

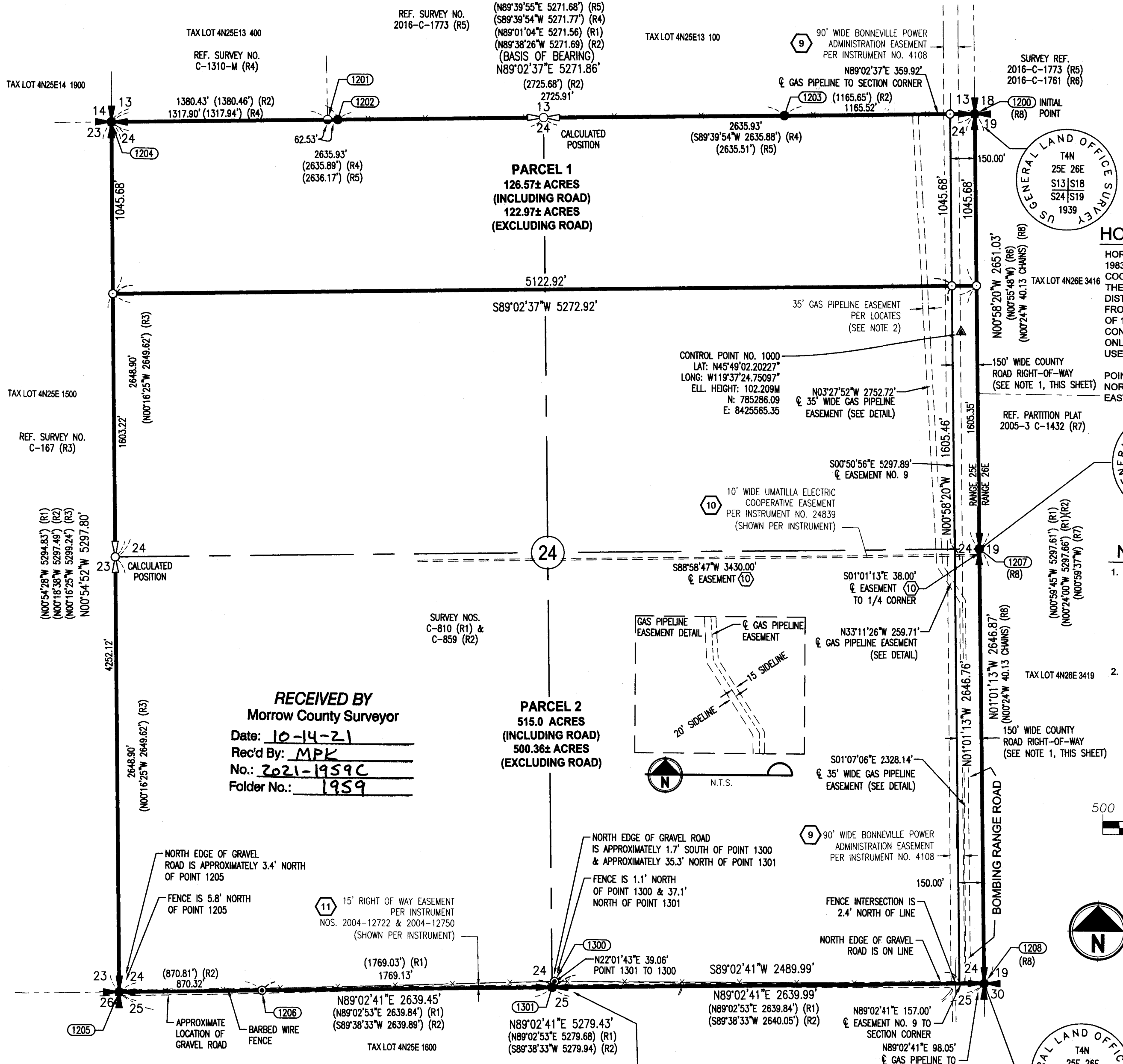
1959

# PARTITION PLAT NO. 2021- 25

SECTION 24, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN,  
MORROW COUNTY, OREGON

I, SCOTT C. BOLDUC, DO HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF THE ORIGINAL MAP  
*Scott C. Bolduc*  
SCOTT C. BOLDUC, PLS 79288

FOUND MONUMENTS TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
1200	786614.77	8425639.01	FOUND 2.5" BRASS DISK ON 1" IRON PIPE WITH SECTION MARKINGS, AT SURFACE. (R2) (R8) (SEE DETAIL)
1201	786548.69	8421685.60	FOUND 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED TOMPKINS SURVEYING, DOWN 0.6'. (R4)
1202	786549.85	8421748.12	FOUND 5/8" REBAR WITHOUT CAP, DOWN 1.3'. (R2)
1203	786595.30	8424473.66	FOUND 5/8" REBAR WITH YELLOW ILLEGIBLE TAG WITHOUT CAP, DOWN 0.9'. (R2)
1204	786526.78	8420367.89	FOUND 1.5" BRASS CAP ON 1.5" IRON PIPE, FLUSH, CAP ILLEGIBLE. (1.5" REBAR PER R2)
1205	781229.66	8420452.43	FOUND 1.5" BRASS WASHER W/NIPPLE ON 1.5" IRON PIPE, DOWN 2.5'. (R2)
1206	781244.50	8421322.62	FOUND 1" IRON PIPE BENT SOUTHEASTERLY. LOCATED POINT OF ENTRY 0.8' DOWN. (R1)
1207	783964.12	8425684.00	FOUND 2.5" BRASS DISK ON 1" IRON PIPE WITH SECTION MARKINGS, UP 0.4' (R2) (R8) (SEE DETAIL)
1208	781317.67	8425731.13	FOUND 2.5" BRASS DISK ON 2" IRON PIPE WITH SECTION MARKINGS, UP 0.3' (R2) (R8) (SEE DETAIL)
1300	781309.87	8423106.16	FOUND 1.75" IRON PIPE BENT NORTHWESTERLY. LOCATED AT POINT OF ENTRY. (R1) (R2)
1301	781273.66	8423091.51	FOUND 3.25" ALUMINUM CAP ON 2" IRON PIPE WITH SECTION MARKINGS, BENT NORTHERLY. TIED AT POINT OF ENTRY. (R1) (SEE DETAIL)



### HORIZONTAL DATUM (ORGN): LEGEND

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(2011), OREGON STATE PLANE NORTH ZONE COORDINATE SYSTEM, INTERNATIONAL FEET, BASED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN). ALL DISTANCE SHOWN HEREON ARE AT GROUND, SCALED FROM CONTROL POINT 1000 USING A COMBINED FACTOR OF 1.0000406328. A STATIC VERIFICATION TIE ON CONTROL POINT 1000 WAS PERFORMED UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS).

POINT DESIGNATION: 1000  
NORTHING: 785286.09  
EASTING: 8425565.35

- SECTION CORNER MONUMENT, AS NOTED IN TABLE
- QUARTER SECTION CORNER MONUMENT, AS NOTED IN TABLE
- CALCULATED QUARTER SECTION CORNER, AS NOTED
- FOUND MONUMENT AS NOTED IN TABLE
- FOUND REBAR AND CAP, AS NOTED IN TABLE
- FOUND IRON PIPE, AS NOTED IN TABLE
- SET REBAR & CAP "PARAMETRIX"
- CONTROL POINT
- PARCEL BOUNDARY
- EASEMENT LINE
- SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- BARBED WIRE FENCE
- SURVEY REFERENCE NUMBER
- DATA PER RECORD NUMBER
- # symbol"/> SEE TITLE REPORT SPECIAL EXCEPTIONS ON SHEET 1
- CENTERLINE

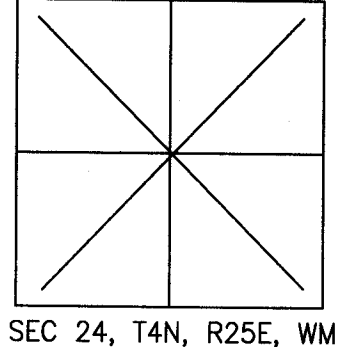
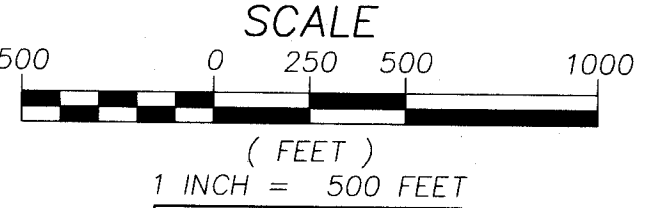
### NOTES

- BOMBING RANGE ROAD IS A COUNTY ROAD AS SURVEYED BY THE OREGON STATE HIGHWAY DEPARTMENT PER DRG. NO. 88-10-18 DATED AUGUST, 1958 FOLLOWED BY AN AGREEMENT BETWEEN THE STATE OF OREGON AND MORROW COUNTY RECORDED AS M-3958 DATED SEPTEMBER 28, 1971 AND IS DESIGNATED AS A FEDERAL AID SECONDARY HIGHWAY NO. 829.
- A 35-FOOT WIDE NATURAL GAS PIPELINE EASEMENT PER UNRECORDED EXHIBIT "RIGHT OF WAY PLAT SHEET PIPELINE EASEMENT" TO PACIFIC TRANSMISSION COMPANY, SAN FRANCISCO, CA. DATED 7/95. LOCATION SHOWN ON EXHIBIT COINCIDES WITH THE GAS LINE LOCATION MARKED BY THE UTILITY PROVIDER THROUGH PARCEL 1 OF THIS PARTITION PLAT.

### SURVEY REFERENCES

- BOUNDARY SURVEY FOR U.S. DEPT. OF NAVY, RECORDED 5/16/1986 UNDER SURVEY NO. C-810-K, RECORDS OF MORROW COUNTY.
- BOUNDARY SURVEY FOR PORT OF MORROW, RECORDED 4/1987 UNDER SURVEY NO. B 859 K-269, RECORDS OF MORROW COUNTY.
- BOUNDARY SURVEY FOR MERLE CARLSON, RECORDED 8/01/1978 UNDER SURVEY NO. C-167, RECORDS OF MORROW COUNTY.
- BOUNDARY SURVEY FOR DWIGHT BAILEY, RECORDED 6/30/2001 UNDER SURVEY NO. C-1310-M, RECORDS OF MORROW COUNTY.
- BOUNDARY LINE ADJUSTMENT SURVEY FOR TERRA POMA LAND, LLC, RECORDED 9/06/2016 UNDER NO. 2016-1773C.
- BOUNDARY SURVEY FOR FARMLAND RESERVE, RECORDED 5/17/2016 UNDER SURVEY NO. 2016-1761D, RECORDS OF MORROW COUNTY.
- PARTITION PLAT NO. 2005-3 FOR ANDERSON HANSELL, P.C., RECORDED 6/28, 2005 UNDER FILE NO. 2005-14256 AND CS-1432, RECORDS OF MORROW COUNTY.
- DEPENDENT RESURVEY OF THE WEST BOUNDARY OF T. 4 N., R 26 E. FIELD NOTES IN BOOK 12, PAGE 486, RECORDS OF USDI-BLM-OREGON.

**RECEIVED BY**  
Morrow County Surveyor  
Date: 10-14-21  
Rec'd By: MPK  
No.: 2021-1959C  
Folder No.: 1959

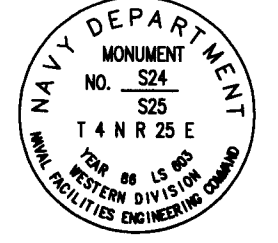


### EASEMENT INFORMATION

EASEMENTS SHOWN HEREON PER AMERITITLE PRELIMINARY TITLE REPORT, FILE NO: 438559AM, REPORT NO. 5, DATED AUGUST 11, 2021.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°02'37" EAST BETWEEN GPS DERIVED COORDINATE VALUES FOR RECOVERED MONUMENTS MARKING THE NORTHWEST (#1204) AND NORTHEAST (#1200) CORNERS OF SECTION 24 (SEE HORIZONTAL DATUM NOTE HEREON).



**PARTITION PLAT PREPARED FOR:**  
**WINDY RIVER, LLC**

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 PACIFIC PARK LN, SUITE 110 | BEND, OR 97701  
P 541.508.7710  
WWW.PARAMETRIX.COM

PMX JOB NO. 553-8117-012

SURVEYED	N/A	<b>ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY</b>	
DRAWN	CJD		
CHECKED	DM		SCALE 1"=500'
APPROVED	SCB		DATE SEPTEMBER 24, 2021

SHEET NO. 1 OF 2

1959

1959

# PARTITION PLAT NO. 2021-25

SECTION 24, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN,  
MORROW COUNTY, OREGON

### SURVEY FOR

WINDY RIVER, AN OREGON  
LIMITED LIABILITY COMPANY  
1000 HIGHWAY 395 S. #423  
HERMINSTON, OR 97838

### SURVEYED BY

PARAMETRIX  
150 NW PACIFIC PARK LANE, SUITE 110  
BEND, OR 97702

### OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WINDY RIVER, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS, AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND THE SUBDIVISION ORDINANCE OF MORROW COUNTY, OREGON.

*Carrie Burns*

CARRIE BURNS, PRESIDENT  
WINDY RIVER, AN OREGON LIMITED LIABILITY COMPANY

10/6/2021  
DATE

### ACKNOWLEDGMENT

STATE OF COLORADO )  
COUNTY OF ROUTT )  
ON THIS 6<sup>th</sup> DAY OF OCTOBER, 2021, THE ABOVE NAMED INDIVIDUALS APPEARED BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

NOTARY PUBLIC

PRINTED NAME: *Cody Fenley*  
NOTARY PUBLIC - COLORADO

COMMISSION NO.: 20144037190  
MY COMMISSION EXPIRES: Oct. 19, 2022

**CODY FENLEY**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144037190  
My Commission Expires October 19, 2022

### SURVEYOR'S CERTIFICATE

I, SCOTT C. BOLDUC, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PARTITION PLAT, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING A PORTION OF PARCEL 3, TRACT A, DESCRIBED IN THAT BARGAIN AND SALE DEED RECORDED NOVEMBER 10, 2011 AS INSTRUMENT NO. 2011-29130, OFFICIAL RECORDS OF MORROW COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS SECTION 24, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

THE INITIAL POINT FOR THIS LAND PARTITION BEING THE NORTHEAST CORNER OF SAID SECTION 24, MARKED BY 2-1/2" DIAMETER BRASS DISK MONUMENT STAMPED "US GENERAL LAND OFFICE SURVEY, 1939", ALONG WITH OTHER MARKINGS, AS SHOWN ON THIS PLAT.

### SURVEY NARRATIVE

VESTING DEED: INSTRUMENT 2011-29130, PARCEL 3 - TRACT A.

THE SUBJECT PROPERTY BEING PARTITIONED IS DESCRIBED IN THAT BARGAIN AND SALE DEED RECORDED NOVEMBER 10, 2011 AS INSTRUMENT NO. 2011-29130, OFFICIAL RECORDS OF MORROW COUNTY, OREGON, AND IS COMPRISED OF SECTION 24 T4N, R25E, W.M. THE SUBJECT PROPERTY BOUNDARY WAS RETRACED BY PARAMETRIX IN JANUARY OF 2021. THE RESULTS ARE SHOWN ON THIS PLAT WITH COMPARISON TO THE SURVEYS OF RECORD AS FOUND WITHIN THE MORROW COUNTY SURVEY RECORDS. BOMBING RANGE ROAD, A PUBLIC ROAD RIGHT-OF-WAY, IS INCLUDED WITHIN THE DEED DESCRIPTION FOR THE SUBJECT PROPERTIES.

RECOVERED MONUMENTS MARKING THE CORNERS AND QUARTER CORNERS OF SAID SECTION 24 WERE HELD AND UTILIZED TO CALCULATE POSITIONS FOR THE REMAINING CORNERS SHOWN HEREON.

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE REFERENCED LISTED PARCEL, TAX LOT 4N25 1700, INTO TWO PARCELS. THE NEW LINE BETWEEN THE TWO PARCELS WAS MONUMENTED AS PART OF THIS PLAT.

### TITLE REPORT SPECIAL EXCEPTIONS:



PER AMERITITLE PRELIMINARY TITLE REPORT, FILE NO: 438559AM, REPORT NO. 5, DATED AUGUST 11, 2021.

- 9 AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: UNITED STATES OF AMERICA, AND ITS ASSIGNS RECORDED: NOVEMBER 22, 1971 INSTRUMENT NO.: 4108 (SHOWN PER AS-BUILT LOCATION OF TRANSMISSION LINE)
- 10 AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, A COOPERATIVE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: APRIL 29, 1985 INSTRUMENT NO.: 24839 (SHOWN PER DESCRIPTION CONTAINED IN INSTRUMENT)
- 11 RIGHT OF WAY EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: DECEMBER 9, 2004 INSTRUMENT NO.: 2004-12722

AMENDED BY INSTRUMENT, RECORDED: DECEMBER 15, 2004  
INSTRUMENT NO.: 2004-12750 (SHOWN PER DESCRIPTION CONTAINED IN INSTRUMENT)

**RECEIVED BY**  
Morrow County Surveyor  
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I, SCOTT C. BOLDUC, DO HEREBY CERTIFY THIS MYLAR TO BE A TRUE AND EXACT COPY OF THE ORIGINAL MAP  
*Scott C. Bolduc*  
SCOTT C. BOLDUC, PLS 79288

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Scott C. Bolduc*  
OREGON  
JULY 20, 2009  
SCOTT C. BOLDUC  
79288  
EXPIRES: 12/31/2021

### APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 8 DAY OF OCT., 2021

*Matt Long*  
MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 11<sup>th</sup> DAY OF October, 2021

*Jeff Malbrodt*  
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 12 DAY OF October, 2021

*Michael O. Plummer*  
MORROW COUNTY ASSESSOR/  
MORROW COUNTY TAX COLLECTOR

MORROW COUNTY, OREGON 2021-49915  
PLAT-PART 10/12/2021 09:13:14 AM  
CMT=1 SH=23 TC  
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$481.00



00045562202100499150020029

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



### SURVEY PREPARED FOR: WINDY RIVER, LLC

**Parametrix**  
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

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SURVEYED	N/A	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY	SHEET NO. 2 OF 2
DRAWN	CJD		
CHECKED	DM	SCALE N/A	
APPROVED	SCB	DATE SEPTEMBER 24, 2021	

1959