

# PARTITION PLAT 2022-13

LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 25, T5N, R26E, W.W., IN LOT 8, BLOCK 4 WEST OF THE OREGON LAND & WATER COMPANY SUBDIVISION OF SAID SECTION 25

## MONUMENT TABLE

SEE LEGEND ON SHEET 2

- Ⓐ FOUND 5/8" STEEL REBAR PER SURVEY RECORD R6. HELD AS THE NORTHEAST CORNER OF LOT 8, BLOCK 4W.
- Ⓑ FOUND 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP PER SURVEY RECORD R5. HELD AS THE NORTHWEST CORNER OF LOT 8, BLOCK 4W.
- Ⓒ FOUND 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP PER SURVEY RECORD R5. MARKER IS LOCATED ON THE EASTERLY RIGHT-OF-WAY OF SECOND STREET W. NOT HELD FOR DETERMINATION OF THE NORTHERLY RIGHT-OF-WAY OF SW WYOMING AVE.
- Ⓓ FOUND 5/8" STEEL REBAR PER SURVEY RECORD R6 AT THE SOUTHWEST CORNER OF LOT 8, WEEPING WILLOW ESTATES. HELD IN CONJUNCTION WITH MONUMENT "A" TO DETERMINE THE EAST LINE OF LOT 8, BLOCK 4W.
- Ⓔ C-N 1/16 CORNER SECTION 25. FOUND RAILROAD SPIKE PER SURVEY RECORD R2. HELD.
- Ⓕ FOUND 5/8" STEEL REBAR LEANING SOUTHEASTERLY. NOT HELD. DUG FOR POINT OF VERTICAL TRANSITION, NONE FOUND. MEASURED AT TOP OF REBAR.
- Ⓖ NE 1/16 CORNER SECTION 25. CALCULATED POSITION OF RECORD REBAR LOCATION PER SURVEY RECORD R2 BY DISTANCE-DISTANCE INTERSECTION FROM MONUMENT "E" AND THE FOUND 1-5/8" IRON ROD AT THE INTERSECTION OF FIRST STREET W. AND SW WYOMING AVENUE.

## RECORDS OF REFERENCE

- R1: SURVEY FOLDER 760 BY IRVING WORTHINGTON, DATED AUGUST, 1906. SUBDIVISION OF SECTION 25, T5N, R26E, W.M., BY THE OREGON LAND & WATER COMPANY.
- R2: PARTITION PLAT NO. 2000-5 (SURVEY FOLDER 1031) BY GREG FLOWERS, DATED JANUARY, 2000.
- R3: SURVEY FOLDER 661, BY DAVID KRUMBEIN, DATED NOVEMBER 11, 1987.
- R4: SURVEY FOLDER 244, BY EARL MING, DATED JULY 6, 1984.
- R5: SURVEY FOLDER 810, BY G. DENNIS EDWARDS, DATED FEBRUARY 7, 1995.
- R6: PLAT OF WEEPING WILLOW ESTATES (SURVEY FOLDER 845), BY IVAN DRIVER, FILED NOVEMBER 9, 1995 UNDER FILE NUMBER 154392, MORROW COUNTY CLERK RECORDS.
- R7: SURVEY FOLDER 47, BY WALTER CRAMER, DATED JULY 26, 1980.
- D1: BOOK 60, PAGE 55, MORROW COUNTY CLERK RECORDS.
- D2: BOOK 67, PAGE 281, MORROW COUNTY CLERK RECORDS.
- D3: DOCUMENT NUMBER 2004-12433, MORROW COUNTY CLERK RECORDS.

RECEIVED BY  
Morrow County Surveyor

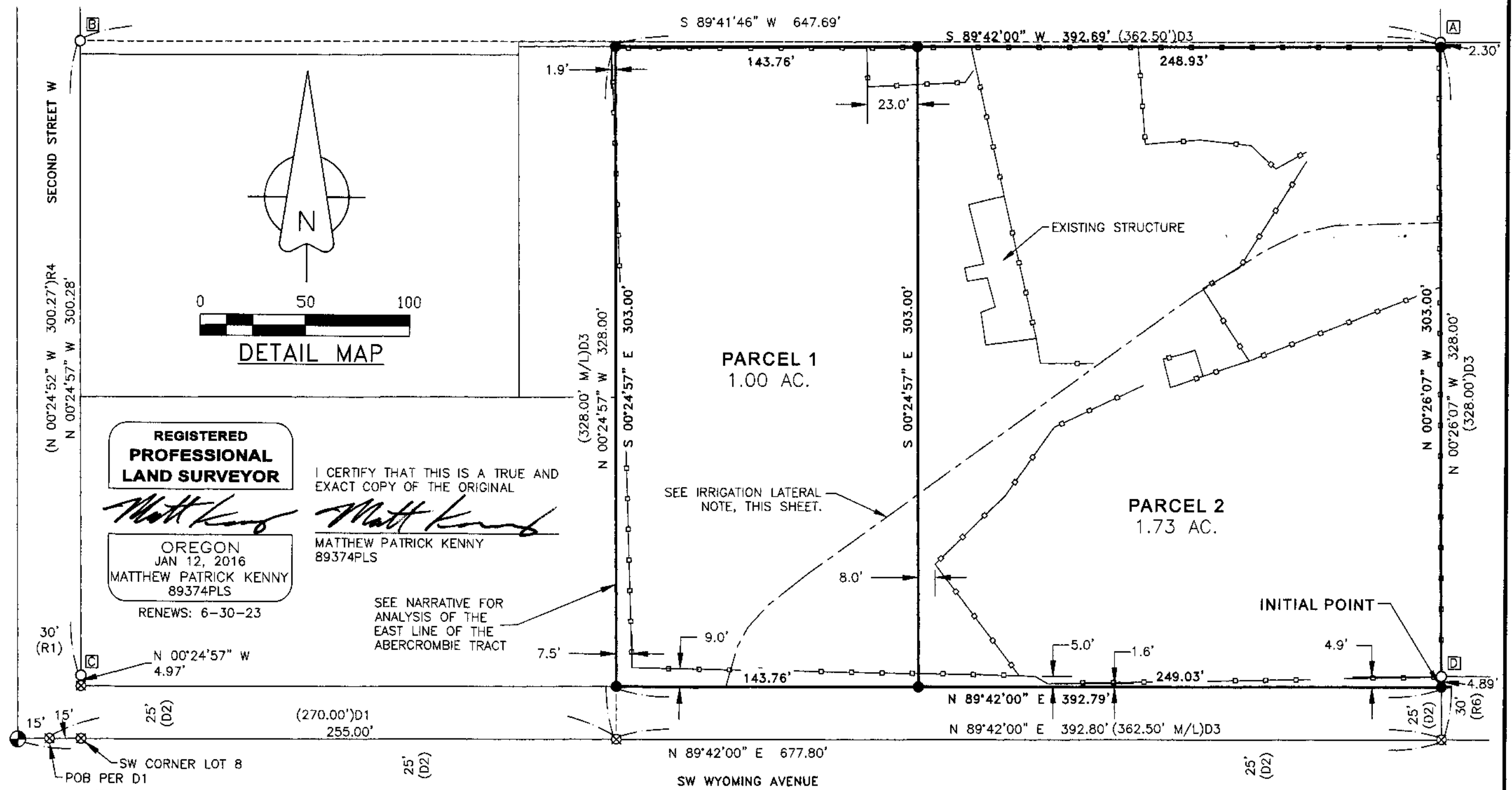
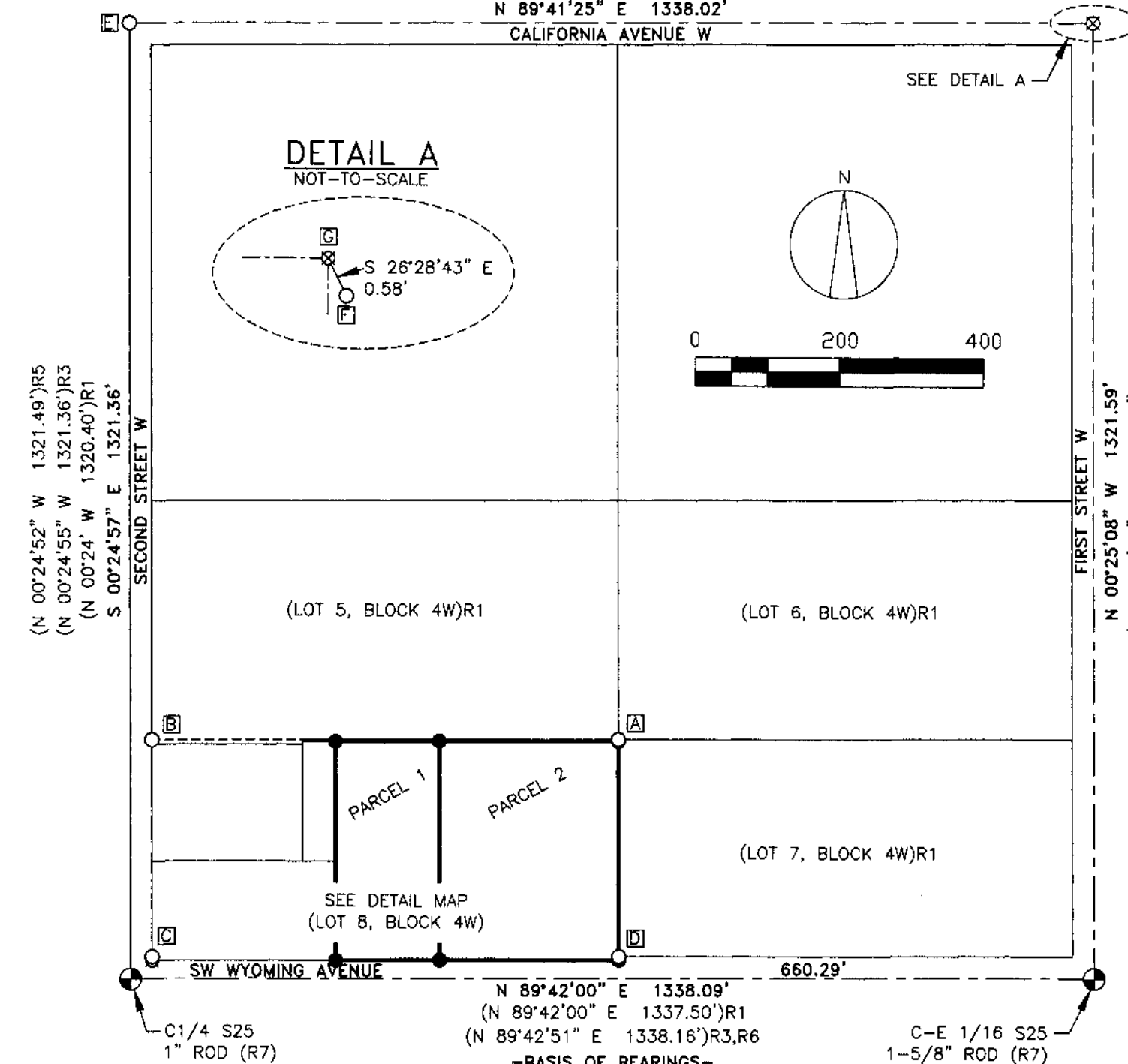
Date: 7-25-2022

Rec'd By: MPK

No.: 2022-1999C

Folder No.: 1999

(N 89°42'17" E 1338.13')R4  
(N 89°42'38" E 1338.27')R3  
(N 89°43' E 1337.40')R1  
(N 89°40'01" E 1338.02')R2  
(N 89°41'25" E 1338.02')



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

*Matthew Patrick Kenny*

*Matthew Patrick Kenny*

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-23

SEE NARRATIVE FOR ANALYSIS OF THE EAST LINE OF THE ABERCROMBIE TRACT

## SURVEY NARRATIVE

THIS PARTITION PLAT IS BEING PREPARED AT THE REQUEST OF ISAAC DUNN. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE LAND AS DESCRIBED UNDER DOCUMENT NUMBER 2004-12433, MORROW COUNTY CLERK RECORDS, INTO TWO LOTS. THE NEW LOTS HAVE BEEN CREATED AT THE DIRECTION OF MY CLIENT.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 WAS DETERMINED BY HOLDING RECORD MONUMENTS AS SHOWN. THE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 25 WAS FOUND LEANING TO THE SOUTHEAST AND WAS NOT HELD. THIS POSITION WAS COMPUTED PER PARTITION PLAT NO. 2000-5 BY DISTANCE-DISTANCE INTERSECTION FROM ACCEPTED CORNERS SOUTH AND WEST AS SHOWN.

I THEN SUBDIVIDED THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 INTO LOTS BY PROPORTIONATE METHODS BY UTILIZING PLAT DIMENSIONS PER THE OREGON LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 25 (SURVEY FOLDER 760). THE RESULTING SUBDIVISION FIT WELL WITH MONUMENTS FOUND AT THE NORTHEAST AND NORTHWEST CORNERS OF LOT 8, BLOCK 4W, NOTED HEREON AS MONUMENTS "A" AND "B". I THEREFORE HELD THE LOCATION OF THESE MONUMENTS AS THE NW AND NE CORNERS OF LOT 8. I ALSO HELD FOUND MONUMENT "D" TO CONTROL THE EAST LINE OF LOT 8 BLOCK 4W. THIS LINE IS ALSO THE WESTERLY BOUNDARY OF LOT 8, WEEPING WILLOW ESTATES (FOLDER 845).

THE SOUTHERLY BOUNDARY OF THIS PLAT IS THE NORTH RIGHT-OF-WAY MARGIN OF SW WYOMING AVENUE. THIS ROAD WAS GRANTED TO MORROW COUNTY AS AN EASEMENT BY LANDOWNERS AT A WIDTH OF 50 FEET, 25 FEET EACH SIDE OF THE CENTERLINE, AND IS FURTHER DESCRIBED UNDER BOOK 67, PAGE 281, MORROW COUNTY CLERK RECORDS. THE EASTERLY BOUNDARY IS DETERMINED BY MEASURE BETWEEN AFOREMENTIONED FOUND AND HELD MONUMENTS "A" AND "D" AS DEED CALLS TO THE EAST LINE OF LOT 8, BLOCK 4W. THE NORTHERLY BOUNDARY WAS DETERMINED AS BEING 328 FEET NORTH OF, AND PARALLEL TO THE SOUTH BOUNDARY OF LOT 8, BLOCK 4W PER DEED CALLS. THE WEST BOUNDARY IS CALLED FOR AS BEGINNING AT THE SOUTHWEST CORNER OF THE ABERCROMBIE TRACT. FURTHER DESCRIPTION OF THE ABERCROMBIE TRACT CAN BE FOUND BELOW. THE EASTERLY BOUNDARY OF SENIOR DEEDS AS DESCRIBED UNDER BOOK 60, PAGE 55 AND M-59019 CONTROL THE WESTERLY BOUNDARY OF THIS PLAT.

### ABERCROMBIE TRACT:

IN 1947, ALL OF LOTS 5 AND 8 OF BLOCK 4W WERE OWNED BY MURTISHAW (1947-00638). MURTISHAW DEEDED OFF THE FIRST PORTION OF LOT 8 TO ABERCROMBIE IN 1955 (BOOK 60, PAGE 55) WHICH CREATED THE DESCRIPTION FOR ALL DEED THEREAFTER REFERRING TO THE ABERCROMBIE TRACT. THE ABERCROMBIE DESCRIPTION BEGINS AS FOLLOWS: "BEGINNING AT THE CENTER OF EXISTING PLATTED ROADWAYS AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 4W". THAT STATEMENT DESCRIBES TWO DIFFERENT BEGINNING LOCATIONS AS THE SOUTHWEST CORNER OF LOT 8 DOES NOT FALL WITHIN EXISTING PLATTED ROADWAYS. I HELD THE CENTER OF EXISTING PLATTED ROADWAYS OVER THE SOUTHWEST CORNER OF LOT 8 TO DETERMINE THE ABERCROMBIE TRACT IN THIS PLAT. OCCUPATIONAL EVIDENCE REPORTED IN SURVEY FOLDER 810 INDICATES A FENCE CORNER EXISTING 9 FEET WEST OF MONUMENT "C" AS SHOWN IN THIS SURVEY. THAT FENCE CORNER COINCIDES FAIRLY WELL WITH THE BEGINNING OF THE ABERCROMBIE DESCRIPTION WHICH WAS DESCRIBED AS BEING 15 FEET EAST OF THE CENTER OF EXISTING PLATTED ROADWAYS WHICH IS CONTROLLED BY FOUND AND HELD MONUMENTS IN THE CENTER OF SECOND STREET WEST. THE NEXT CALL OF 270 FEET EAST ALONG THE SOUTH BOUNDARY OF LOT 8 THEN COINCIDES WELL WITH THE FENCE CORNER MEASURED NEAR THE SOUTHWEST CORNER OF PARCEL 1 OF THIS PLAT. I MEASURE 271.53' ± BETWEEN THE COMPUTED FENCE CORNER PER FOLDER 810 AND THE FENCE CORNER NEAR THE SW CORNER OF PARCEL 1 OF THIS PLAT. IN ADDITION, FOLDER 810 ALSO MEASURED THE FENCE CORNER NEAR THE NORTHWEST CORNER OF LOT 8. THIS MEASURED LOCATION EXTENDED EASTERLY TO THE EXISTING FENCE ALONG THE EAST LINE OF THE ABERCROMBIE TRACT MEASURES 265 FEET ±, FURTHER INDICATING THAT THE ABERCROMBIE TRACT MAY HAVE BEEN MEASURED FROM THE EXISTING FENCE LINES AS DETAILED IN FOLDER 810. FOR THESE REASONS, I HAVE HELD THE CENTER OF EXISTING PLATTED ROADWAYS AS MEANING THE CENTER OF SECOND STREET WEST PER THE OREGON LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 25 OVER THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 4W. USING THE SW CORNER OF LOT 8 AS THE BEGINNING POINT OVER THE CENTER OF PLATTED ROADWAYS WOULD PUSH THE BOUNDARY LINE EASTERLY TO BE 22.5' EAST ON THE SOUTH AND 32 FEET EAST ON THE NORTH FROM THE EXISTING FENCE LINE CURRENTLY OCCUPIED BY THE EASTERLY LINE OF THE ABERCROMBIE TRACT. IN ADDITION, A 15-FOOT GAP WOULD BE CREATED ALONG THE WESTERLY SIDE OF THE ABERCROMBIE TRACT WITH TITLE STILL BELONGING TO MURTISHAW PER THE AFOREMENTIONED 1947 DEED (1947-00638).

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NE1/4 OF SECTION 25 PER SURVEY FOLDER 760 AS DETERMINED BY MEASURE BETWEEN FOUND IRON RODS AS SHOWN. DISTANCES ARE GROUND, INTERNATIONAL FEET.

### IRRIGATION LATERAL NOTE

APPROXIMATE LOCATION OF RAILROAD LATERAL PER R1. DITCH IS NO LONGER IN USE. WEST EXTENSION IRRIGATION IS IN THE PROCESS OF ABANDONING THIS FEDERAL EASEMENT.

|                                    |   |
|------------------------------------|---|
| <p><b>KENNY LAND SURVEYING</b></p> | P.O. BOX 447, HEPPNER, OR 97836<br>541-379-0242<br>www.kennylandsurveying.com                               |
|                                    | PARTITION PLAT LOCATED IN THE NE1/4 OF SECTION 25,<br>TOWNSHIP 5 NORTH, RANGE 26E, W.M., MORROW COUNTY, OR. |
| CLIENT:                            | <b>ISAAC DUNN</b>   |
| PROJECT: 21-36                     | DR: MPK CH: MPK DATE: 4-12-2022 SHEET 1 OF 2  |

1999

1999

# PARTITION PLAT 2022-13

LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 25, T5N, R26E, W.W.,  
IN LOT 8, BLOCK 4 WEST OF THE OREGON LAND & WATER COMPANY  
SUBDIVISION OF SAID SECTION 25

### APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS  
8<sup>th</sup> DAY OF JULY, 2022.

John R. Cottenon  
GILLIAM COUNTY SURVEYOR  
O.R.S. 92.100(4)

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS  
18<sup>th</sup> DAY OF July, 2022.

Tracy Mahbuth  
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS  
22 DAY OF July, 2022.

Michael O'Leary  
MORROW COUNTY ASSESSOR /  
MORROW COUNTY TAX COLLECTOR

**RECEIVED BY**  
Morrow County Surveyor

Date: 7-25-2022  
Rec'd By: MPK  
No.: 2022-1999C  
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### OWNER'S DECLARATION

WE, ELIZABETH A. DUNN-CRISPIN AND SERGIO CRISPIN, AS TENANTS BY THE ENTIRETY, OWNERS OF THE LAND BEING DIVIDED BY THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF MORROW COUNTY, OREGON.

Elizabeth A. Dunn-Crispin 7-20-22  
ELIZABETH A. DUNN-CRISPIN DATE

Sergio Crispin 7-20-22  
SERGIO CRISPIN DATE

STATE OF OREGON  
COUNTY OF MORROW

ON THE 20<sup>th</sup> DAY OF July, 2022, THE ABOVE NAMED ELIZABETH A. DUNN-CRISPIN APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Steph Case  
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 1024422

MY COMMISSION EXPIRES: May 24, 2026

STATE OF OREGON  
COUNTY OF MORROW

ON THE 20<sup>th</sup> DAY OF July, 2022, THE ABOVE NAMED SERGIO CRISPIN APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Steph Case  
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 1024422

MY COMMISSION EXPIRES: May 24, 2026

### SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF MORROW COUNTY, OR. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE SET 1-1/4" PINK PLASTIC CAP AT THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN ON SHEET ONE OF THIS PLAT. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew P. Kenny 6-15-22  
MATTHEW P. KENNY, PLS DATE  
CERTIFICATE NO. 89374

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, AS DESCRIBED UNDER WARRANTY DEED RECORDED OCTOBER 27, 2004, UNDER DOCUMENT NUMBER 2004-12433, MORROW COUNTY CLERK RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 4 WEST, IN SECTION 25, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 8 A DISTANCE OF 285.00 FEET, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND OWNED BY LEONARD D. ABERCROMBIE, ETUX, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 8, A DISTANCE OF 362.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID LOT 8 A DISTANCE OF 328.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID LOT 8 A DISTANCE OF 362.50 FEET; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT 8, A DISTANCE OF 328.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHT OF WAYS.

SUBJECT TO LEVIES, ASSESSMENTS AND EASEMENTS, IF ANY, OF THE WEST EXTENSION IRRIGATION DISTRICT.

SUBJECT TO RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED FROM THE NORTHER PACIFIC RAILROAD COMPANY, AS GRANTOR, TO OREGON LAND AND WATER COMPANY, AS GRANTEE, RECORDED ON APRIL 12, 1906, IN BOOK S, PAGE 342, MORROW COUNTY DEED RECORDS.

CONTAINING 2.73 ACRES, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Matthew P. Kenny

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-23

### LEGEND

- FOUND AND HELD MONUMENT AS NOTED FOR BASIS OF BEARINGS.
- FOUND MONUMENT AS NOTED, SEE MONUMENT TABLE.
- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊗ CALCULATED POSITION, NOTHING SET.
- ( ) RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION.
- — — — — EXISTING FENCE LINE LOCATION

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

Matthew P. Kenny  
MATTHEW PATRICK KENNY  
89374PLS

### OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON **2022-51676**  
PLAT-PART  
Cnt=1 Sht=23 Tc **07/22/2022 01:50:25 PM**  
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00 **\$481.00**



00049359202200516760020022  
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



**KK**  
KENNY LAND SURVEYING

P.O. BOX 447, HEPNER, OR 97836  
541-379-0242  
www.kennylandsurveying.com

PARTITION PLAT LOCATED IN THE NE1/4 OF SECTION 25,  
TOWNSHIP 5 NORTH, RANGE 26E, W.M., MORROW COUNTY, OR.

CLIENT: **ISAAC DUNN**

PROJECT: 21-36    DR: MPK    CH: MPK    DATE: 4-12-2022    SHEET 2 OF 2

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