

PARTITION PLAT NO. 2022-10
PARTITION OF PARCEL 2 OF PARTITION PLAT
NO. 2021-11, LOCATED IN THE SW1/4 OF
SECTION 1, T.4N., R.25E., W.M., MORROW
COUNTY, OREGON
LP-N-500-21
R-N-069-21
W.O. 21-5568

SURVEY FOR

CALCAGNO FRESH FARMS, LLC
 17251 S. CLACKAMAS RIVER DR.
 OREGON CITY, OR 97045

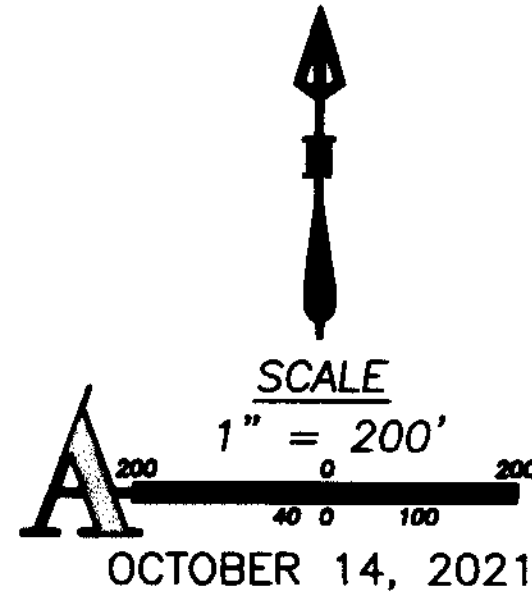
SURVEY BY

ARMSTRONG SURVEYING, INC.
 287 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 YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER PARTITION PLAT NO. 2021-11, C.S. 1925, BY TODD R. CATTERSON, LS 53270, RECORDED APRIL 9, 2021.
- 1 () RECORD AS PER PARTITION PLAT NO. 2008-8, C.S. 1528, BY RONALD V. MCKINNIS, LS 2481, RECORDED JUNE 24, 2008.
- 2 () RECORD AS PER PARTITION PLAT NO. 2008-8, C.S. 1534, BY RONALD V. MCKINNIS, LS 2481, RECORDED SEPTEMBER 22, 2008.
- 3 () RECORD AS PER PARTITION PLAT NO. 2011-19, C.S. 1634, BY RONALD V. MCKINNIS, LS 2481, RECORDED DECEMBER 20, 2011.
- 4 () RECORD AS PER PARTITION PLAT NO. 2014-2, C.S. 1714, BY WILLIAM R. WELLS, LS 1108, RECORDED AUGUST 29, 2014.

SURVEY NOTE:
 THE BEARINGS AND DISTANCES SHOWN ARE IDENTICAL TO THOSE SHOWN ON PARTITION PLAT NO. 2021-11 BY MYSELF, EXCEPT ALONG THE NEW PARTITION LINES



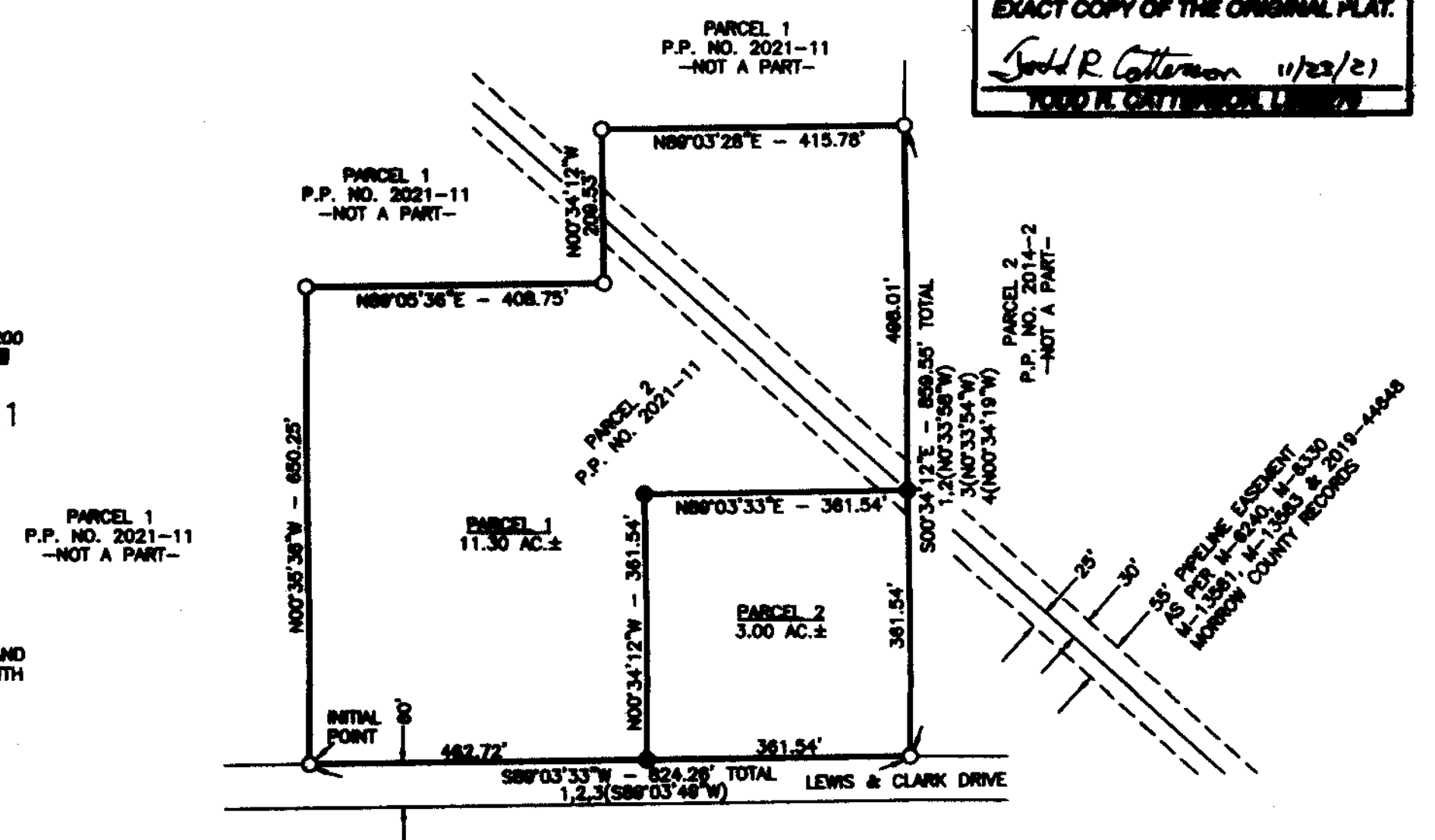
OCTOBER 14, 2021

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

I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 Todd R. Catterson 11/23/21
 TODD R. CATTERSON, LS 53270



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 WITH PROPER MONUMENTS 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 2 OF PARTITION PLAT 2021-11, IN SECTION 1, TOWNSHIP 4 NORTH, RANGE 25 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND THE STATE OF OREGON, CONTAINING 14.30 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.

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 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-8240, 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-8242, AND RECORDED DECEMBER 27, 1973, AS MICROFILM NO. M-8330, 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-13581 AND MICROFILM NO. M-13583, MORROW COUNTY MICROFILM RECORDS. MAPPED.

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.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CALCAGNO FRESH FARMS, LLC, 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. THERE ARE NO IRRIGATION WATER RIGHT ADJACENT TO THIS PROPERTY.

Ambrose J. Calcagno, Member
 AMBROSE J. CALCAGNO, MEMBER
 CALCAGNO FRESH FARMS, LLC
 AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 11th DAY OF May, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Clatsop, STATE OF Oregon, PERSONALLY APPEARED THE ABOVE NAMED AMBROSE J. CALCAGNO, MEMBER, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION FREELY AND VOLUNTARILY.

Gabrielle Ross
 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 2021-2022 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.

Michael J. ...
 COUNTY ASSESSOR & TAX COLLECTOR

5-24-22
 DATE

APPROVALS

Mark Kemp
 MORROW COUNTY SURVEYOR

11-29-21
 DATE

Ted Marshall
 MORROW COUNTY PLANNING DIRECTOR

5-17-22
 DATE

RECEIVED BY
 Morrow County Surveyor
 Date: 5-31-22
 Rec'd By: MPK
 No.: 2022-1992C
 Folder No.: 1992

SURVEY NARRATIVE

WE WERE EMPLOYED BY CALCAGNO FRESH FARMS, LLC TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. THE MONUMENTS AROUND SUBJECT PROPERTY WERE PREVIOUSLY SET BY MYSELF AS PARCEL 2 OF PARTITION PLAT NO. 2021-11 AND I HELD THEM AS FOUND FOR THE BOUNDARY OF THIS SURVEY. THE REMAINING PARTITION LINES ARE FREE LINES AS DESIRED BY THE CLIENT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.



Todd R. Catterson
 TODD R. CATTERSON
 APR 18 2022
 2:28 PM
 10/23/21

MORROW COUNTY, OREGON 2022-51284

PLAT-PART 05/26/2022 10:45:03 AM
 Cnt=1 Str=23 TC \$5.00 \$11.00 \$30.00 \$80.00 \$90.00 \$476.00



00047758202200512840010017
 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

