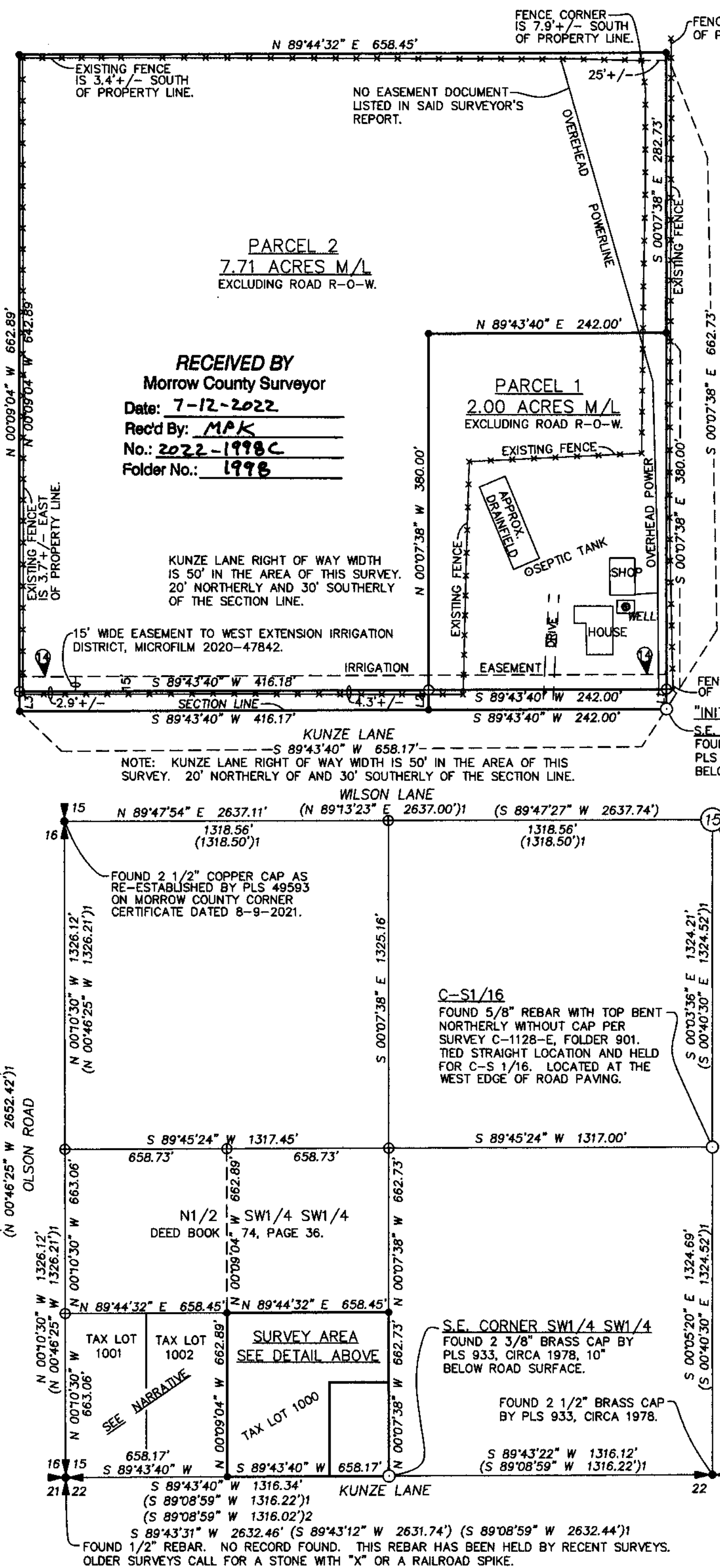


MORROW COUNTY PARTITION PLAT NO. 2022-12
 A PARTITION OF LANDS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON,
 FEBRUARY, 2022.

1998



NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF BARBARA HUG, OWNER, TO PARTITION OFF AN EXISTING HOUSE PARCEL FROM A LARGER PASTURE PARCEL. ALL RECORD MONUMENTS FOUND AND HELD ARE NOTED. THE FIRST SURVEY MAP AVAILABLE SHOWING THE SUBDIVISION OF SECTION 15 IS SURVEY NO. C-13-K, FOLDER NO. 293, CIRCA 1977. IN THIS SURVEY THE CENTER QUARTER CORNER OF SECTION 15 WAS SET. SUBSEQUENT SURVEYS IN 1978 AND 1979 BY KRUMBEIN ENGINEERING CO., SURVEY C-147-K, FOLDER NO. 350, ALSO SUBDIVIDED SECTION 15 IGNORING THE CENTER QUARTER CORNER MONUMENT AS SET. IT IS UNCLEAR IF SURVEY NO. C-13-K WAS LOST, MISPLACED, OR NOT RECORDED AT THE TIME SURVEY NO. C-147-K WAS MADE, ALTHOUGH IT PRECEDED SURVEY NO. C-147-K BY OVER A YEAR IN DATE. ALL SUBSEQUENT SURVEYS POST SURVEY C-147-K, HELD AND ACCEPTED SAID SURVEYS SUBDIVISION DISREGARDING THE CENTER QUARTER CORNER MONUMENT WITH THE EXCEPTION OF SURVEY NO. 2018-1752C, FOLDER NO. 1753. THE MEASUREMENT DIFFERENCES BETWEEN THE MONUMENTS HELD FOR SAID SURVEYS C-13-K AND C-147-K, IS AT MOST 1.4' ALONG THE SOUTH LINE OF SECTION 15, WITH THE NORTH, EAST, WEST, AND CENTERLINES BEING LESS THAN 0.5'. I FOUND THE 5/8" REBAR 30.00' NORTH OF AND EAST OF THE CENTER QUARTER MONUMENT AS SET ON SURVEY NO. C-13-K. THE CENTER QUARTER MONUMENT ITSELF WAS NOT FOUND. BECAUSE THIS IS A MONUMENT OF RECORD, AND BECAUSE OF THE MINIMAL DIFFERENCES BETWEEN SAID SURVEYS C-13-K, AND C-147-K, I HOLD THIS MONUMENT TO CALCULATE THE POSITION OF THE CENTER QUARTER OF SECTION 15 AS NOTED.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WAS SUBDIVIDED STRAIGHT LINE MIDWAY BETWEEN CORNERS AS SHOWN, TO AVOID GAPS AND OVERLAPS IN THE TRACTS OF LAND CONTAINED WITHIN IT. THE DEED DESCRIBING TAX LOT 1001 IS DESCRIBED AS THE WEST 5 ACRES (330'x660') OF THE S1/2 SW1/4 SW1/4. THE DEED FOR TAX LOT 1002 IS A TRACT OF LAND 330'x660' BEGINNING AT A POINT 330' EAST OF THE SOUTHWEST CORNER OF SECTION 15. BECAUSE THE SW1/4 OF SECTION 15 IS NOT A PERFECT SQUARE, AND THE WAY THE DEED DESCRIPTIONS ARE WRITTEN, GAPS AND OVERLAPS EXIST WITHIN THE SW1/4 SW1/4. THEREFORE, TO AVOID THIS THE MEANING OF THE DEED DESCRIPTIONS WERE TAKEN TO MEAN THE WEST AND EAST HALF OF THE SW1/4 SW1/4 SW1/4. I BELIEVE THE INTENT OF THE PERSON WHO WROTE THE DESCRIPTIONS WASN'T TO CREATE A GAP OR AN OVERLAP IN THE PROPERTIES. BOTH TAX LOTS 1001 AND 1002 ARE CONTAINED IN THE SAME DEED UNDER THE SAME OWNERSHIP.

THIS SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 REAL TIME GPS RECEIVER OPERATED OVER THE OREGON REAL TIME GNSS NETWORK. IN AREAS WHERE VEGETATION OBSCURED THE GPS SIGNAL A LEICA TPC 803 TOTAL STATION WAS USED. CONTROLLING MONUMENTS ARE CORNER SET MONUMENTS WERE VERIFIED BY MULTIPLE OBSERVATIONS, OR DIFFERENT BACKSIGHT OBSERVATIONS.

LEGEND

- FOUND QUARTER OR SECTION CORNER AS NOTED.
- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657." FOUND MONUMENT AS NOTED.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- RECORD DIMENSION FROM SURVEY C-13-K, FOLDER NO. 293, BY PLS 644.
- RECORD DIMENSION FROM SURVEY BY KRUMBEIN FOR GLEN MOORE, FOLDER NO. 350.
- RECORD DIMENSION FROM SURVEY 1362-M, FOLDER NO. 1362, BY PLS 951.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF MORROW COUNTY PARTITION PLAT NO. 2022-

Jason M. Wells
 JASON M. WELLS, PLS

EASEMENTS & EXCEPTIONS

- EXCEPTIONS FROM SURVEYOR PROPERTY REPORT PREPARED BY MID-COLUMBIA TITLE COMPANY, DATED NOVEMBER 19, 2021, FILE NUMBER 11929, WHICH MAY OR MAY NOT AFFECT THE PROPERTY INVOLVED IN THIS PARTITION PLAT. ONLY SURVEY RELATED EASEMENTS ARE SHOWN. AS DISCLOSED IN THE SURVEYOR'S PROPERTY REPORT OTHER EASEMENTS AND EXCEPTIONS EXIST BUT THEY ARE NOT SURVEY RELATED.
1. THIS PROPERTY IS WITHIN THE BOUNDS OF THE WEST EXTENSION IRRIGATION DISTRICT, AND IS SUBJECT TO ASSESSMENTS AND EASEMENTS THEREOF, IF ANY. THERE ARE MANY OLD UN-USED DITCHES ON THE PROPERTY. NOT SHOWN.
 2. RESERVATIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD RECORDED SEPTEMBER 22, 1922, IN BOOK 36, PAGE 1, MORROW COUNTY DEED RECORDS. NOT SHOWN.
 3. MINERAL RESERVATIONS, DEED RECORDED IN BOOK 52, PAGE 54, MORROW COUNTY DEED RECORDS. NOT SHOWN.
 4. MINERAL RESERVATIONS, DEED RECORDED IN BOOK 52, PAGE 54, MORROW COUNTY DEED RECORDS. ALSO BY QUITCLAIM DEED RECORDED AS MICROFILM 2003-7774. NOT SHOWN.
 5. IRRIGATION PIPELINE EASEMENT TO WEST EXTENSION IRRIGATION DISTRICT, RECORDED DECEMBER 21, 2020, AS MICROFILM 2020-47842, MORROW COUNTY DEED RECORDS. 15' IN WIDTH. SHOWN.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 00°07'38" E	20.00'
L2	N 00°07'38" W	20.00'
L3	N 00°09'04" W	20.00'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT. I FURTHER CERTIFY I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY SUBDIVISION ORDINANCES. THE EXCEPTIONS SHOWN ON THE FACE OF THIS PLAT WERE TAKEN FROM A PROPERTY REPORT PREPARED BY MID-COLUMBIA TITLE COMPANY. ONLY SURVEY RELATED EASEMENTS OR ENCUMBRANCES ARE NOTED AND SHOWN.

REAL PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, EXCEPTING THEREFROM THE WEST 5 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15. (W1/2SW1/4SW1/4SW1/4 TO AVOID GAPS + OVERLAPS.) ALSO EXCEPTING THEREFROM, COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE EAST ALONG THE SOUTH SECTION LINE 330.00 FEET TO THE POINT OF BEGINNING; THENCE EAST 330.00 FEET; THENCE NORTH 660.00 FEET; THENCE WEST 330.00 FEET; THENCE SOUTH 660.00 FEET TO THE POINT OF BEGINNING. (E1/2SW1/4SW1/4SW1/4 TO AVOID GAPS + OVERLAPS.) EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS OF RECORD.

REGISTERED PROFESSIONAL LAND SURVEYOR

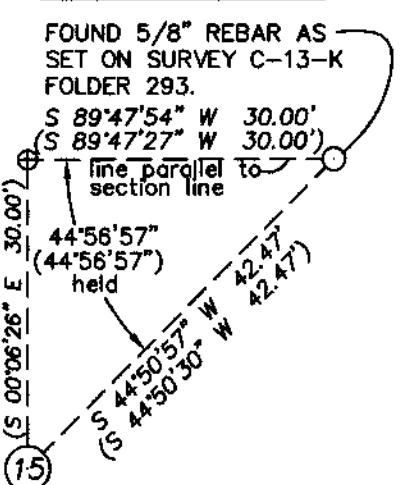
Jason M. Wells
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/24



SCALE: 1"=100 FEET

"BASIS OF BEARINGS" ARE TRUE BASED ON A GEODETIC GPS OBSERVATION TAKEN AT THE WEST 1/4 CORNER OF SECTION 15. ROTATE COUNTER-CLOCKWISE 00°34'40.31", AND SCALE 0.999947648 (C.F.) TO OBTAIN GRID BEARINGS & DISTANCES.

DETAIL: NO SCALE.



APPROVALS

EXAMINED AND APPROVED THIS 12 DAY

OF July, 2022.

Mark Wells
 MORROW COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 5th DAY OF July, 2022.

Prof. Matt Pitt
 MORROW COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 12 DAY

OF July, 2022.

Bobbi Childers
 MORROW COUNTY TAX COLLECTOR/
 MORROW COUNTY ASSESSOR

RECORDING INFORMATION

MORROW COUNTY CLERK:
 MORROW COUNTY, OREGON **2022-51617**
 PLAT-PART 07/12/2022 11:36:55 AM
 Cit=1 SIn=23 TC \$5.00 \$11.00 \$30.00 \$50.00 \$80.00 \$476.00
 00048264202200516170010013
 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

OWNERS DECLARATION

I, BARBARA J. HUG, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY SUBDIVISION ORDINANCES. I FURTHER ACKNOWLEDGE ALL EXISTING EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED IN RECORDED DOCUMENTS.

Barbara J. Hug
 BARBARA J. HUG, OWNER

ACKNOWLEDGMENT

STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 5 DAY OF July, 2022.

BY BARBARA J. HUG, OWNER

Virginia B. Natus *Virginia B. Natus*
 NOTARY PUBLIC FOR THE STATE OF OREGON NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: Aug. 25, 2025

MY COMMISSION NUMBER: 1016112

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

PROJECT: \FHALVORSENPP2018ROT1

PARTITION PLAT FOR:

BARBARA HUG

LOCATED IN THE SW1/4 OF SECTION 15,
 T4N, R25E, W.M., MORROW COUNTY, OREGON.

DATE: 02/22 DR. BY: JMW
 CK. BY: JPW NO: 22-1810

1998