

PARTITION PLAT No. 2022 - 11

Township 5 North, Range 26 East, W.M.,
Southeast 1/4 of Section 22, LP-N-501-21
Morrow County, Oregon

For:
Robert & Elaine Vandecar
81570 West Eighth Road
Irrigon, Oregon 97844

PROPERTY DESCRIPTION: Deed M-32533

The property being partitioned is a portion of the land described in the Morrow County Deed Records Microfilm M-32533, more particularly described as follows:
Parcel I: Beginning at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 26 East of the Willamette Meridian, Morrow County, Oregon; Thence North 67° 48' 20" West 930.20 feet along the Taking Line to the True Point of Beginning of this description; Thence continuing on this course along the taking Lane 1,132.80 feet to a turning point of the Taking Line; Thence North 0° 19' 00" West, 220.00 feet to a point; Thence East 553.60 feet to a point; Thence South 0° 19' 00" East, 142.30 feet to a point on the center Line of a lined irrigation ditch; Thence South 83° 20' 00" East along the center line of a lined irrigation ditch 578.00 feet to a point; Thence South 10° 31' 00" West, 440.00 feet, more or less to the True Point of Beginning.
Parcel II: Beginning at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 26 East of the Willamette Meridian, Morrow County, Oregon; Thence North 67° 48' 20" West 930.20 feet along the Taking Line to a point; Thence North 10° 31' 00" East, 440.00 feet, more or less, to a point on the center line of a lined irrigation ditch; Thence South 83° 20' 00" East, 782.90 feet to a point on the centerline of the irrigation ditch; Thence South 692.00 feet to the Point of Beginning. EXCEPTING THEREFROM the Easterly most 30.00 feet.

SURVEYOR'S 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 Descriptions shown hereon according to ORS Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is my 5/8" Rebar with a plastic cap, LS 2431, located at the Southeast Corner of Parcel 2 along the West right of way of West Eighth Street, being also on the Taking line per Shea's survey of 1977 (R1).

This survey is based on my survey for Vandecar & a survey by Shea for George Kenney in 1977, (R1). The legal description for Vandecar's property appears to have been generated from the same Shea survey. The purpose of this survey was to segregate a Parcel for the construction of an additional residence for Vandecar. My Bearing Base is that of my survey for Vandecar in 2014, (R2) and is the East-West center line of Section 22 as shown. I held the locations of the found monuments from my 2014 survey and used the calls found in the Deed, M-32533, Parcels I & II. The location of the Deed lines matched quite well along the North line of the legal description until I got to the West line, being the Government Taking line as called for in the Deed and shown on Shea's survey. The Deed and occupancy lines did not match from that point along the West and the Southerly line. Edwards & Cramer tried to resolve that same discrepancy on the properties just North of Vandecar. In their attempt, they believed that the location of the East Quarter Corner should be further West and the Taking Line fence would match the descriptions better. I found a couple of the monuments from the Edwards/Cramer survey and tried to justify the Deed Descriptions to the fence location. The West line could have possibly been resolved, but the Southerly line was much more difficult. In the Southeast corner of the property, adjacent to the centerline of West Eighth Street, I found monuments from another survey by Edwards for Kenney where he monumented the Taking Line East of Eighth Street. His monuments pretty much were adjacent to the Taking Line fence. The projections of the Taking Line fence in both directions of the center line of West Eighth Street correlated quite well to a single point in the centerline of West Eighth Street, but that point was more than 17 feet South of the Deed call based on my previous survey. I, again, held the calls found in the Deed and established the boundaries of the Vandecar property from their deed. I then divided a Parcel from the parent property to meet the needs of the new residence and the wishes of the owners. This survey was conducted with a Trimble R8 RTK GPS Total Station.

OWNER'S DECLARATION & DEDICATION:

We, the undersigned owner of the lands shown on this plat, do hereby acknowledge the 25 foot wide Easement as shown along the Northerly line of newly created Parcel 1, we hereby dedicate the new 25 foot wide easement as shown for Access/Egress and Utilities to benefit the Newly Created Parcel 2 and the 15 foot easement along the East side of Parcel 2. We acknowledge that we have caused this plat to be created, we authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and We also recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow, State of Oregon.

Robert L. Vandecar
Robert L. Vandecar

Lois Elaine Vandecar
Lois Elaine Vandecar

On this 29th day of June, 2022, the above individuals appeared personally before me and are known to me to be the identical individuals who executed the plat declaration and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Imma Calville*
Notary Public for Oregon
My Printed Name is Imma Calville
My Commission No. is 1021470
My Commission Expires January 2026

I do hereby certify that this is a true and exact copy of the Original Partition as filed for Robert & Elaine Vandecar in Morrow County, Oregon.
Ronald V. McKinnis
Ronald V. McKinnis, PLS #2431

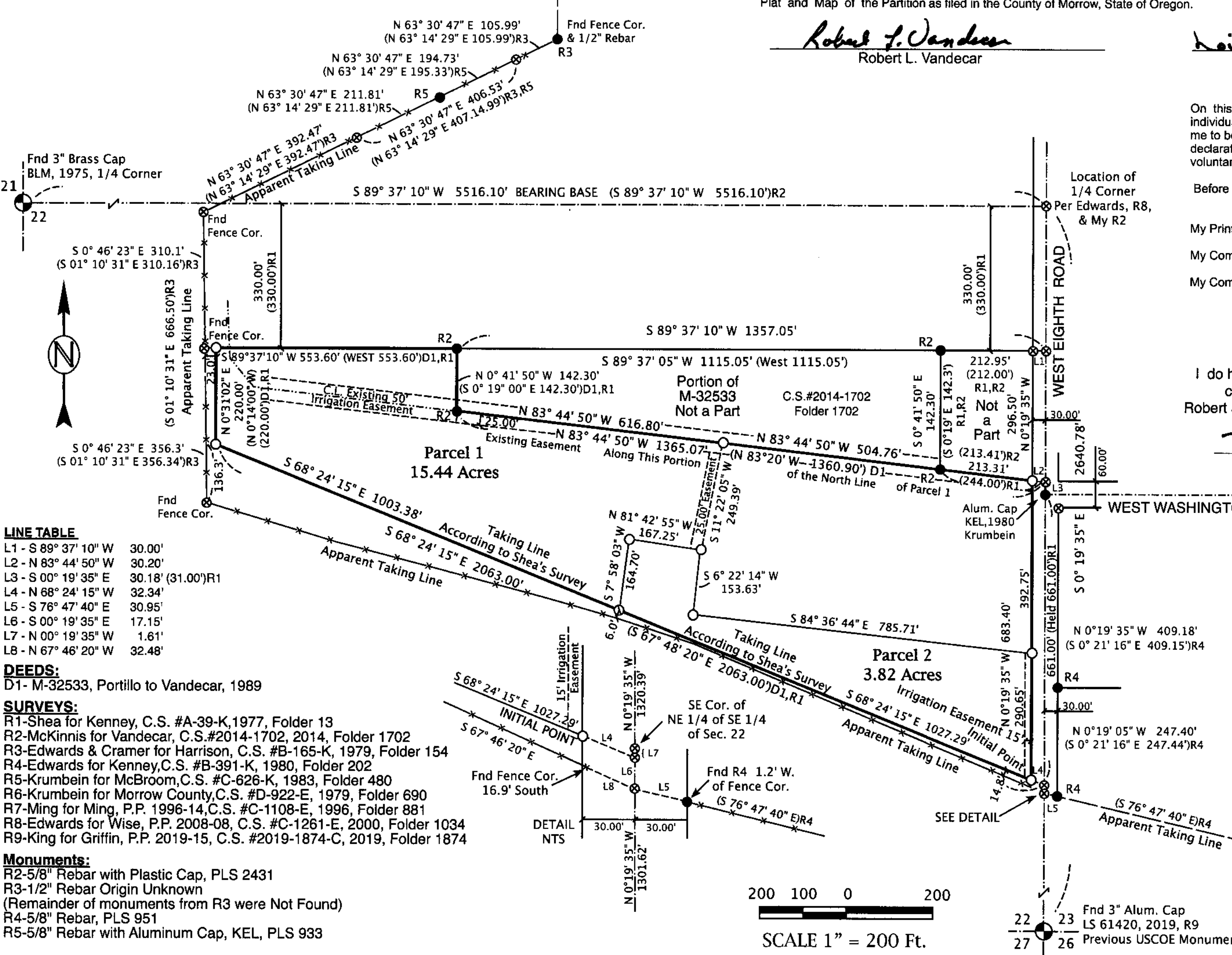
APPROVALS:

I certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Morrow County Subdivision Ordinance on this
30 day of JUNE, 2022
Matt Lewis
Morrow County Surveyor
I certify that I have examined and approved this Partition Plat on this
30th day of June, 2022
Leif Mackhott
Morrow County Planning Director
I certify that I have examined and approved this Partition Plat on this
30 day of June, 2022
Michael J. ...
Morrow County Tax Assessor & Morrow County Tax Collector

Morrow County Clerk
Recording Information

MORROW COUNTY, OREGON 2022-51567
PLAT-PART 06/30/2022 01:00:16 PM
CPL# 1 SIM# 23 TC
\$5.00 \$11.00 \$30.00 \$80.00 \$80.00 \$476.00
00048181202200616670010010
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

REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald V. McKinnis
OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-20



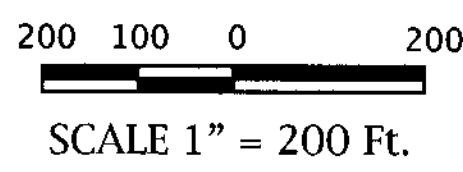
LEGEND

- Section Corner Found as Noted
- Found Monument As Noted Or By Referenced Survey (R0)
- Set 5/8" X 30" Rebar W/ Plastic Cap, PLS #2431
- ⊙ Calculated Point, Not Set
- SECTION LINES
- SURVEY BOUNDARIES
- (000) Record & Measured From Reference Cited (R0)

RECEIVED BY
Morrow County Surveyor
Date: 7-12-2022
Rec'd By: MPK
No.: 2022-1997C
Folder No.: 1997

SCALE 1" = 200 Ft.
June, 2022

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017



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