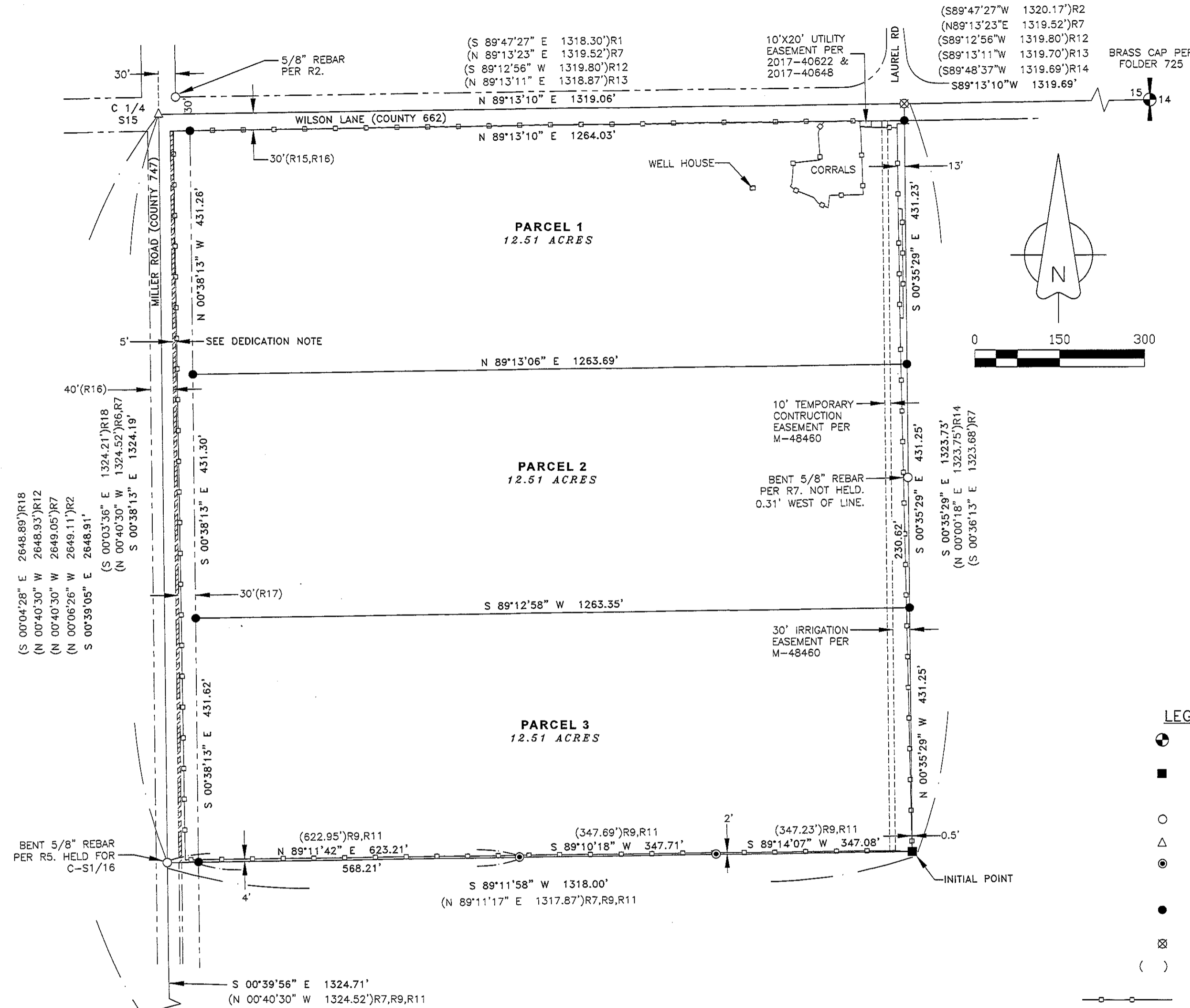


PARTITION PLAT 2023- 2

NW1/4, SE1/4, SECTION 15, T4N, R25E,  
MORROW COUNTY, OR

2033



**SURVEY NARRATIVE**

THIS PARTITION PLAT HAS BEEN PREPARED AT THE REQUEST OF JODY L. MARSTON. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE EXISTING TRACT AS DESCRIBED IN MORROW COUNTY DOCUMENT NUMBER 2021-47939 INTO 3 PARCELS AS SHOWN. THE PARCEL CONFIGURATION WAS DETERMINED AT REQUEST OF THE LAND OWNER.

THE PROPERTY BEING DIVIDED IS DESCRIBED AS THE NW 1/4 OF THE SE 1/4 OF SECTION 15. THE NORTH BOUNDARY WAS DETERMINED BY HOLDING THE BRASS CAP EAST 1/4 CORNER OF SECTION 15 AND THE CENTER 1/4 CORNER OF SECTION 15 AS ESTABLISHED IN SURVEY FOLDER 1998 (R18). THE EAST BOUNDARY WAS DETERMINED BY HOLDING THE BRASS CAP MONUMENTING THE SE 1/16 CORNER OF SECTION 15 PER SURVEY FOLDER 315 AND THE BRASS CAP MONUMENTING THE EAST 1/4 CORNER OF SECTION 15, AND APPLYING RECORD DISTANCE OF 1319.69' WEST FROM THE EAST 1/4 CORNER PER FOLDER 1777 (R14). A BENT 5/8" REBAR PER FOLDER 315(R7) WAS FOUND AT NEAR RECORD DISTANCE NORTHERLY FROM THE SE 1/16 CORNER. I MEASURED THIS REBAR AT THE SPIN POINT; IT WAS FOUND TO BE 0.31' WEST OF THE LINE EAST LINE OF THE NW 1/4 OF THE SE 1/4 AS SHOWN. THE SOUTH BOUNDARY IS CONTROLLED BY THE AFOREMENTIONED BRASS CAP MARKING THE SE 1/16 CORNER OF SECTION 15, MONUMENTS ESTABLISHED ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15 PER SURVEY FOLDERS 209 AND 901, AND THE C-S 1/16 CORNER AS ESTABLISHED BY SURVEY FOLDER 348. THE WEST BOUNDARY IS CONTROLLED BY THE AFOREMENTIONED MONUMENTS MARKING THE CENTER 1/4 AND C-S 1/16 CORNERS OF SECTION 15.

MILLER ROAD ORIGINATES FROM TWO ROAD ESTABLISHMENT DOCUMENTS; ROAD RESOLUTION NO. 8 (R16), AND ROAD APPLICATION NO. 374 (R17). R16 DESCRIBES A 40-FOOT WIDE RIGHT OF WAY CENTERED ON THE NORTH-SOUTH CENTER OF SECTION 15. R17 DESCRIBES A 30-FOOT WIDE RIGHT OF WAY CENTERED ON A LINE 40 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTER OF SECTION 15. THIS CREATES A 5-FOOT GAP IN RECORD RIGHT OF WAY AS SHOWN WITH HATCHING HEREON. THIS GAP IS BEING DEDICATED FOR PUBLIC RIGHT OF WAY ON THIS PLAT TO CREATE A CONTIGUOUS RIGHT OF WAY FOR MILLER ROAD.

THIS PARTITION WAS ORIGINALLY STARTED IN EARLY 2021. THE PROJECT WAS THEN TABLED FOR SOME TIME BEFORE BEING REVISITED IN LATE 2022. DURING THAT TIME THE WEST EXTENSION IRRIGATION DISTRICT RECORDED A WATER DELIVERY AGREEMENT (2021-50389) IN DECEMBER OF 2021. THIS AGREEMENT USED A COPY OF MY PRELIMINARY MAP FROM 2021 NOTED AS EXHIBIT B ON THAT DOCUMENT. SINCE THAT TIME ADDITIONAL SURVEY MARKERS HAVE BEEN FOUND OR SET BY SURVEY FOLDER 1998 (R18), AND SUBSEQUENTLY HELD BY THIS SURVEY. THIS PARTITION HAS BEEN UPDATED TO REFLECT THOSE CHANGES. EXHIBIT B OF 2021-50389 SERVES THE PURPOSE OF THAT DOCUMENT BUT DOES NOT REPRESENT THE TRUE BOUNDARIES AS REFLECTED HEREON.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARING IS NAD 83 (2011) STATE PLANE, OREGON NORTH ZONE, AS ESTABLISHED FROM GNSS OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES, UNITS ARE INTERNATIONAL FEET.

**LEGEND**

- FOUND AND HELD BRASS CAP QUARTER SECTION CORNER AS NOTED.
- FOUND AND HELD 2-1/2" BRASS CAP AT THE SE 1/16 CORNER OF SECTION 15. SEE FOLDER 315 (R7).
- FOUND 5/8" REBAR AS NOTED.
- △ FOUND AND HELD MAGSPIKE AND WASHER PER R18.
- FOUND 1" O.D. IRON PIPE. MEASUREMENT INDICATES THE PIPE ORIGINATE FROM FOLDER 209 (R9) BUT IS CALLED FOR AS 5/8" IRON PIN IN THAT SURVEY.
- 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
- - - EASEMENT AS NOTED
- - - ROAD RIGHT OF WAY AS NOTED
- ▨ 5-FOOT DEDICATION STRIP AS NOTED

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Morrow County Surveyor  
Date: 4-28-2023  
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No.: 2023-2033C  
Folder No.: 2033

**OFFICE OF COUNTY RECORDS**

MORROW COUNTY, OREGON **2023-52856**  
PLAT-PART **04/19/2023 02:29:11 PM**  
Cnt=1 Stn=23 TC  
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00 **\$481.00**  
0005048120230052856002025

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

**RECORDS CONSULTED**

- |   |  |
|---|--|
| R1: FOLDER 99 BY HARRY TAMBLYN, DATED 8-1-1930.       | R10: FOLDER 502 BY DAVID KRUMBEIN, DATED 7-20-1984.                      |
| R2: FOLDER 293 BY DUANE GRIFFITH, DATED JANUARY 1977. | R11: FOLDER 901 (PARTITION 1997-5) BY DAVID KRUMBEIN, FILED 5-29-1997.   |
| R3: FOLDER 349 BY JAMES BUISMAN, DATED 3-2-1978.      | R12: FOLDER 1429 (PARTITION 2005-2) BY KENNETH GRIFFIN, FILED 5-31-2005. |
| R4: FOLDER 332 BY DAVID KRUMBEIN, DATED 4-4-1978.     | R13: FOLDER 1753 BY KENNETH DELANO JR., DATED 1-18-2016.                 |
| R5: FOLDER 348 BY DAVID KRUMBEIN, DATED 4-6-1978.     | R14: FOLDER 1777 BY STEPHEN HADDOCK, DATED 8-20-2016.                    |
| R6: FOLDER 350 BY DAVID KRUMBEIN, DATED 4-6-1978.     | R15: DEED M-31289, CLERK RECORDS, FILED 7-13-1988.                       |
| R7: FOLDER 315 BY DAVID KRUMBEIN, DATED 6-26-1978.    | R16: ROAD RESOLUTION NO. 8, DATED JANUARY, 1918.                         |
| R8: FOLDER 183 BY TERRY HAMBY, DATED 6-29-1979.       | R17: ROAD APPLICATION NO. 374, ORDERED OPEN 1-7-1920.                    |
| R9: FOLDER 209 BY DAVID KRUMBEIN, DATED 8-18-1981.    | R18: FOLDER 1998 (PARTITION 2022-12) BY JASON WELLS, FILED 7-12-2022.    |

**DEDICATION NOTE**

THIS 5-FOOT STRIP LIES BETWEEN THE EASTERLY RIGHT-OF-WAY MARGIN OF ROAD RESOLUTION #8 (R16) AND THE WESTERLY RIGHT-OF-WAY MARGIN OF ROAD APPLICATION #374 (R17). THIS STRIP IS TO BE DEDICATED FOR PUBLIC ROAD USE ON THIS PLAT, CREATING A CONTIGUOUS PUBLIC WAY FOR THIS PORTION OF MILLER ROAD.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL  
*Matthew Patrick Kenny*  
MATTHEW PATRICK KENNY  
89374PLS

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Matthew Patrick Kenny*  
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-23

**KENNY LAND SURVEYING**

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

PARTITION PLAT LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M, MORROW COUNTY, OR.			
CLIENT:	JODY L. MARSTON		
PROJECT: 21-18	DR: MPK	CH: MPK	DATE: MARCH 1, 2023
			SHEET 1 OF 2

2033

PARTITION PLAT 2023- 2

NW1/4, SE1/4, SECTION 15, T4N, R25E,  
MORROW COUNTY, OR

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION REPLAT ON THIS

22<sup>nd</sup> DAY OF MARCH, 2023.

Godd R. Catteron  
GILLIAM COUNTY SURVEYOR  
O.R.S. 92.100(4)

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION REPLAT ON THIS

4<sup>th</sup> DAY OF April, 2023.

Troy Mahbrett  
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION REPLAT ON THIS

19 DAY OF April, 2023.

Michael J. ...  
MORROW COUNTY ASSESSOR /  
MORROW COUNTY TAX COLLECTOR

OWNER'S DECLARATION

I, JODY L. MARSTON, TRUSTEE OF THE JODY L. MARSTON FAMILY TRUST DATED JANUARY 6, 2021, OWNER 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, AND DO HEREBY DEDICATE TO THE PUBLIC FOR ROAD AND UTILITY PURPOSES, THE 5-FOOT STRIP ABUTTING MILLER ROAD AS SHOWN ON SHEET 1 OF THIS PLAT.

Jody L. Marston  
JODY L. MARSTON

03-06-2023  
DATE

STATE OF OREGON  
COUNTY OF MORROW

ON THE 6<sup>th</sup> DAY OF March, 2023, THE ABOVE NAMED INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Brenda Ortiz  
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Brenda Ortiz

COMMISSION NUMBER: 990204

MY COMMISSION EXPIRES: 08/22/2023

MORROW COUNTY PUBLIC DEDICATION ACCEPTANCE

WE, THE BOARD OF COMMISSIONERS FOR MORROW COUNTY, OREGON, ACKNOWLEDGE THE PUBLIC DEDICATION AS PROVIDED IN THE OWNER'S DECLARATION AND DO HEREBY ACCEPT THE DEDICATION AS SHOWN.

DATED THIS 19<sup>th</sup> DAY OF April, 2023.

John Winkler  
MORROW COUNTY COMMISSIONER

[Signature]  
MORROW COUNTY COMMISSIONER

[Signature]  
MORROW COUNTY COMMISSIONER

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 2-1/2" BRASS CAP FOUND AT THE SOUTHEAST 1/16 CORNER OF SECTION 15. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew P. Kenny  
MATTHEW P. KENNY, PLS  
CERTIFICATE NO. 89374

MARCH 1, 2023  
DATE

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

EXCEPTING THEREFROM ALL ROADS AND ROAD RIGHT OF WAYS.

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED FROM FREIDA SMITH TO MORROW COUNTY, FILED JULY 13, 1988 UNDER NUMBER 31289 OF MICROFILM RECORDS, MORROW COUNTY, OR.

SUBJECT TO A 40-FOOT PUBLIC ROAD RIGHT-OF-WAY AS ESTABLISHED PER MORROW COUNTY ROAD RESOLUTION NO. 8, DATED JANUARY, 1918. (MAPPED)

SUBJECT TO A 30-FOOT PUBLIC ROAD RIGHT-OF-WAY AS ESTABLISHED PER MORROW COUNTY ROAD APPLICATION NO. 374, ORDERED OPEN JANUARY 7, 1920. (MAPPED)

SUBJECT TO EASEMENT FOR RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF WEST EXTENSION IRRIGATION DISTRICT, RECORDED JULY 3, 1996, AS MICROFILM NO. M-48460, MORROW COUNTY MICROFILM RECORDS. (MAPPED)

SUBJECT TO EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF QWEST CORPORATION D/B/A CENTURY LINK QC, RECORDED JULY 5, 2017, AS MICROFILM NO. 2017-40622, AND RE-RECORDED JULY 12, 2017, AS MICROFILM NO. 2017-40648, MORROW COUNTY MICROFILM RECORDS. (MAPPED)

SUBJECT TO IRRIGATION WATER DELIVERY AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN WEST EXTENSION IRRIGATION DISTRICT, AS GRANTOR, AND JODY MARSTON, AS GRANTEE, RECORDED DECEMBER 16, 2021, AS MICROFILM NO. 2021-50389, MORROW COUNTY MICROFILM RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Matthew P. Kenny  
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-23

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

Matthew P. Kenny  
MATTHEW PATRICK KENNY  
89374PLS

OFFICE OF COUNTY RECORDS

2022-52856

**KL**  
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PARTITION PLAT LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M, MORROW COUNTY, OR.

CLIENT: JODY L. MARSTON

PROJECT: 21-18 DR: MPK CH: MPK DATE: MARCH 1, 2023 SHEET 2 OF 2

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