

**ORIGINAL LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED 2020-46363**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND THE STATE OF OREGON, DESCRIBED AS FOLLOWS:

LOTS 3 AND 4 IN BLOCK 13 EAST IN SAID SECTION 19;

EXCEPTING THEREFROM THAT PROPERTY IN BARGAIN AND SALE DEED TO THOMAS F. SKACH, RECORDED ON MARCH 10, 2005, AS MICROFILM NO. 2005-13350, MORROW COUNTY MICROFILM RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, MONUMENTED WITH A 3/4 INCH BRASS CAP; THENCE NORTH 63°16'02" WEST A DISTANCE OF 2,218.64 FEET TO A 1/2 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF LOT 3, BLOCK 13 EAST AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°41'46" EAST A DISTANCE OF 28.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3, TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED PLS LS 48509; THENCE NORTH 04°53'10" WEST A DISTANCE OF 304.80 FEET, LEAVING SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED PLS LS 48509 MARKING THE NORTHWEST CORNER OF SAID LOT 3 ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTH MAIN AVENUE; THENCE SOUTH 00°00'26" WEST A DISTANCE OF 303.55 FEET, LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHTS OF WAY.

**SURVEYOR'S CERTIFICATE AND NARRATIVE**

BLAIR E PRIGGE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS DEPICTED ON THIS REPLAT, AND THIS REPLAT MEETS ALL THE REQUIREMENTS AS ESTABLISHED BY CHAPTER 92, OREGON REVISED STATUTES. THE INITIAL POINT OF THIS PARTITION IS THE FOUND 3" BRASS CAP MARKED "HURDS COLUMBIA VIEW ESTATES, 1993, LS 1756," ACCEPTED AS SOUTHWEST CORNER OF LOT 4 OF BLOCK 13-E. THE INITIAL POINT BEARS, NORTH 54°17'37" WEST, 1877.85 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M., MONUMENTED WITH A 3.5" BRASS CAP.

MTN2COAST, LLC (M2C) WAS RETAINED BY EYESNORTH CORPORATION TO COMPLETE A REPLAT SURVEY OF LOTS 3 AND 4 IN BLOCK 13-E SITUATE IN THE CITY OF IRRIGON, COUNTY OF MORROW, OREGON. THE PARCELS ARE FROM STATUTORY WARRANTY DEED 2020-46363 AND INCLUDE LOTS 3 AND 4 IN BLOCK 13-E.

M2C ESTABLISHED LOTS 3 AND 4 OF BLOCK 13-E BY TYING FOUND MONUMENTS CONTROLLING THE LOTS AS SHOWN ON EXHIBIT B OF RD(1). THE NORTHEAST CORNER OF LOT 4 WAS NOT FOUND. (SEE MONUMENT NOTES, PAGE 2) THE INITIAL CONTROL FOR THIS SURVEY WAS COMPLETED USING TOPCON VR GPS RECEIVERS AND THE LOCAL CORNERS WERE TIED AND SET USING A SOKKIA SX3 TOTAL STATION.

*Blair Prigge*  
I CERTIFY THIS IS A TRUE AND EXACT COPY  
12/20/21  
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Blair Prigge*  
OREGON  
JULY 09, 2002  
BLAIR E PRIGGE  
38985  
RENEWS: 12/31/2022

**PARTITION PLAT 2022-2**

A REPLAT OF LOTS 3 AND 4 IN BLOCK 13-E,  
A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M.,  
RECORDS OF MORROW COUNTY, OREGON.

**OWNER'S DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, Juan P. Ochoa, SIGNING MEMBER OF THE MI TIERRA REAL-ESTATE INVESTMENTS, INC. A WASHINGTON CORPORATION AND OWNER OF THE LANDS SHOWN ON THIS REPLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS REPLAT IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED, AND MORROW COUNTY ORDINANCES, AS SHOWN HEREON. WE FURTHER ACKNOWLEDGE THE PUBLIC ROAD DEDICATION, AS SHOWN HEREON AND DEDICATE THIS RIGHT OF WAY FOR PUBLIC ROAD AND UTILITY PURPOSES.

Juan P. Ochoa  
SIGNING MEMBER OF THE MI TIERRA REAL-ESTATE INVESTMENTS, INC.  
PRINT NAME

**ACKNOWLEDGEMENT**

STATE OF Oregon } s.s.  
COUNTY OF Morrow

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 18th OF January 2022, Juan P. Ochoa, SIGNING MEMBER OF THE MI TIERRA REAL-ESTATE INVESTMENTS, INC. APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THIS REPLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

BEFORE ME Jessica Jo Evans NOTARY PUBLIC FOR OREGON  
PRINTED NAME Jessica Jo Evans  
COMMISSION NO. 974624  
MY COMMISSION EXPIRES May 29, 2022

**MORROW COUNTY SURVEYOR**

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH ORS CHAPTER 92 AND THEREFORE APPROVE SAID PLAT.

Matt King  
MORROW COUNTY SURVEYOR  
DATE 2-11-2022

**CITY OF IRRIGON APPROVAL**

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS REPLAT FOR FILING IN THE COUNTY OF MORROW. WE FURTHER ACKNOWLEDGE THE PUBLIC ROAD DEDICATION, AS SHOWN HEREON AND ACCEPT THIS RIGHT OF WAY FOR PUBLIC ROAD AND UTILITY PURPOSES.

Chris P. [Signature]  
CITY OF IRRIGON  
DATE 1-12-2022

**MORROW COUNTY TAX COLLECTOR/ASSESSOR**

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL INCLUDING THE YEAR 2021.

Richard D. [Signature]  
MORROW COUNTY TAX COLLECTOR/ASSESSOR  
DATE 2-11-22

**MORROW COUNTY CLERK**

STATE OF OREGON } s.s.  
COUNTY OF MORROW

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON

MORROW COUNTY, OREGON 2022-50707  
PLAT-PART 02/11/2022 11:46:11 AM  
Cite#1 SIn=23 TC \$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$481.00  
00046782202200607070020027  
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

RECEIVED BY  
Morrow County Surveyor  
Date: 2-16-2022  
Rec'd By: MPK  
No.: 2022-1981C  
Folder No.: 1981

**BASIS OF BEARING**  
OREGON STATE PLANE COORDINATES, NORTH ZONE, NAD 83/2011 BASED ON GPS OBSERVATION PROCESSED THROUGH OPUS.

SOUTH 89°38'02" WEST ON THE SOUND LINE OF LOTS 3 AND 4 OF BLOCK 13-E.

(XXX) RECORD DISTANCE/BEARING PER RD(5)  
(XXX) RECORD DISTANCE/BEARING PER RD(1)

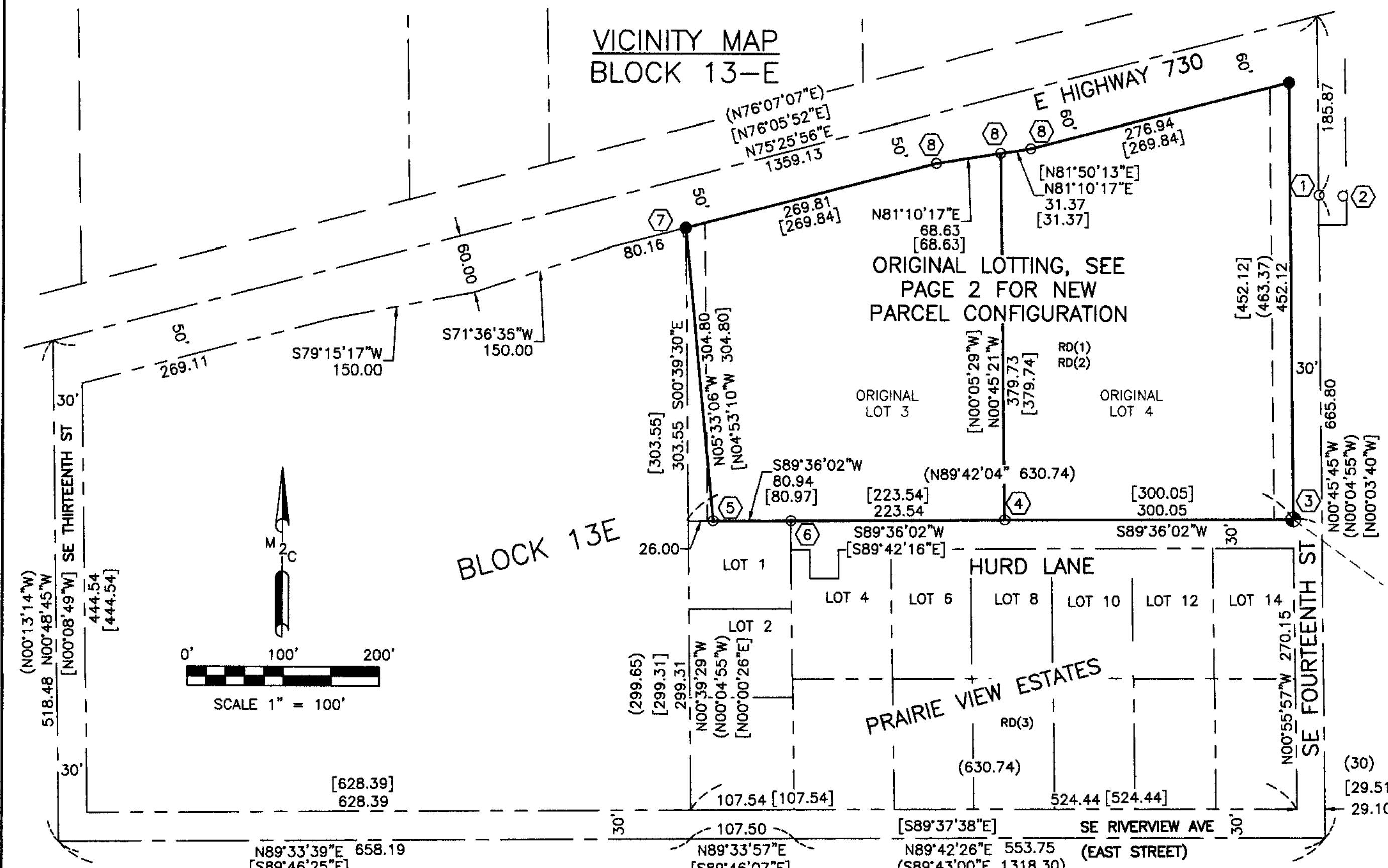
**REFERENCED DOCUMENTS**

1. BARGAIN AND SALE DEED RECORDED ON MARCH 10, 2005, AS MICROFILM NO. 2005-13350.
2. STATUTORY WARRANTY DEED RECORDED ON APRIL 28, 2020 UNDER FILE NO. 2020-46363.
3. HURD'S PRAIRIE VIEW ESTATES, AN ADDITION TO THE CITY OF IRRIGON AND A REPLAT OF LOTS 5 AND 6, BLOCK 13E FILED DECEMBER 9, 1993 UNDER FILE NUMBER 149585.
4. SURVEY RECEIVED BY MORROW COUNTY SURVEYOR JANUARY 8, 2013 UNDER FILE NO. 2013-05C AND FOLDER NO. 1665.
5. MORROW COUNTY FILED SURVEY B-885-E UNDER FOLDER NUMBER 277.

**MTN2COAST LLC**  
PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360.688.1949

**PARTITION PLAT OF LOT 3 AND 4 IN BLOCK 13-E**

DRAWN BY PBJ	DATE 12/17/2021	JOB NUMBER 21-570
CHECKED BY BEP	SCALE 1" = 100'	SHEET NUMBER SV-1 OF 2
AUDITORS INDEX SW1/4 SE1/4, S19, T5N, R27E, WM		

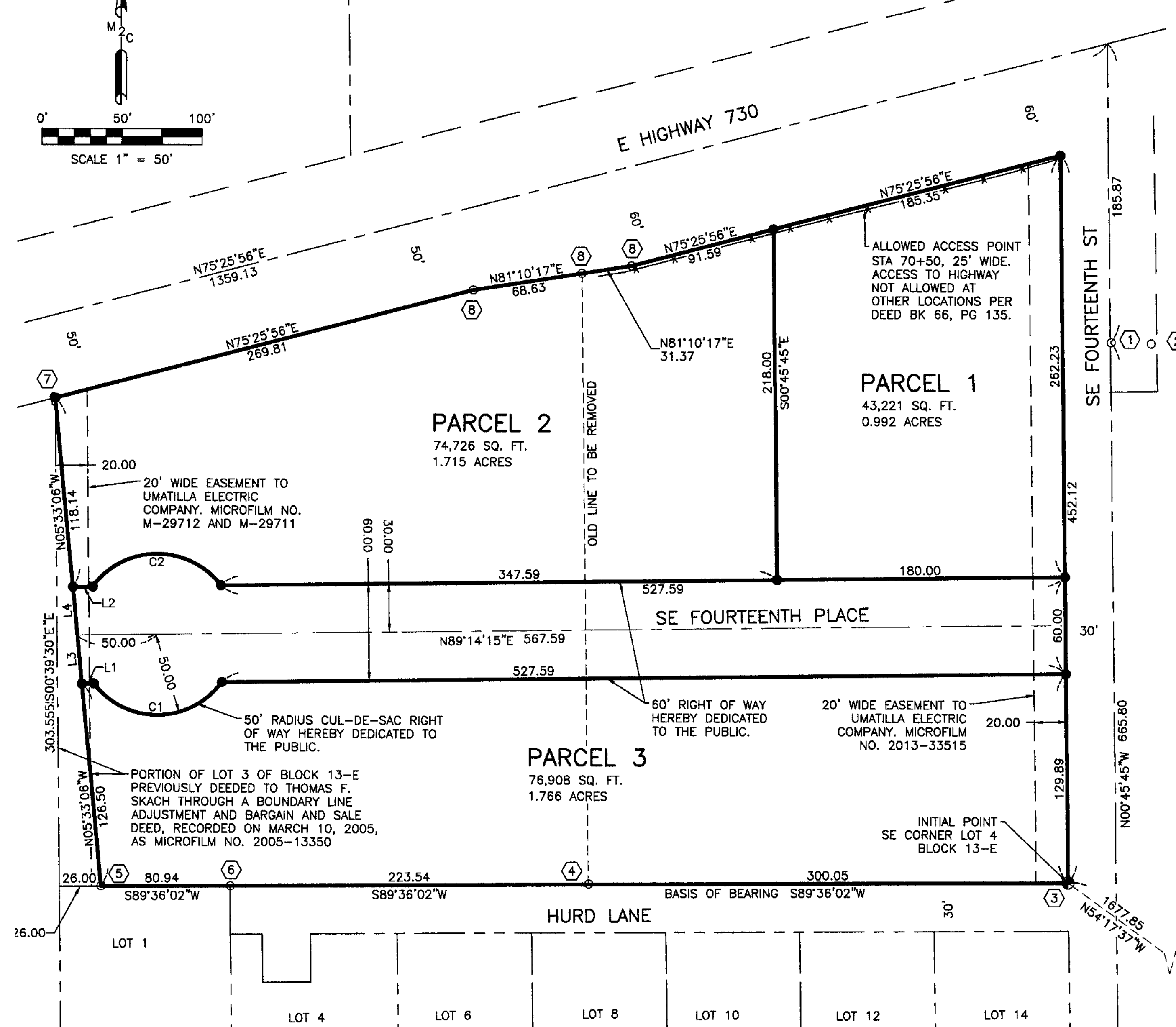
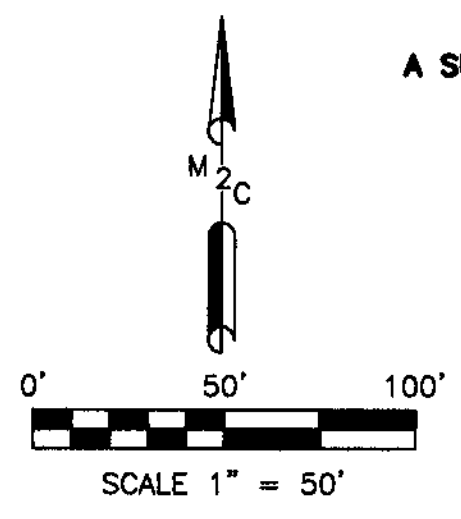


1981

1981

2022  
PARTITION PLAT 2021-2, 2022-50707

A REPLAT OF LOTS 3 AND 4 IN BLOCK 13-E,  
A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M., RECORDS OF MORROW COUNTY, OREGON.



**PARCEL 1**  
NEW AREA:  
43,221 SQ. FT.  
0.992 ACRES

**PARCEL 2**  
NEW AREA:  
74,726 SQ. FT.  
1.715 ACRES

**PARCEL 3**  
NEW AREA:  
76,908 SQ. FT.  
1.766 ACRES

**ROW DEDICATION**  
NEW AREA:  
39,292 SQ. FT.  
0.902 ACRES

- (X) **MONUMENT NOTES**
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, UNREADABLE. MONUMENT FOUND 0.5' EAST OF CALCULATED CENTERLINE OF ROAD.
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, UNREADABLE. MONUMENT FOUND 4.8' WEST OH HOG WIRE FENCE ANGLE POINT.
  - FOUND 3.5" BRASS CAP MARKED "HURD COLUMBIA VIEW ESTATES, 1993, LS 1756," ACCEPTED AS SOUTHEAST CORNER OF PROPERTY.
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "48509".
  - FOUND 5/8" REBAR AT SOUTHWEST CORNER OF PROPERTY.
  - FOUND 5/8" REBAR WITH COPPER PLASTIC CAP, NO MARKINGS.
  - FOUND RAILROAD SPIKE 1.2' NORTHWEST OF CALCULATED PROPERTY CORNER.
  - FOUND 5/8" REBAR WITH CAP MARKED "48509". MONUMENT FOUND AT CALCULATED POSITION.

- LEGEND**
- ⊕ BRASS CAP
  - ⊕ RAILROAD SPIKE
  - REBAR AND CAP
  - ⊙ REBAR WITHOUT CAP
  - SET 5/8"x30" REBAR AND ORANGE PLASTIC CAP MARKED "PRIGGE, LS 38985"
  - CS COUNTY SURVEY
  - RD REFERENCE DOCUMENT
  - L LINE
  - C CURVE

**RECEIVED BY**  
Morrow County Surveyor  
Date: 2-16-2022  
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**LINE TABLE**

LINE	LENGTH	BEARING
L1	7.49	N89°14'15"E
L2	12.51	N89°14'15"E
L3	30.11	N05°33'06"W
L4	30.11	N05°33'06"W

**Curve Table**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	92.73	50.00	106° 15' 37"	N89°14'15"E	80.00
C2	92.73	50.00	106° 15' 37"	S89°14'15"W	80.00

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**MORROW COUNTY CLERK**  
STATE OF OREGON }  
COUNTY OF MORROW } s.s.  
I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON

- LINE TYPES**
- HOG WIRE FENCE.
  - NEW BOUNDARY LINE.
  - LOTS LINE.
  - RIGHT-OF-WAY.
  - ROAD CENTERLINE.
  - VACATED RIGHT-OF-WAY.
  - DEED LINES ELIMINATED BY THIS PARTITION PLAT.
  - ORIGINAL LOTTING.
  - INITIAL POINT TIE.

- SURVEY NOTES**
- INSTRUMENT USED: SOKKIA SX 3 TOTAL STATION AND TOPCON VR GPS.
  - SURVEY COMPLETED 09/08/2021.
  - ALL MONUMENTS SHOWN AS FOUND VISITED JUNE 2021.
  - THE PURPOSE OF THIS SURVEY IS FOR FUTURE DEVELOPMENT OF THE SITE FOR A FAMILY DOLLAR RETAIL STORE.
  - MTN2COAST (M2C) WAS RETAINED BY EYES NORTH TO COMPLETE A REPLAT SURVEY OF THE DESCRIBED PROPERTY.

**PARTITION PLAT OF LOT 3 AND 4 IN BLOCK 13-E**

DRAWN BY PBJ	DATE 12/17/2021	JOB NUMBER 21-570
CHECKED BY BEP	SCALE 1" = 50'	SHEET NUMBER SV-2 OF 2
AUDITORS INDEX SW1/4 SE1/4, S19, T5N, R27E, WM		

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