

A PARTITION OF LANDS LOCATED IN THE S1/2 OF SECTION 28, AND THE NE1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 27 EAST, W.M., MORROW COUNTY, OREGON.
MARCH, 2024.

SHEET 1 OF 2.

RECEIVED BY
Morrow County Surveyor.

Date: 9-9-2024
Rec'd By: MPK
No.: 2024-2076C
Folder No.: 2076

CURVE TABLE

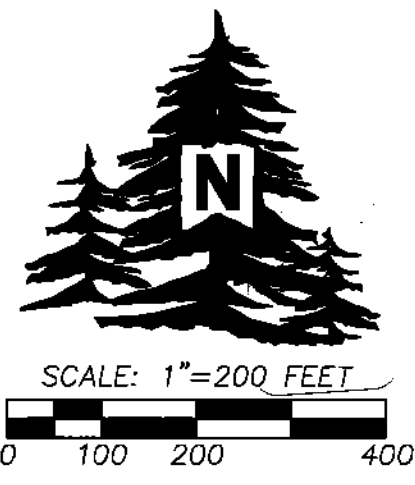
NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	1°19'16"	868.51'	20.02'	20.02'	N 81°42'25" E
C2	400' OUTSIDE OFFSET SPIRAL			40.00'	N 66°29'54" E
C3	240' INSIDE OFFSET SPIRAL			173.91'	N 84°29'55" W
C4	2°35'54"	1210.92'	54.92'	54.91'	S 75°50'35" W
C5	400' OUTSIDE OFFSET SPIRAL			215.32'	N 89°27'52" E
C6	7°25'15"	868.51'	112.49'	112.41'	N 79°43'32" E
C7	400' OUTSIDE OFFSET SPIRAL			411.40'	N 66°44'17" E

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 07°19'20" E	114.3' +/- TO HWY. R-O-W
L2	S 15°40'25" E	67.4' +/- TO HWY. R-O-W
L3	N 87°14'52" E	76.05'
L4	N 74°47'49" E	63.39'
L5	N 88°22'42" E	196.95'
L6	S 36°21'53" E	104.99'
L7	S 24°46'12" E	170.22'
L8	N 80°14'02" E	82.33'
L9	S 80°14'02" W	106.50'
L10	S 11°05'07" E	13.4' +/- TO HWY. R-O-W
L11	S 11°05'07" E	13.9' +/- TO HWY. R-O-W
L12	N 82°46'31" W	123.79'
L13	N 73°22'56" W	102.80'
L14	S 06°45'41" W	60.00'
L15	S 78°21'46" W	101.87'
L16	S 62°07'27" W	38.24'
L17	S 27°59'28" E	49.94'
L18	S 27°59'28" E	59.94'
L19	S 62°28'46" W	50.29'
L20	N 27°59'33" W	65.00'
L21	N 27°59'33" W	50.01'
L22	N 15°34'00" W	129.98'
L23	N 00°17'24" E	39.89'
L24	N 00°17'24" E	39.90'
L25	N 00°17'24" E	25.11'
L26	N 00°20'21" W	39.97'
L27	N 00°20'21" W	39.97'
L28	S 63°09'21" W	56.03'
L29	S 89°41'07" W	157.44'
L30	S 89°41'07" W	157.44'
L31	N 62°43'00" E	201.98' M/D
L32	N 62°00'48" E	206.79'
L33	S 62°00'48" W	216.18'

LEGEND

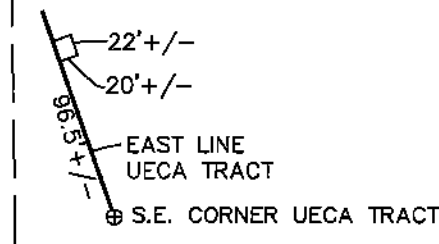
- FOUND QUARTER OR SECTION CORNER AS NOTED.
- CALCULATED QUARTER OR SECTION CORNER PER SURVEY FOLDER NO. 1931. NOT VISITED ON THIS SURVEY.
- SET 5/8"X30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- FOUND STATE HIGHWAY DEPARTMENT MONUMENT, EITHER A ALUMINUM CAP OR YELLOW CAP ON SLICK PIN.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION FROM SURVEY BY KENNY LAND SURVEYING, MORROW COUNTY SURVEY FOLDER 1931.
- (XOX)H RECORD DIMENSION FROM UMATILLA COUNTY SURVEY NO. 06-039-B.
- (XOX)HWY RECORD DIMENSION FROM OREGON DEPARTMENT OF TRANSPORTATION MAPS.
- M/D MEASURED AND DEED DIMENSION. APPLIES TO THE UECA TRACT.
- - - EXISTING FENCE LINE.



"BASIS OF BEARINGS" IS A GEODETIC GPS OBSERVATION TAKEN AT THE EAST 1/4 CORNER OF SECTION 28 (THE INITIAL POINT). BEARINGS SHOWN ARE NAD 83(2011) EPOCH 2010.00, OREGON NORTH ZONE. DISTANCES SHOWN ARE GROUND HOLDING A COMBINED FACTOR OF 1.0001753 (GRID TO GROUND) APPLIED AT THE EAST 1/4 OF SECTION 28.

NOTE FOR UECA TRACT:

THE DEED FOR THE UECA PROPERTY DESCRIBES THAT THE SOUTHERLY LINE SHOULD FALL ON THE NORTHERLY RIGHT OF WAY LINE OF THE HIGHWAY. HOLDING THE LEAD IN CALLS IT FALLS VERY CLOSE TO THE C/L AS SHOWN. IT IS UNCLEAR IF THIS IS AN ERROR IN THE DEED OR IF THE HIGHWAY ALIGNMENT CHANGED AFTER THE DEED. ALL OF THE HARDWARE FOR THE SUBSTATION HAS BEEN REMOVED. ONLY PORTIONS OF CONCRETE PADS REMAIN. A 22'+/-X20'+/- CONCRETE PAD ENCROACHES AS SHOWN BELOW.

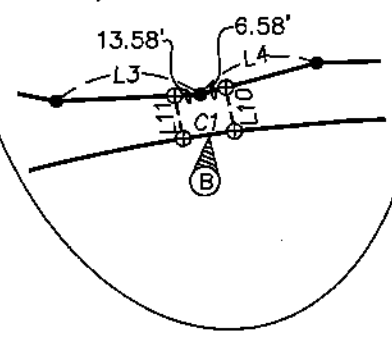


FOUND 2" DIA. PIPE, 6" BELOW GROUND, FOLDER NO. 445.

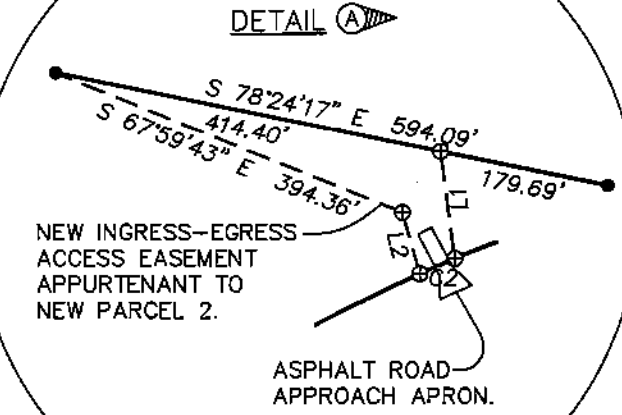
PARCEL 1
187.24 AC. M/L

EASEMENT "B".
DETAIL (B)

NEW IRRIGATION EASEMENT APPURTENANT TO NEW PARCEL 2. THIS EASEMENT IS INTENDED FOR ALL ASPECTS NEEDED FOR IRRIGATION ACCESS, & MAINTENANCE.



EASEMENT "A".
DETAIL (A)



PARCEL 1
187.24 AC. M/L
"PARTIALLY SURVEY"

PARCEL 2
271.60 AC. M/L
"PARTIALLY SURVEY"

TAX LOT 1500
"NOT A PART"

TAX LOT 1900
"NOT A PART"

PARCEL 2
271.60 AC. M/L
"PARTIALLY SURVEY"

FOUND HWY. STATIONING PADDLES MARKED 1007+75.00PS65.00. THE DISTANCE BETWEEN THE PADDLES MEASURES 80'+/- INDICATING THEY ARE ON THE OLD RIGHT OF WAY LINES YET ARE MARKED 65' LEFT & RIGHT. I HELD A LINE BETWEEN THE PADDLES AND EXTENDED IT NORTH & SOUTH TO OBTAIN THE CURRENT RIGHT OF WAY WIDTH AT THIS STATION. I DID NOT SEARCH FOR MONUMENTS AT THE CURRENT R-O-W WIDTH.

"POINT OF BEGINNING" FOR UECA TRACT. 3119.36' EAST & 366.54' NORTH OF S.W. COR. OF SECTION 28. THE S.E. & S.W. CORNERS OF THE UECA TRACT ARE NOT LOCATED ON THE HIGHWAY C/L. THEY FALL NORTHERLY OF SAID C/L.

THE HIGHWAY ALIGNMENT SHOWN IS BASED ON THE FOUND HIGHWAY MONUMENTS AND CERTAIN CALCULATIONS FROM SAID FOUND MONUMENTS. THERE ARE SLIGHT ERRORS IN HIGHWAY STATIONING VS. MEASURED DISTANCES. BOTH PARCELS ARE ABOVE MINIMUM ACREAGE SURVEY. THEREFORE FULL BOUNDARY BOUNDARY AND C/L CALCULATIONS ARE NOT SHOWN, HOWEVER THE PROPERTY LINES SHOWN ARE CORRECT FOR ACREAGE CALCULATIONS.

PARCEL 2
271.60 AC. M/L
"PARTIALLY SURVEY"

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF MORROW COUNTY PARTITION PLAT NO. 2024-

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON M. WELLS
OREGON NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/26

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

DATE: 02/24 DR. BY: JMW
CK. BY: JPW NO: 24-1855

PROJECT:
PARTITION PLAT FOR:
HAWKINS COMPANY, INC.

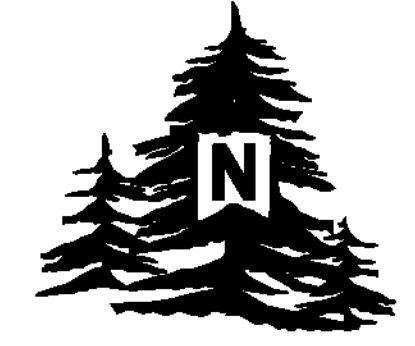
LOCATED IN THE S1/2 OF SECTION 28, & THE NE1/4 OF SECTION 33, T2N, R27E, W.M., MORROW COUNTY, OREGON.

MORROW COUNTY PARTITION PLAT NO. 2024-6

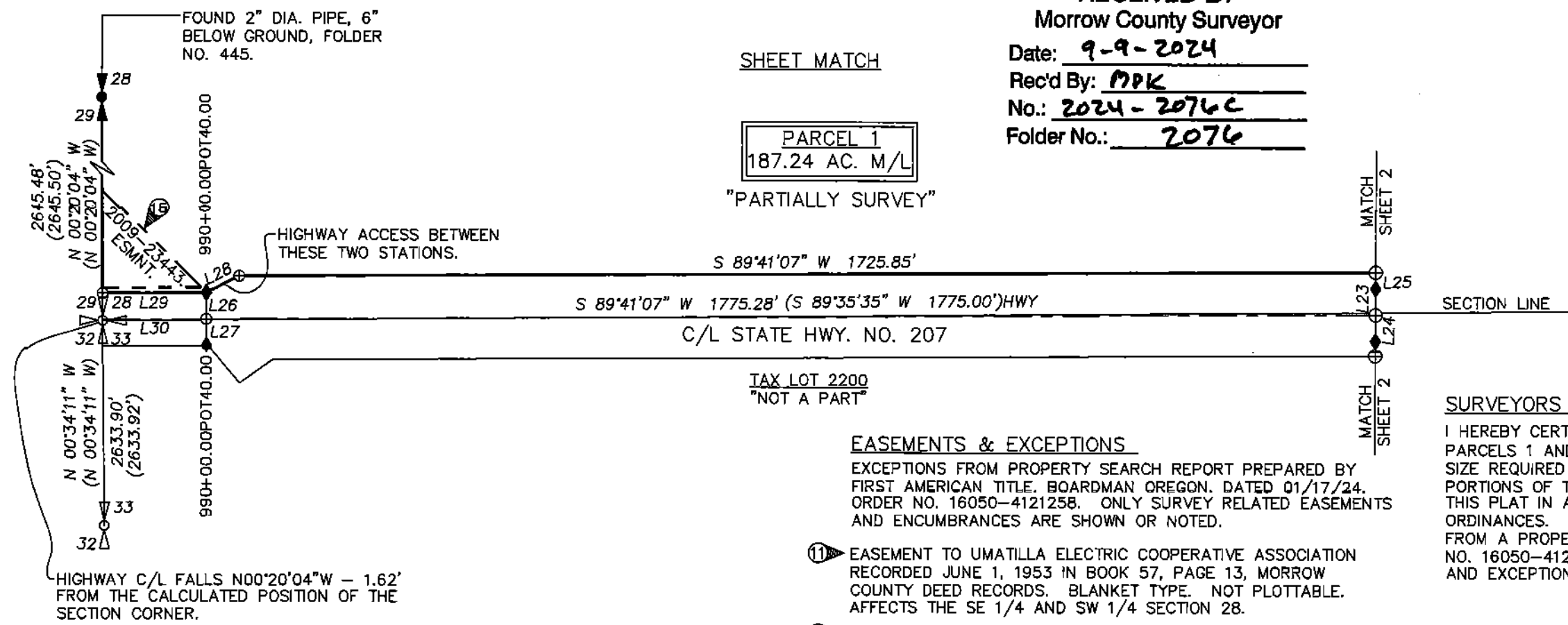
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SHEET 2 OF 2.

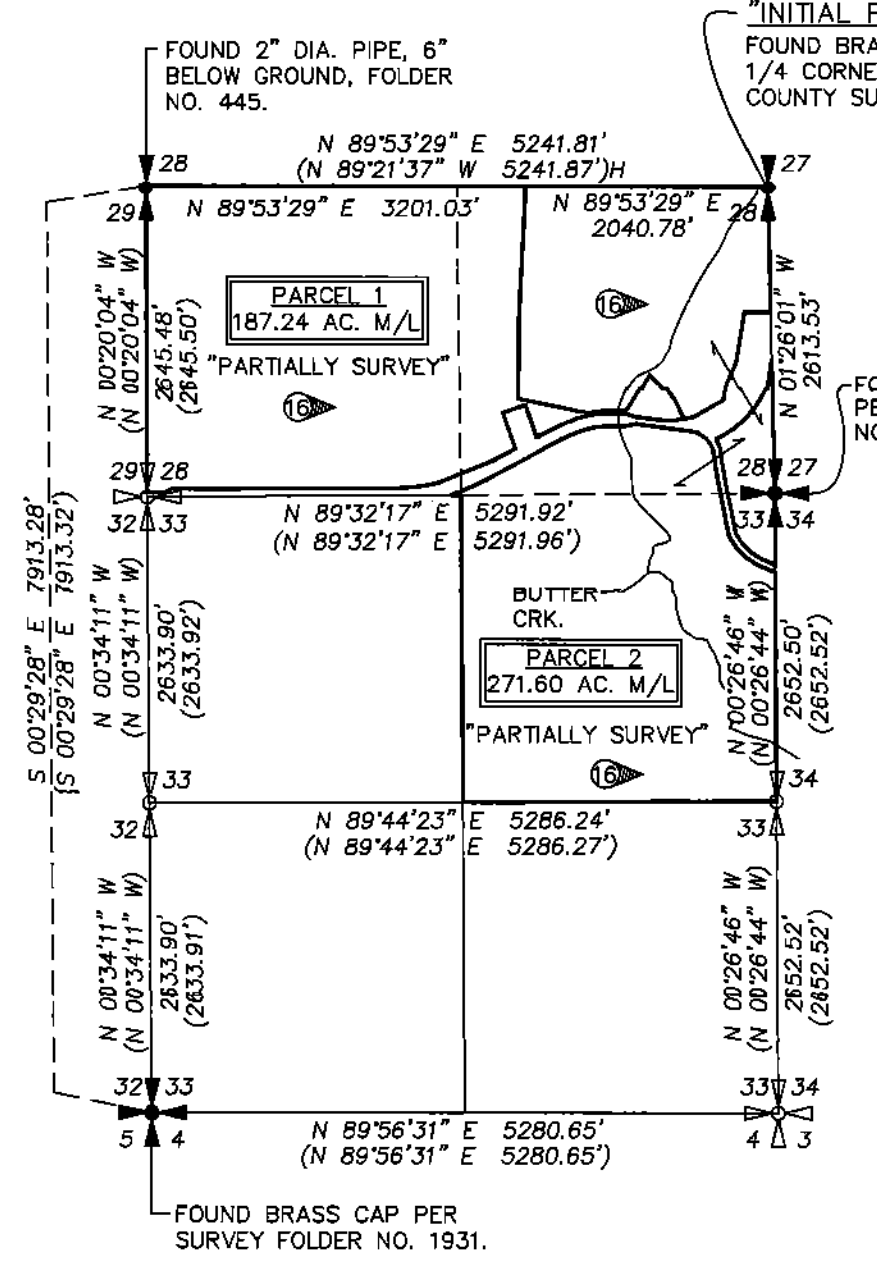
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LOCATION DIAGRAM N.T.S.



SHEET MATCH

PARCEL 1
187.24 AC. M/L
"PARTIALLY SURVEY"

TAX LOT 2200
"NOT A PART"

EASEMENTS & EXCEPTIONS

- EXCEPTIONS FROM PROPERTY SEARCH REPORT PREPARED BY FIRST AMERICAN TITLE, BOARDMAN OREGON, DATED 01/17/24. ORDER NO. 16050-4121258. ONLY SURVEY RELATED EASEMENTS AND ENCUMBRANCES ARE SHOWN OR NOTED.
1. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION...
2. CONSENT TO EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF...
3. EASEMENT TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY...
4. EASEMENT TO COLUMBIA BASIN ELECTRIC COOPERATIVE, INC...
5. EASEMENT AND/OR AGREEMENT TO OREGON WINDFARMS LLC...
6. EASEMENT AND/OR AGREEMENT TO OREGON WINDFARMS LLC...
7. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE...
8. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE...

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN AND PARTIALLY SURVEYED AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT. BOTH PARCELS ARE ABOVE THE MINIMUM ACREAGE SIZE REQUIRED FOR A FULL BOUNDARY SURVEY IN MORROW COUNTY...

REAL PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 28, AND 33, TOWNSHIP 2 NORTH, RANGE 27 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:
THE SOUTH HALF OF SECTION 28, ALSO THAT PORTION OF THE BUTTER CREEK JUNCTION-OLD OREGON TRAIL HIGHWAY THAT INURED THERETO...

REGISTERED PROFESSIONAL LAND SURVEYOR
JASON M. WELLS
NOVEMBER 29, 2010
RENEWS 6/30/26

APPROVALS

EXAMINED AND APPROVED THIS 6 DAY OF SEPTEMBER 2024.
MORROW COUNTY SURVEYOR
EXAMINED AND APPROVED THIS 6th DAY OF September 2024.
MORROW COUNTY PLANNING DIRECTOR
EXAMINED AND APPROVED THIS 6 DAY OF September 2024.
MORROW COUNTY TAX COLLECTOR/ MORROW COUNTY ASSESSOR

RECORDING INFORMATION
MORROW COUNTY CLERK:
MORROW COUNTY, OREGON 2024-55077
PLAT-PART 09/06/2024 03:40:30 PM
\$10.00 \$11.00 \$20.00 \$80.00 \$30.00 \$481.00

OWNERS DECLARATION

I, KELLY D. HAWKINS, PRESIDENT OF HAWKINS COMPANY INC., AN OREGON INCORPORATED COMPANY, 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 DEVELOPMENT ORDINANCES...

Kelly D. Hawkins
KELLY D. HAWKINS, PRESIDENT, HAWKINS COMPANY INC.

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF Umatilla

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 29 DAY OF August 2024.

BY KELLY D. HAWKINS

NOTARY PUBLIC FOR THE STATE OF OREGON Carla Lea Holwegner

MY COMMISSION EXPIRES: March 1, 2027

MY COMMISSION NUMBER: 1034503

OWNERS DECLARATION

I, TIM HAWKINS, SECRETARY OF HAWKINS COMPANY INC., AN OREGON INCORPORATED COMPANY, 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 DEVELOPMENT ORDINANCES...

Tim Hawkins
TIM. HAWKINS, SECRETARY, HAWKINS COMPANY INC.

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF Umatilla

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 27th DAY OF August 2024.

BY TIM HAWKINS

NOTARY PUBLIC FOR THE STATE OF OREGON Vickie L. Kenny

MY COMMISSION EXPIRES: 1-18-27

MY COMMISSION NUMBER: 1032797

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF HAWKINS COMPANY INC. THE OWNERS OF TAX LOT 1800. THE PROPERTY IS DESCRIBED AS THE SOUTH HALF OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 33, EXCEPTING THE HIGHWAY AND CERTAIN OTHER TRACTS. THE PROPERTY IS LOCATED IN EFU ZONE WITH A MINIMUM ACREAGE SIZE OF 160 ACRES PER MORROW COUNTY PLANNING...

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