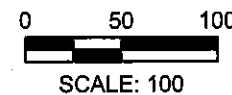


PARTITION PLAT NO. 2024-2025-4

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, THE EAST 1/2 OF SECTION 12,  
ALL OF SECTION 13 AND THE EAST HALF OF SECTION 14 IN TOWNSHIP 1  
NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON



BASIS OF BEARING  
OREGON STATE PLANE



OVERALL PROPERTY VIEW  
NOT TO SCALE

PROPERTY DESCRIPTION:

A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF SECTION 11, THE EAST HALF OF SECTION 12, ALL OF SECTION 13, AND THE  
EAST HALF OF SECTION 14, ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPTING THEREFROM ANY AND ALL ROADS AND ROAD RIGHTS-OF-WAY.

NOTES:

EXISTING EASEMENT ON SUBJECT PROPERTY IS BLANKET IN NATURE FOR ELECTRIC PURPOSES:

M-19615 M-30882  
M-19617 M-40781  
M-19618 M-44084  
M-19633 M-59509  
M-19635 M-59517

OWNER'S DECLARATION:

WE, THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT, DO HEREBY ACKNOWLEDGE THE EXISTING  
EASEMENTS AND ROADWAYS SHOWN ON THIS PLAT. WE ALSO ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT  
TO BE CREATED, WE AUTHORIZE THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ORS  
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.

Chris Rauch  
MANAGER  
CHRIS RAUCH  
NORTH LEX POWER AND LAND, LLC

ON THIS 25 DAY OF March, 2025, THE ABOVE INDIVIDUALS, Chris Rauch  
APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE  
IDENTICAL INDIVIDUALS WHO EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO FREELY  
AND VOLUNTARILY OF THEIR OWN WILL.

NOTARY PUBLIC

PRINTED NAME: Landon Jones  
COMMISSION NO. 1052247  
COMMISSION EXPIRES 10/8/2028

OWNERS:

NORTH LEX POWER AND LAND, LLC  
C/O CHRIS RAUCH  
72967 STRAWBERRY LANE  
LEXINGTON, OR 97839

APPLICANT:

UMATILLA ELECTRIC COOPERATIVE  
750 W. ELM STREET  
HERMISTON, OR 97838

REFERENCE SURVEYS:

PARTITION PLAT 2020 - 1  
G.L.O. CONTRACT NO. 99 DATED JULY 8, 1861  
COMPLETED BY E. E. HAFT

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 5/8" x 30" IRON ROD W/YPC MARKED "TOTH & ASSOCIATES" UNLESS NOTED OTHERWISE
- YPC YELLOW PLASTIC CAP
- EXISTING EASEMENT
- - - SECTION LINE

NORTH LEX POWER  
AND LAND, LLC  
INSTRUMENT NUMBER  
2010-26446

PARCEL 1  
UNSURVEYED

UTILITY EASEMENT  
COLUMBIA BASIN  
ELECTRIC COOPERATIVE  
TO BE DEDICATED BY  
SEPARATE DOCUMENT

N90°00'00"E 75.00'

N00°00'00"E 371.54'

S00°00'00"E 521.14'

167.35'

SECTION 13

SECTION 18

SOUTHEAST CORNER  
SECTION 13  
T1N, R25E

SECTION 24

SECTION 19

FOUND 5/8" REBAR  
W/YPC INSCRIBED "LS 2677"  
1/4 CORNER FOR SECTIONS 13 AND 18  
(HELD)

N00°15'14"W 1,566.19'

N89°44'46"E 515.00'

PARCEL 2  
9.7 ACRES

1

2

S00°15'14"E 1,080.15'

2,646.34' (2,646.34' PER PP NO. 2020-1)

T1N, R25E

T1N, R26E

55.0'

50.0'

NORTH LEX POWER  
AND LAND, LLC  
INSTRUMENT NUMBER  
2010-26446

EASEMENTS:

- 55' UTILITY EASEMENT  
UMATILLA ELECTRIC COOPERATIVE  
2019-44402
- UTILITY EASEMENT  
50' WIDE ALONG SECTION LINE  
100' WIDE TO SUBSTATION  
UMATILLA ELECTRIC COOPERATIVE  
2019-44402

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL "2" OF FROM THE PARENT PARCEL DESCRIBED IN DEED TO NORTH LEX  
POWER AND LAND, LLC RECORDED ON JULY 12, 2010 IN INSTRUMENT NUMBER 2010-26446 OF THE COUNTY CLERK OF  
MORROW COUNTY, OREGON. THIS SURVEY IS BASED UPON A SURVEY OF THE SOUTHEAST QUARTER OF SECTION 13. I START  
THE SURVEY AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE AND THE EAST LINE OF  
SECTION 13, THE POINT OF ORIGIN. THE EAST LINE OF SECTION 13 WAS ESTABLISHED USING FOUND MONUMENTATION AT  
THE POINT OF ORIGIN AND THE EAST QUARTER CORNER WHICH FITS WELL WITH RECORD TIES SHOWN ON PARTITION PLAT  
NO. 2020-1. THE NORTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE WAS ESTABLISHED USING FOUND MONUMENTATION AT  
THE POINT OF ORIGIN AND PROPERTY CORNERS RECOVERED TO THE EAST. THE NORTH RIGHT-OF-WAY LINE OF STRAWBERRY  
LANE WAS PROJECTED ALONG THE SAME BEARING GOING WEST AND AGREED WITH THE CENTERLINE OF STRAWBERRY LANE  
THAT WAS LOCATED NEAR THE SOUTHWEST CORNER OF SECTION 13. THE INTENT OF THE SOUTH LINE OF PARCEL 2 IS TO BE  
COMMON WITH THE NORTH RIGHT-OF-WAY LINE OF STRAWBERRY LANE. ALL OF THE PROPERTY CORNERS FOUND ARE  
REFERENCED ON PARTITION PLAT NO. 2020-1.

THE BASIS OF BEARING IS OREGON STATE PLANE COORDINATES, NORTH ZONE, NAD 83 (2011).

SURVEYOR'S CERTIFICATE:

I, CHAD WALSH, BEING A REGISTERED PROFESSIONAL  
LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY  
THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED  
THE LANDS MORE PARTICULARLY DESCRIBED IN THE  
LEGAL DESCRIPTION SHOWN HEREON ACCORDING TO ORS  
CHAPTER 92 OF THE STATE OF OREGON.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT  
COPY OF THE ORIGINAL PLAT.

Chad Walsh 8-5-24  
CHAD WALSH DATE

APPROVALS:

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION  
PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AND THE MORROW  
COUNTY SUBDIVISION ORDINANCE ON THIS 25 DAY OF  
September 2024.

Jeff M. McKeth  
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION  
PLAT ON THIS 20 DAY OF MARCH, 2024.

[Signature]  
MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION  
PLAT ON THIS 25 DAY OF March, 2024.

[Signature]  
MORROW COUNTY TAX ASSESSOR  
MORROW COUNTY TAX COLLECTOR

MORROW COUNTY CLERK  
RECORDING INFORMATION

MORROW COUNTY, OREGON 2025-55996

PLAT-PART 03/26/2025 02:50:14 PM

Ch#1 S#23 TC \$476.00

\$5.00 \$11.00 \$30.00 \$80.00 \$80.00

00056375202500659960010015

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MARCH 8, 2021  
CHAD WALSH  
96420PLS

EXPIRATION DATE: 6/30/2026

**TOTH**  
& ASSOCIATES

369 W. HERMISTON AVE.  
HERMISTON, OR 97838

Ph: 417-888-0645 Fax: 417-888-0657  
HERMISTON, OR Ph: 541-289-1533

www.tothassociates.com

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