

PARTITION PLAT NO. 2021-11
OF PARCEL 1 OF PARTITION PLAT
NO. 2008-8 AND OSCAR PETERSEN
WAY ROAD DEDICATION, LOCATED IN
SECTION 1, T.4N., R.25E., W.M.,
MORROW COUNTY, OREGON
LP-N-490-21

R-N-062-21
W.O. 20-5465

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

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING."
- FOUND 5/8" IRON ROD WITH WHITE PLASTIC CAP, MARKED "PLS 2431", AS PER PARTITION PLAT NO. 2008-8 BY RONALD V. MCKINNIS.
- FOUND 5/8" IRON ROD WITH WHITE PLASTIC CAP, MARKED "PLS 2431", AS PER PARTITION PLAT NO. 2011-19, BY RONALD V. MCKINNIS.
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", AS PER PARTITION PLAT NO. 2014-2, BY WILLIAM R. WELLS, LS 1106.
- FOUND 3" BRASS CAP AS PER GLO, BY OTIS O. GOULD, DATED 1939.
- FOUND 3" BRASS CAP AS PER GLO, BY ALBERT C. WHITE, DATED 1968.
- FOUND ALUMINUM CAP IN CENTER LINE OF PAVEMENT AS PER PARTITION PLAT NO. 2008-8, BY RONALD V. MCKINNIS, LS 2431.
- FOUND MAGNAIL AS PER PARTITION PLAT NO. 2014-2, BY WILLIAM R. WELLS, LS 1106, RECORDED JUNE 30, 2014.
- 1() RECORD AS PER PARTITION PLAT NO. 2011-19, BY RONALD V. MCKINNIS, LS 2431, RECORDED DECEMBER 20, 2011.
- 2() RECORD AS PER PARTITION PLAT NO. 2012-06, BY RONALD V. MCKINNIS, LS 2431, RECORDED JUNE 29, 2012.
- 3() RECORD AS PER PARTITION PLAT NO. 2014-2, BY WILLIAM R. WELLS, LS 1106, RECORDED JUNE 30, 2014.
- 4() RECORD AS PER PARTITION PLAT 2019-16, BY RONALD V. MCKINNIS, LS 2431, RECORDED OCTOBER 17, 2019.
- 5() RECORD AS PER PARTITION PLAT 2008-8, BY RONALD V. MCKINNIS, LS 2431, RECORDED AUGUST 22, 2008.
- 6() RECORD AS PER PARTITION PLAT 2008-6, BY RONALD V. MCKINNIS, LS 2431, RECORDED JUNE 19, 2008.
- 7() RECORD AS PER C.S. 704, BY RICHARD A ROGERS, LS 976, RECORDED MAY 17, 2016.
- 8() RECORD AS PER PARTITION PLAT NO. 2014-03, BY RONALD V. MCKINNIS, LS 2431, RECORDED JULY 23, 2014.
- 9() RECORD AS PER PARTITION PLAT 2007-15, BY RONALD V. MCKINNIS, LS 2431, RECORDED DECEMBER 12, 2007.

R/W RIGHT-OF-WAY
 SFNF SEARCHED FOR NOT FOUND
 ① CURVE DATA - SEE TABLE

| CURVE DATA TABLE | | | | |
|------------------|---------|---------|---------|-------------|
| DELTA | RADIUS | LENGTH | CHORD | BEARING |
| 1 39°56'35" | 570.00' | 397.37' | 389.37' | S70°35'37"W |
| 2 48°41'31" | 587.77' | 499.51' | 484.61' | S66°28'00"E |
| 3 74°51'23" | 150.00' | 195.97' | 182.33' | N06°11'09"E |
| 4 48°48'49" | 530.00' | 451.54' | 438.01' | S66°31'47"E |
| 1(4) 48°48'35" | 530.00' | 451.50' | 437.97' | S66°31'53"E |
| 6(4) 48°48'35" | 530.00' | 451.50' | 437.97' | S66°31'53"E |

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Todd R. Catterson
 2/22/21 OREGON
 JAN. 15, 2002
 TODD R. CATTERSON
 53270
 RENEWS 12/21/21

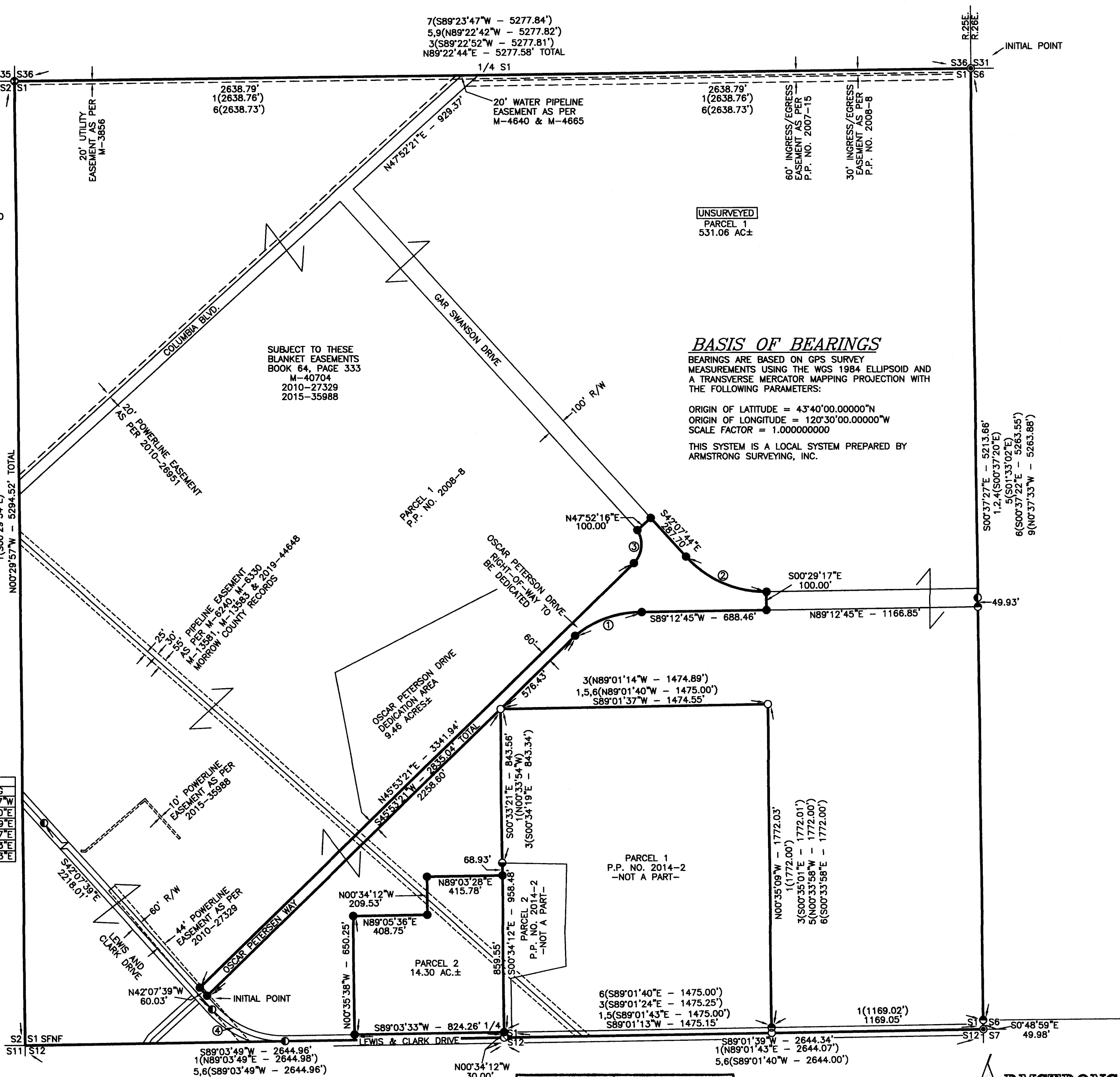


SCALE
 1" = 400'

FEBRUARY 18, 2021

RECEIVED BY
 Morrow County Surveyor

Date: 4-9-2021
 Rec'd By: MPK
 No.: 2021-1925C
 Folder No.: 1925



SUBJECT TO THESE
 BLANKET EASEMENTS
 BOOK 64, PAGE 333
 M-40704
 2010-27329
 2015-35888

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 = 1.000000000

THIS SYSTEM IS A LOCAL SYSTEM PREPARED BY ARMSTRONG SURVEYING, INC.

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

Todd R. Catterson 2/22/21
 TODD R. CATTERSON, LS53270



SHEET 1 OF 2
 DRG. NO. 20-5465.DWG
 W.O. 20-5465

1925

1925

5261

PARTITION PLAT NO. 2021-11
OF PARCEL 1 OF PARTITION PLAT NO. 2008-8
AND OSCAR PETERSEN WAY ROAD DEDICATION,
LOCATED IN SECTION 1, T.4N., R.25E., W.M.,
MORROW COUNTY, OREGON
LP-N-490-21
R-N-062-21
W.O. 20-5465

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 PARCEL 2 WITH PROPER MONUMENTS AND PARCEL 1 IS UNSURVEYED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 1, T.4N., R.25E., W.M., MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1 OF PARTITION PLAT 2008-8, IN SECTION 1, TOWNSHIP 4 NORTH, RANGE 25 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND THE STATE OF OREGON, CONTAINING 554.82 ACRES, MORE OR LESS.

- SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.
- SUBJECT TO RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED FROM THE NORTHERN PACIFIC RAILROAD COMPANY, AS GRANTOR, TO OREGON LAND & WATER COMPANY, AS GRANTEE, RECORDED ON APRIL 12, 1906, IN BOOK 5, PAGE 342, MORROW COUNTY DEED RECORDS.
- SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED NOVEMBER 25, 1959, IN BOOK 64, PAGE 333, MORROW COUNTY DEED RECORDS. NOT MAPPABLE.
- SUBJECT TO RIGHT OF WAY IN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN PORT OF MORROW, AS GRANTOR, AND DESERT MAGIC, INC. AND BURLINGTON NORTHERN, INC., AS GRANTEES, RECORDED AUGUST 17, 1971, AS MICROFILM NO. M-3856, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO EASEMENT DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF EASTERN OREGON FARMING CO., AN OREGON CORPORATION, RECORDED NOVEMBER 20, 1973, AS MICROFILM N. M-6240, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO EASEMENT DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF SABRE FARMS, INC., A MONTANA CORPORATION, RECORDED NOVEMBER 20, 1973, AS MICROFILM NO. M-6242, AND RERECORDED DECEMBER 27, 1973, AS MICROFILM NO. M-6330, MORROW COUNTY MICROFILM RECORDS. MAPPED
- ASSIGNMENT OF PERMITS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA IMPROVEMENT DISTRICT, RECORDED JUNE 28, 1978, AS MICROFILM NO. M-13583, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF DESERT MAGIC, INC., AN OREGON CORPORATION, AND BURLINGTON-NORTHERN INC., A DELAWARE CORPORATION, RECORDED APRIL 17, 1972, AS MICROFILM NO. M-4640, AND RERECORDED APRIL 25, 1972, AS MICROFILM NO. M-4665, MORROW COUNTY MICROFILM RECORDS.
- BY INSTRUMENT RECORDED JULY 26, 1776, AS MICROFILM NO. M-9916, MORROW COUNTY MICROFILM RECORDS, BURLINGTON-NORTHERN INC.'S, INTEREST UNDER SAID EASEMENT, WAS ASSIGNED TO OREGON POTATO, INC., AN OREGON CORPORATION. MAPPED.
- SUBJECT TO CONVEYANCE AND EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA IMPROVEMENT DISTRICT, RECORDED JUNE 28, 1978, AS MICROFILM NO. M-13581, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED JUNE 23, 1993, AS MICROFILM NO. M-40704, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.
- SUBJECT TO EASEMENT FOR IRRIGATION PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN, KAIZEN HOLDINGS, LLC AND PORT OF MORROW, RECORDED SEPTEMBER 21, 2005, AS MICROFILM NO. 2005-14914, MORROW COUNTY MICROFILM RECORDS.
- SAID EASEMENT WAS MODIFIED BY FIRST MODIFICATION OF "EASEMENT FOR IRRIGATION PURPOSES" RECORDED MARCH 23, 2006, AS MICROFILM NO. 2006-16276, MORROW COUNTY MICROFILM RECORDS.
- SAID EASEMENT WAS MODIFIED BY SECOND MODIFICATION OF "EASEMENT FOR IRRIGATION PURPOSES" RECORDED MAY 13, 2010, AS MICROFILM NO. 2010-25978, MORROW COUNTY MICROFILM RECORDS.
- SUBJECT TO INGRESS AND EGRESS EASEMENTS AS SHOWN ON THE RECORDED PARTITION PLAT 2007-15, RECORDED DECEMBER 11, 2007, AS MICROFILM NO. 2007-20924, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PARTITION PLAT 2008-8, RECORDED AUGUST 21, 2008, AS MICROFILM NO. 2008-22543, AND AS REVISED BY AMENDED ROADWAY EASEMENT AGREEMENT FOR PARTITION PLAT #2008-8, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 6, 2008, AS MICROFILM NO. 2008-22779, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED OCTOBER 13, 2010, AS MICROFILM NO. 2010-26951, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED DECEMBER 13, 2010, AS MICROFILM NO. 2010-27329, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.
- SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED APRIL 26, 2011, AS MICROFILM NO. 2011-27959, MORROW COUNTY MICROFILM RECORDS. MAPPED.
- SUBJECT TO RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED MAY 18, 2015, AS MICROFILM NO. 2015-35988, MORROW COUNTY MICROFILM RECORDS. NOT MAPPABLE.
- SUBJECT TO PIPELINES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA IMPROVEMENT DISTRICT, RECORDED JULY 25, 2019, AS MICROFILM NO. 2019-44648, MORROW COUNTY MICROFILM RECORDS. MAPPED.

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 PLAT IS UNSURVEYED AND IS A PORTION OF PARCEL 1 OF PARTITION PLAT 2008-8, BY RONALD V. MCKINNIS, LS 2431, RECORDED SEPTEMBER 22, 2008. TO DETERMINE THE EAST LINE OF PARCEL 2, I RECOVERED THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2014-2, BY WILLIAM R. WELLS, LS 1106, RECORDED AUGUST 29, 2014. I WAS UNABLE TO RECOVER THE SOUTHWEST CORNER OF SAID PARCEL 2 AND CONSIDER IT LOST DUE TO ROAD CONSTRUCTION. I RECOVERED THE 1/4 CORNER COMMON TO SECTION 1 AND 12 OF TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., AS SHOWN ON PARTITION PLAT NO. 2014-2 AND HELD THESE CORNERS TO ESTABLISH THE EAST LINE OF SAID PARCEL 2. TO ESTABLISH THE SOUTH LINE OF PARCEL 2 I HELD THE SAID 1/4 CORNER COMMON TO SECTIONS 1 AND 12 AND RECOVERED AN ALUMINUM CAP AT THE CENTERLINE OF LEWIS AND CLARK DRIVE. I THEN OFFSET THIS LINE 30 FEET TO THE NORTH TO ESTABLISH THE NORTH RIGHT-OF-WAY LINE OF SAID LEWIS AND CLARK DRIVE AND THE SOUTH LINE OF SAID PARCEL 2. THE WEST AND NORTH LINES OF PARCEL 2 ARE FREE LINES AS DESIRED BY THE CLIENT. THE RIGHT-OF-WAY LINES FOR THE DEDICATION OF OSCAR PETERSEN WAY WERE DETERMINED BY AS-BUILT SURVEY OF THE CENTER LINE OF OSCAR PETERSEN WAY AND A PORTION OF GAR SWANSON ROAD, MONUMENTS WERE TIED AT THE CENTERLINE OF LEWIS AND CLARK DRIVE AND THE EASTERN PORTION OF GAR SWANSON DRIVE. THE RIGHT-OF-WAY LINES AROUND THE ROUND ABOUT AT THE INTERSECTION OF OSCAR PETERSEN WAY AND GAR SWANSON WERE COMPUTED FROM INFORMATION PROVIDED BY THE PORT OF MORROW. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

DECLARATION AND DEDICATION

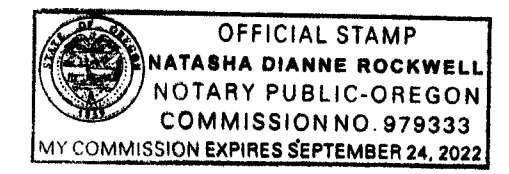
WE THE UNDERSIGNED OWNERS OF THE LANDS AS SHOWN ON THIS PLAT, DO HEREBY DEDICATE THE RIGHT-OF-WAY FOR OSCAR PETERSON DRIVE AS SHOWN ON THIS PLAT. WE ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED, WE AUTHORIZED THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, 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.

[Signature]
RYAN NEAL, EXECUTIVE DIRECTOR, PORT OF MORROW

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 26 DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MORROW, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED RYAN NEAL, EXECUTIVE DIRECTOR, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

[Signature]
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 2020-2021 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.

[Signature]
COUNTY ASSESSOR & TAX COLLECTOR

3-29-21
DATE

APPROVALS

[Signature]
MORROW COUNTY SURVEYOR

3-24-2021
DATE

[Signature]
MORROW COUNTY PLANNING DIRECTOR

3-26-2021
DATE

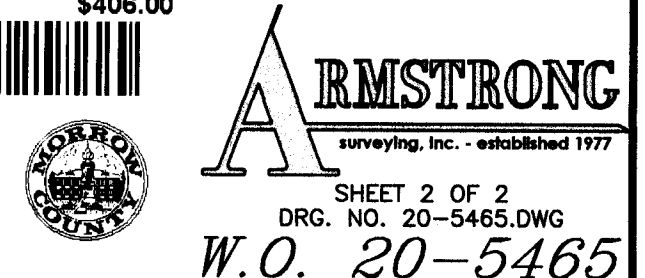
RECEIVED BY
Morrow County Surveyor
Date: 4-9-2021
Rec'd By: MPK
No.: 2021-1925C
Folder No.: 1925



I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
TODD R. CATTERSON, LS53270

MORROW COUNTY, OREGON 2021-48464
PLAT-PART
Cnt=1 Str=23 TCRAWFORD 03/29/2021 02:08:07 PM
\$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00
00043247202100484640020027

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



1925