

PARTITION PLAT 2025- 6

Morrow County, Oregon

Township 5 North, Range 26 East, W.M. NE 1/4, SW 1/4, Section 24
Block 12W, Plat of Irrigon, Oregon

for:
Catalina Villa
3005 Road 84
Pasco, Washington 99301

LEGAL DESCRIPTION: Deed 2022-050726

A Parcel of land located in Section 24, Township 5 North, Range 26, East of the Willamette meridian, in the County of Morrow and State of Oregon described as follows:
Beginning at the Northwest Corner of Lot 1, Block 12, West in Section 24, Township 5 North, Range 26, East of the Willamette Meridian, in the County of Morrow Oregon; thence West along the North line of Lot 2 of said Block 12, 145.5 feet to the Northwest Corner of that Tract conveyed to Dewey W. Murray, et ux by Deed recorded in Book 'M' of Microfilm No. 10227 of Deed Records of Morrow County, Oregon, and True Point of Beginning of this description; thence South along the west Line of the Murray Tract a distance of 600.00 feet to the Southwest corner of said Murray Tract, which is located on the South line of said Lot 2; thence West along the South line of said Lot 2 a distance of 146.5 feet; thence North 1 and parallel with the West line of said Murray Tract, a distance of 600.00 feet to the North line of said Lot 2; thence East along the North line of said Lot 2, 146.5 feet to the Point of Beginning.
EXCEPTING THEREFROM the North 300 feet.

SURVEYORS 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 Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is my 5/8" Rebar with a Yellow Plastic Cap, PLS 2431, located at the Northeast Corner of Parcel 2 of this Plat.

This Survey is Based on surveys by Edwards for Clow, Partition Plat 2000-13. My Bearing Base is that of Edward's along the center line of Washington Avenue. I held Edward's distances along the South right of way of Washington Avenue and projected the bearings & lines down to the North line of Oregon Avenue. All lines match existing fence lines quite well so I divided the Villa property in half as directed. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION & DEDICATION:

Know All Men By These Presents, that owners of the lands shown on this plat do hereby Dedicate the new 20 foot Easement as shown for Access/Egress & Utilities to benefit the newly created Parcel 2. We acknowledge we have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognize this Plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Morrow, State of Oregon.

Catalina Villa

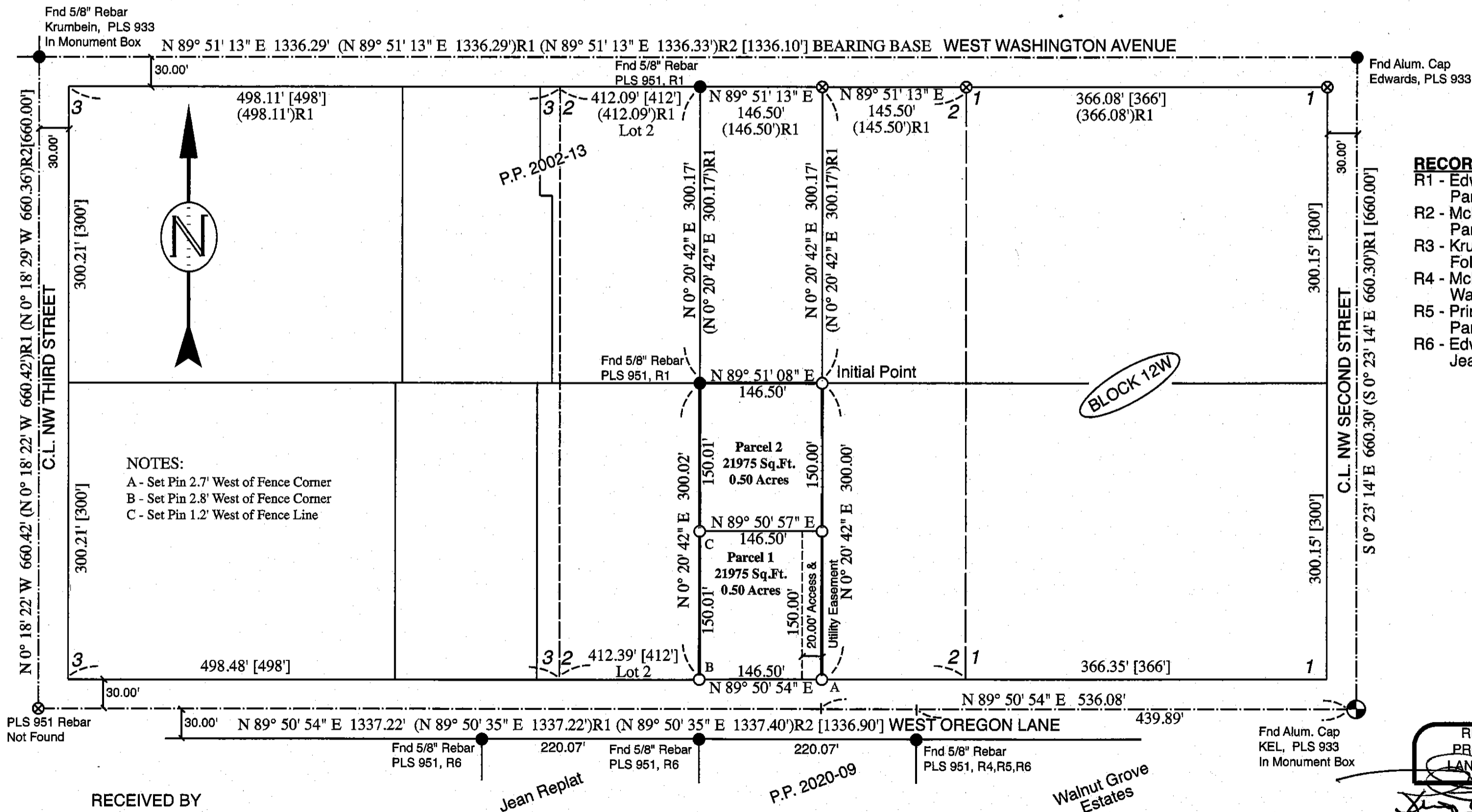
On this 4th day of April, 2025, Catalina Villa appeared personally before me and are known to me to be the identical individual who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: Davina E. Marin
Notary Public for Oregon

My Printed Name is Davina E. Marin

My Commission No. is 1055525

My Commission Expires 2/25/29



NOTES:

- A - Set Pin 2.7' West of Fence Corner
- B - Set Pin 2.8' West of Fence Corner
- C - Set Pin 1.2' West of Fence Line

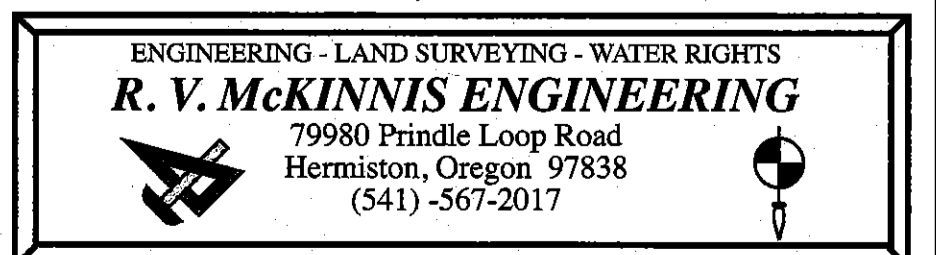
RECORD SURVEYS:

- R1 - Edwards for Clow, C.S.#C-1360-M, Partition Plat 2000-13, Folder 1360, 2000
- R2 - McKinnis for Patton, C.S.#C-1080-E, Partition Plat 1996-2, Folder 853
- R3 - Krumbein for Morrow County, C.S.#D-811-K, Folder 654, 1985
- R4 - McKinnis for Kumar, C.S.#2022-2009-C, Walnut Grove Estates, Folder 2009, 2022
- R5 - Primm for Martin, C.S.#2020-1892-C, Partition Plat, Folder 1892, 2020
- R6 - Edwards for Riley, C.S.#2007-1503-C, Jean Replat, Folder 1503, 2007

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- Found Monuments - as Noted
- ⊗ Calculated Point - Not Set
- ⊙ Found Section Monument - As Noted
- PARTITION BOUNDARY
- Street Center Line
- (000)R0 Record - Per Reference Noted
- [000] Record - Per Tamblin 1935 Plat, Section 24

SCALE 1" = 100 Ft.
June, 2022



APPROVALS:

I certify that I have examined and approved this Partition Plat on this

10th day of April, 2025

[Signature]
Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this

4th day of April, 2025

[Signature]
City of Irrigon, City Manager

I certify that I have examined and approved this Partition Plat on this

10th day of April, 2025

[Signature]
Morrow County Tax Assessor
Morrow County Tax Collector

Morrow County Clerk
Recording Information
SEAL

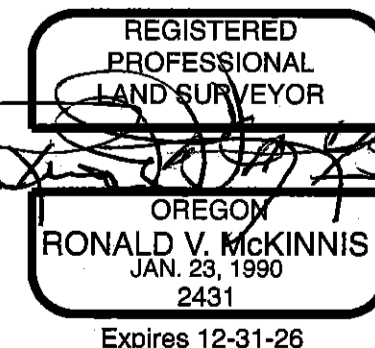
MORROW COUNTY, OREGON 2025-56083

PLAT-PART 04/10/2025 09:44:08 AM

Chrt=1 Sine=3 TC \$5.00 \$11.00 \$30.00 \$80.00 \$80.00 \$476.00



00056501202500560830010018
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



I certify that this is a true and exact copy of the Original Partition Plat as filed for Catalina Villa in Morrow County, Oregon

[Signature]
Ronald V. McKinnis, PLS #2431

Rev. 04-04-25

2096