

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

Matthew Patrick Kenny
 MATTHEW PATRICK KENNY
 89374PLS

RECEIVED BY
 Morrow County Surveyor

Date: 5-8-2023
 Rec'd By: MPK
 No.: 2023-2036 C
 Folder No.: 2036

PARTITION PLAT 2023-4

REPLAT OF PARCEL 3, PARTITION PLAT 1994-7 AND THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2011-28865. LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 23, T5N, R26E, W.M., MORROW COUNTY, OREGON R-N-080-23

2036

SURVEY NARRATIVE

THIS PARTITION REPLAT HAS BEEN PREPARED AT THE REQUEST OF DIXIE EARLE. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN PARCEL 3 OF PARTITION PLAT 1994-7 (TURNER) AND THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2011-28865 (EARLE), MORROW COUNTY CLERK RECORDS. THE NEW BOUNDARY LINE HAS BEEN COMPUTED SO THAT THE RESULTING EARLE TRACT BE 2.00 ACRES (PARCEL 2 AS SHOWN). THE REMAINDER OF THE EARLE TRACT IS BEING CONVEYED TO TURNER AND COMBINED WITH SAID PARCEL 3 OF PARTITION PLAT 1994-7 (PARCEL 1 AS SHOWN).

MONUMENTS FOUND AT THE NW, SW, AND SE CORNERS OF BLOCK 38 WEST ARE PERPETUATIONS OF THE ORIGINAL CONCRETE MONUMENTS PER R3, AND WERE HELD AS SHOWN. THE CONCRETE MONUMENT AT THE NE CORNER OF BLOCK 38 WAS COMPUTED PER TIES PROVIDED IN R4 AND R7. A DISTURBED 5/8" REBAR WAS FOUND SOUTH 88°38'51" WEST, 2.63 FEET FROM THIS COMPUTED LOCATION.

I HOLD MONUMENTS FOUND PER R1, R5, AND R6 TO CONTROL THE NORTH LINES OF LOTS 4-7 OF BLOCK 38 WEST. REMAINING LOT LINES (LOTS 4-7) WERE COMPUTED USING PROPORTIONATE METHODS PER PLAT DATA PROVIDED ON R3.

SURVEY FOLDER 1788 (R2) WAS COMPLETED IN 1978 BUT NOT FILED IN PUBLIC RECORD UNTIL 2017. THE RESOLUTION PER THIS SURVEY WAS NOT BASED UPON THE ORIGINAL CONCRETE MONUMENTS WHICH CONTROL THE LOT AND BLOCK LINES OF THE OREGON LAND AND WATER COMPANIES SUBDIVISION OF SECTION 23. PORTIONS LOT 5 AND 6 OF BLOCK 38 WEST WERE ORIGINALLY CONVEYED BY DESCRIPTIONS BASED UPON THIS SURVEY. DESCRIPTIONS CALL TO FOLLOW EXISTING LOT/BLOCK LINES OF BLOCK 38 WEST, AND EXISTING IRRIGATION CANALS. I HELD MONUMENTATION FOUND PER R2 TO COMPUTE THE LOCATION OF THE IRRIGATION DITCH AS CALLED FOR IN DEED DESCRIPTIONS (THE SOUTH LINE OF THE EARLE TRACT). REMAINING BOUNDARY LINES FOR THE EARLE TRACT WERE COMPUTED BASED UPON THE AFOREMENTIONED BREAKDOWN OF BLOCK 38 WEST BY HOLDING THE CONCRETE MONUMENTATION, OR PERPETUATION THEREOF.

ALL CORNERS MARKING THE BOUNDARY OF PARCEL 3 OF PARTITION PLAT 1994-7 WERE FOUND AND HELD.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARING IS THE EAST LINE OF PARCEL 3 OF PARTITION PLAT NO. 1994-7. DISTANCES ARE GROUND, INTERNATIONAL FEET.

LEGEND

- FOUND CONTROLLING MONUMENT MARKING CORNERS OF BLOCK 38 WEST OF THE OREGON LAND & WATER COMPANIES SUBDIVISION OF SECTION 23, AS NOTED.
- 1 HELD FOUND 5/8" REBAR PER PARTITION PLAT 1994-7 (R1) AND SURVEY FOLDER 224 (R5).
- 2 FOUND 1/2" REBAR PER MORROW COUNTY SURVEY FOLDER 1788.
- FOUND SURVEY MONUMENT AS NOTED.
- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊠ COMPUTED LOCATION.

RECORDS OF REFERENCE

- R1: PARTITION PLAT 1994-7 (SURVEY FOLDER 797).
- R2: SURVEY FOLDER 1788.
- R3: SURVEY FOLDER 758.
- R4: SURVEY FOLDER 612.
- R5: SURVEY FOLDER 224.
- R6: PARTITION PLAT 1999-1 (SURVEY FOLDER 977).
- R7: PLAT OF "RIVERFRONT" (SURVEY FOLDER 1309).
- R8: SURVEY FOLDER 255.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Matthew Patrick Kenny

OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS

RENEWS: 6-30-23

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON **2023-52912**
 PLAT-PART 05/05/2023 09:54:13 AM
 Cnt=1 SIn=23 KB \$10.00 \$11.00 \$30.00 \$80.00 \$80.00 **\$481.00**



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



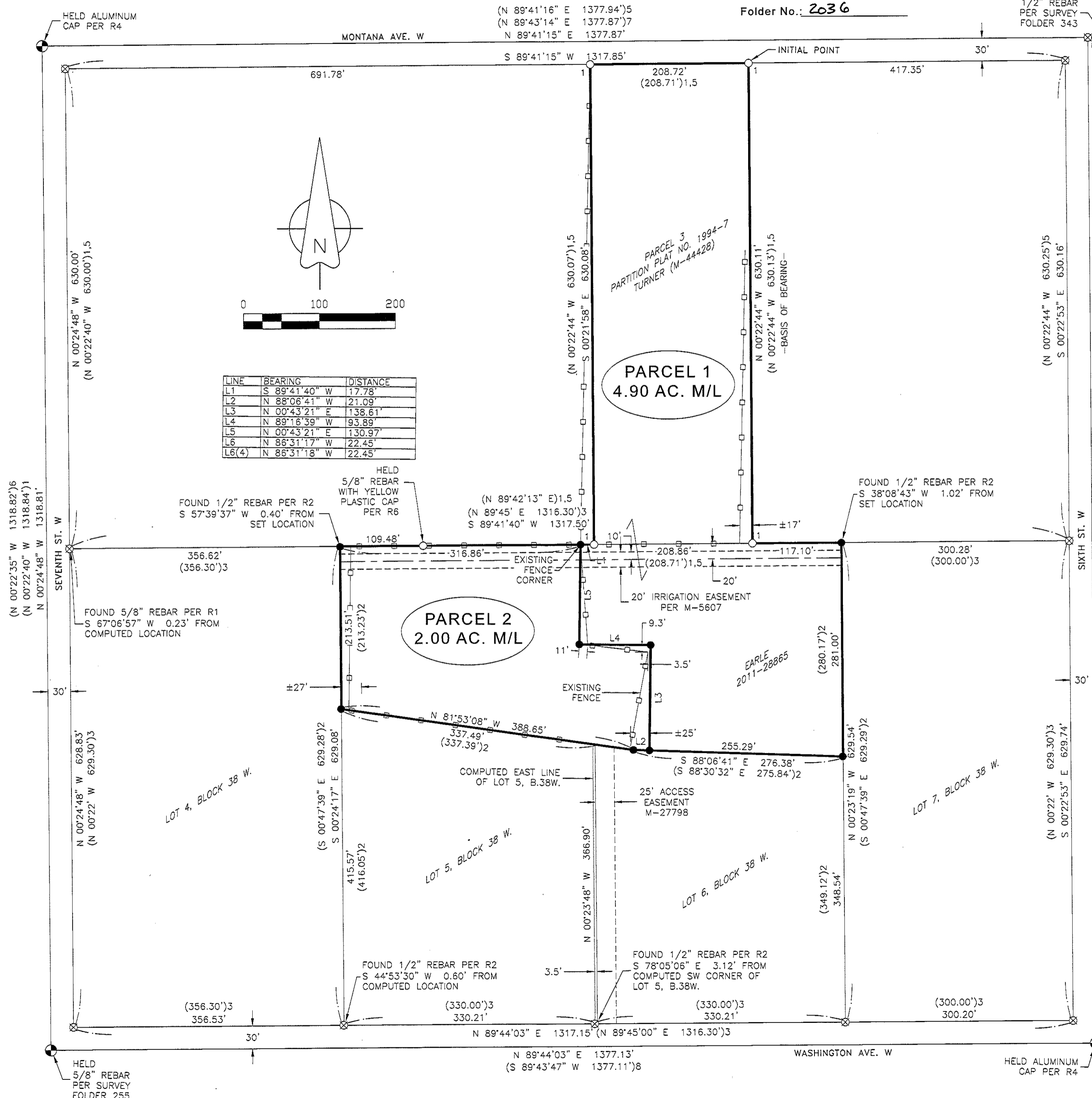
KENNY LAND SURVEYING

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

LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OR

CLIENT:	EARLE / TURNER								
PROJECT:	22-45	DR:	MPK	CH:	MPK	DATE:	MARCH 28, 2023	SHEET	1 OF 2

2036



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MATTHEW PATRICK KENNY
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REPLAT OF PARCEL 3, PARTITION PLAT 1994-7 AND THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2011-28865. LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 23, T5N, R26E, W.M., MORROW COUNTY, OREGON
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APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS
25th DAY OF APRIL, 2023.

Jedd R. Gattenon
GILLIAM COUNTY SURVEYOR
O.R.S. 92.100(4)

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS
4th DAY OF May, 2023.

Tyler Mahaffey
MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS
5 DAY OF May, 2023.

Richard O. Spence
MORROW COUNTY ASSESSOR /
MORROW COUNTY TAX COLLECTOR

OWNER'S DECLARATION

WE, BARRY S. TURNER AND CINDY L. TURNER, OWNERS OF THE LAND BEING REPLATTED AND 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 MORROW COUNTY SUBDIVISION ORDINANCE.

Barry S. Turner 4-12-2023
BARRY S. TURNER DATE

Cindy L. Turner 4-12-2023
CINDY L. TURNER DATE

STATE OF Oregon
COUNTY OF Morrow

ON THE 12th DAY OF April, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Stephanie Case
NOTARY PUBLIC FOR THE STATE OF
PRINTED NAME: Stephanie Case
COMMISSION NUMBER: 1024422
MY COMMISSION EXPIRES: 5/24/2026

OWNER'S DECLARATION

I, DIXIE EARLE, FORMERLY KNOWN AS DIXIE LEE MORFORD, OWNER OF THE LAND BEING REPLATTED AND DIVIDED BY THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THAT I 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 MORROW COUNTY SUBDIVISION ORDINANCE.

Dixie Earle 5-31-2023
DIXIE EARLE DATE

STATE OF Oregon
COUNTY OF Morrow

ON THE 31st DAY OF March, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Guadalupe Deyanira Santana
NOTARY PUBLIC FOR THE STATE OF
PRINTED NAME: Guadalupe Deyanira Santana
COMMISSION NUMBER: 1029977
MY COMMISSION EXPIRES: 10-27-2026

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 MORROW COUNTY SUBDIVISION ORDINANCE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF PARCEL 1 OF THIS PLAT, AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew Kenny 3/28/2023
MATTHEW P. KENNY, PLS DATE
CERTIFICATE NO. 89374

LEGAL DESCRIPTION

PARCEL 3 OF PARTITION PLAT 1994-7, MORROW COUNTY CLERK RECORDS.

TOGETHER WITH THAT PORTION OF LOTS 5 AND 6 IN BLOCK 38 WEST, SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°20'52" EAST ALONG THE NORTH LINE OF LOTS 5 AND 6 TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 0°47'39" EAST ALONG THE EXACT LINE OF SAID LOT 6 A DISTANCE OF 280.17 FEET TO A POINT ON THE CENTERLINE OF A CONCRETE IRRIGATION DITCH; THENCE NORTH 88°30'32" WEST ALONG SAID DITCH CENTERLINE A DISTANCE OF 275.84 FEET TO A POINT; THENCE NORTH 82°16'59" WEST A DISTANCE OF 389.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE NORTH 0°47'39" WEST ALONG SAID WEST LINE A DISTANCE OF 213.23 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, AS RESERVED BY GORDON D. NELSON AND DIANE W. NELSON, IN WARRANTY DEED RECORDED DECEMBER 5, 1986, AS MICROFILM NO. M-27798, MORROW COUNTY MICROFILM RECORDS.

SUBJECT TO:
EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF WEST EXTENSION IRRIGATION DISTRICT, RECORDED JANUARY 15, 1968, AS MICROFILM NO. M-349, MORROW COUNTY MICROFILM RECORDS. (NOT MAPPABLE).

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF WEST EXTENSION IRRIGATION DISTRICT, RECORDED APRIL 30, 1973, AS MICROFILM NO. M-5607, MORROW COUNTY MICROFILM RECORDS. (MAPPED)

EASEMENT FOR IRRIGATION WATER PIPE, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN CONTRACT RECORDED OCTOBER 7, 1986, AS MICROFILM NO. M-27509, MORROW COUNTY MICROFILM RECORDS.

APPURTENANT EASEMENT FOR INGRESS AND EGRESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED BY AND BETWEEN GORDON D. NELSON AND DIANE W. NELSON, AS GRANTORS, AND MICHAEL O. GUNDERSON, AS GRANTEE, RECORDED DECEMBER 5, 1986, AS MICROFILM NO. M-27798, MORROW COUNTY MICROFILM RECORDS. (MAPPED)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Matthew Kenny
KENNY LAND SURVEYING

OFFICE OF COUNTY RECORDS

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