

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

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

PARTITION PLAT 2024-7

LAND PARTITION
LOCATED IN SECTIONS 27, 28, 33, & 34
TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M.,
MORROW COUNTY, OR

2077

PLAT INDEX

- SHEET 1: PARCEL 1 DETAIL, EASEMENTS, NARRATIVE, INDEX, SURVEY AND REFERENCE DATA.
- SHEET 2: PARCEL 2 DETAIL, EASEMENT DETAIL, TABLES.
- SHEET 3: OWNER DECLARATION, SURVEY CERTIFICATE, LEGAL DESCRIPTION, LIST OF EASEMENTS, APPROVALS.

SURVEY NARRATIVE

THIS PARTITION PLAT HAS BEEN PREPARED AT THE REQUEST OF THE COLUMBIA BASIN ELECTRIC COOPERATIVE. THE PURPOSE OF THIS PLAT IS TO DIVIDE THAT REAL PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON SHEET 3 OF THIS PLAT INTO 2 PARCELS AS SHOWN. PARCEL 2 OF THIS PLAT IS BEING CREATED IN ACCORDANCE WITH MORROW COUNTY PLANNING REGULATIONS FOR THE SOLE PURPOSE OF HOUSING A NEW SWITCH STATION TO BE OPERATED BY COLUMBIA BASIN. THE PARCEL CONFIGURATION WAS DETERMINED JOINTLY BETWEEN COLUMBIA BASIN AND HOSKINS RANCH.

PARCEL 1 OF THIS PLAT IS "UNSURVEYED" AND HAS BEEN MAPPED APPROXIMATELY UTILIZING DATA FROM SURVEY FOLDER NO. 1806 (S1), AND THE ORIGINAL GLO SURVEY OF TOWNSHIP 2 SOUTH, RANGE 26 EAST (S2). THE OVERALL BOUNDARY AS DESCRIBED IN THE LEGAL DESCRIPTION ON SHEET 3 CONTAINS MAP 2S26, TAX LOT 4300, MAP 2S2634, TAX LOT 100, AND MAP 2S2627DC, TAX LOT 300. PARCEL 2 HAS BEEN SURVEYED AND MONUMENTED AS SHOWN. REPORTED ACREAGE HAS BEEN COMPUTED USING CURRENT ASSESSMENT RECORDS.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARING FOR SURVEYED PARCEL 2 IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27 PER SURVEY FOLDER 1806 (S1). DISTANCES SHOWN ARE GROUND DISTANCES, UNITS ARE INTERNATIONAL FEET.

LEGEND

- FOUND AND HELD BRASS CAP SECTION OR QUARTER SECTION CORNER AS REPORTED IN SURVEY FOLDER 1806.
- ⊙ SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374". SEE SHEET 2.
- # EASEMENT IDENTIFIER, SEE SHEET 3.
- () RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION.
- EXISTING EASEMENT, LEASE, OR AGREEMENT AREA AS NOTED.
- ROAD OR EXISTING EASEMENT CENTERLINE.
- PARCEL BOUNDARY LINE.
- EASEMENT DEDICATION MARGIN, THIS PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-25

MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2024-55090
PLAT-PART 09/10/2024 10:43:40 AM
Clt#1 Sh#23 Tc
\$15.00 \$11.00 \$30.00 \$50.00 \$90.00 \$486.00

00053979202400650900620037

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

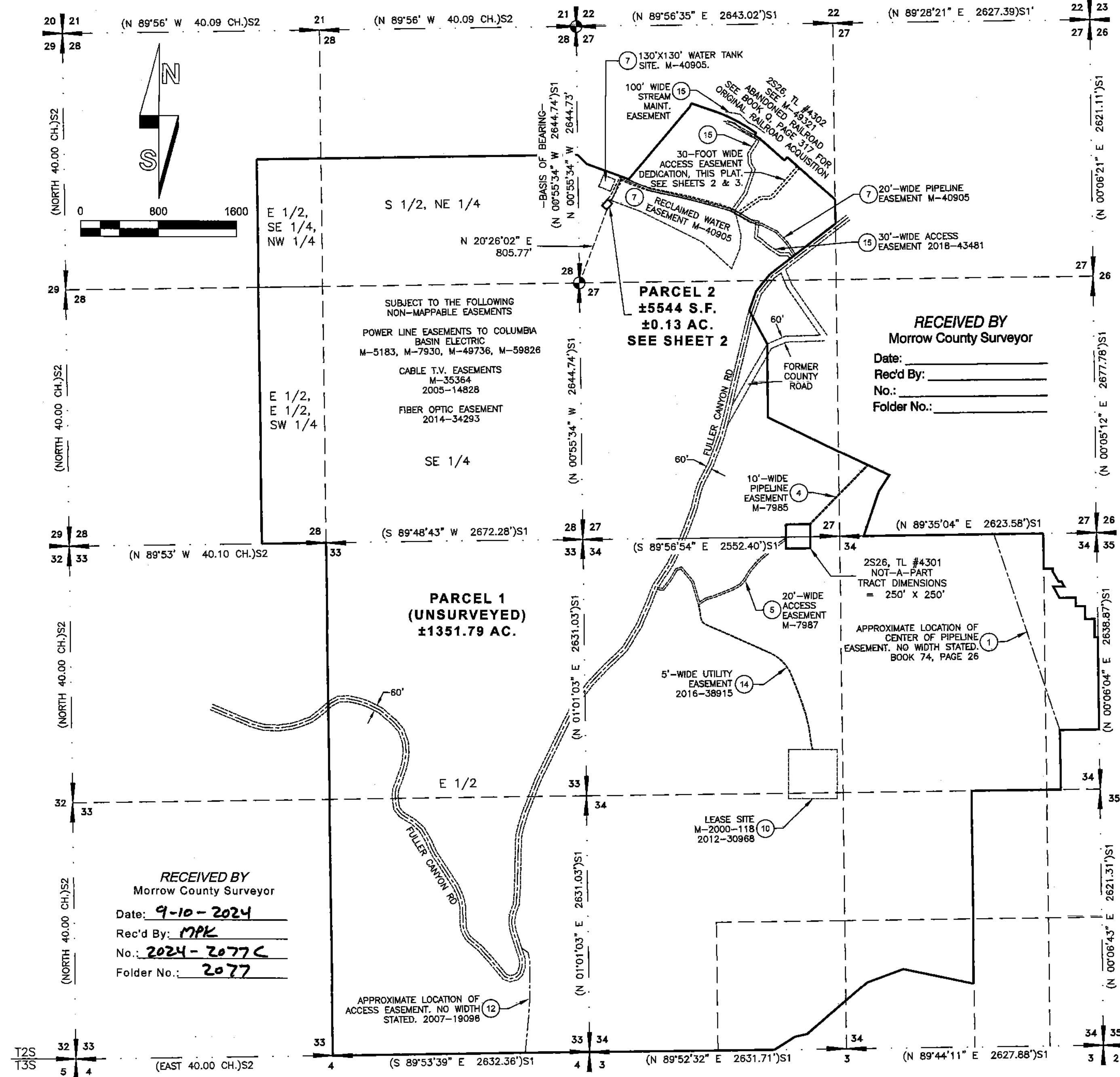
PARTITION PLAT LOCATED IN SECTIONS 27, 28, 33, & 34,
TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OR.

CLIENT: COLUMBIA BASIN ELECTRIC

PROJECT: 22-25 DR: MPK CH: MPK DATE: JULY 10, 2024 SHEET 1 OF 3

RECORDS OF REFERENCE

- S1: SURVEY FOLDER 1806, FILED 9-21-2017.
- S2: SUBDIVISION OF T2S, R26E, CONTRACT NO. 119, DATED 2-15-1867.



RECEIVED BY
Morrow County Surveyor
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Folder No.: 2077

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Rec'd By: _____
No.: _____
Folder No.: _____

2077

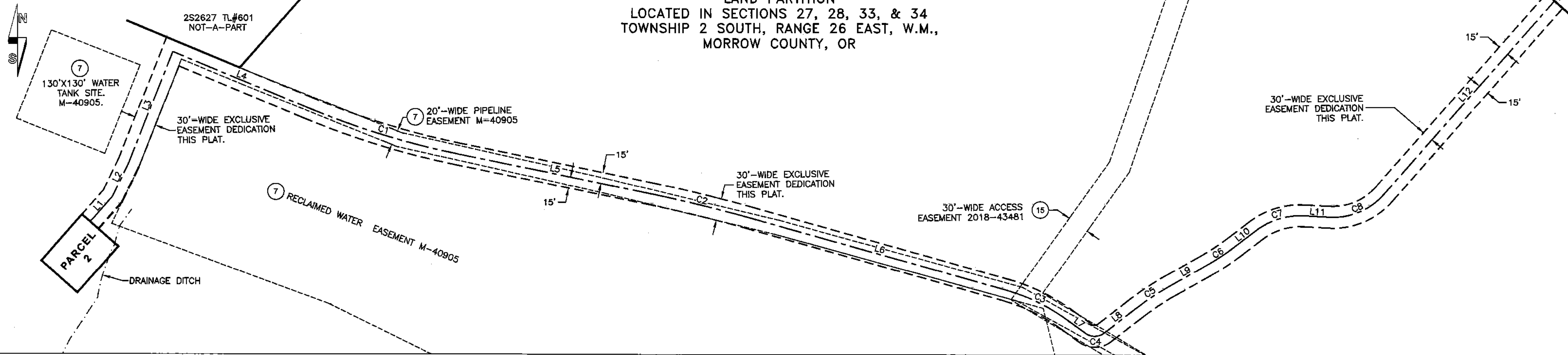
2077

PARTITION PLAT 2024- 7

LAND PARTITION
 LOCATED IN SECTIONS 27, 28, 33, & 34
 TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M.,
 MORROW COUNTY, OR

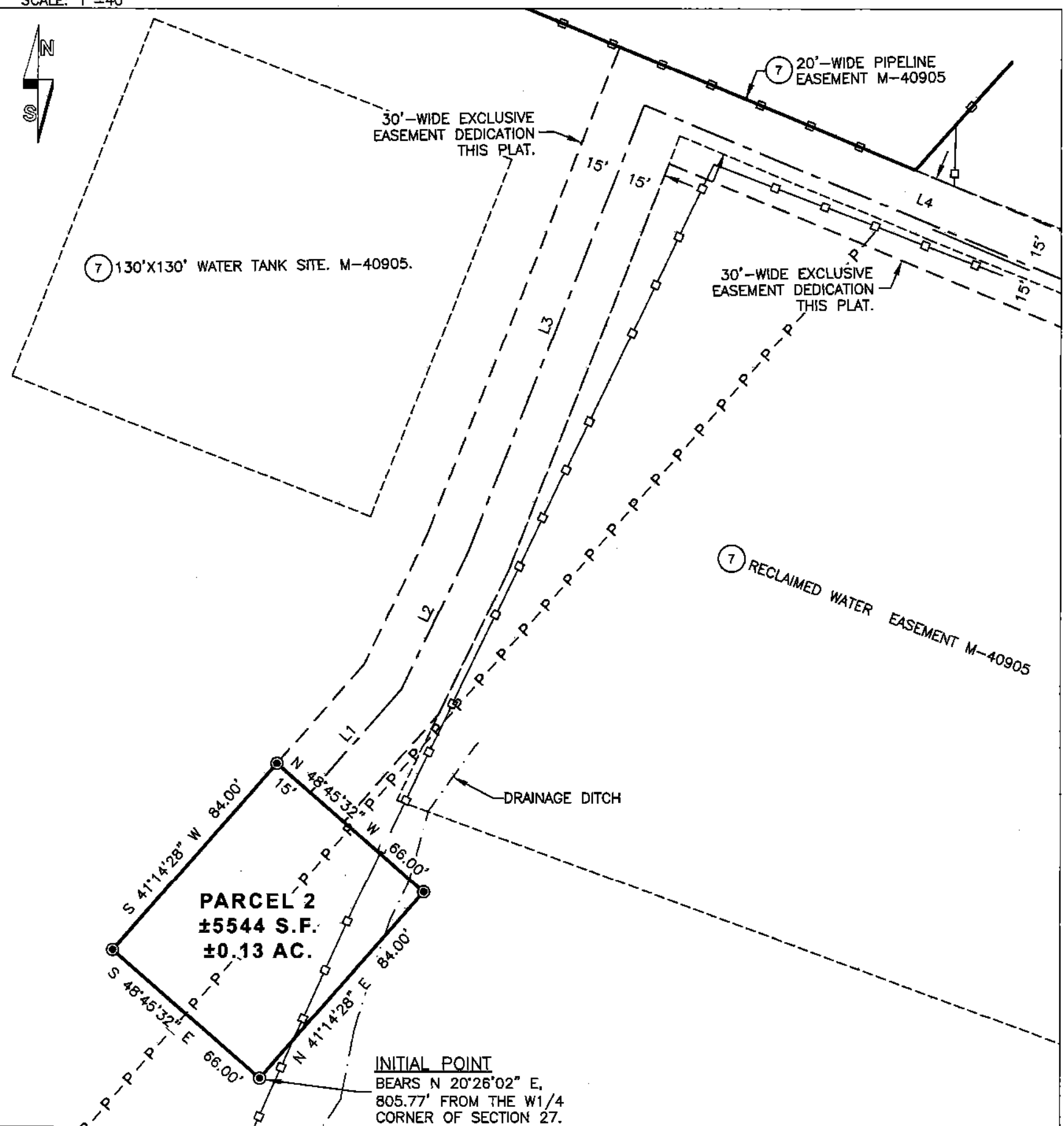
EASEMENT DETAIL

SCALE: 1"=100'



PARCEL 2 DETAIL

SCALE: 1"=40'



LINE	BEARING	DISTANCE
L1	N 41°14'28" E	46.59'
L2	N 25°43'57" E	51.21'
L3	N 21°25'13" E	162.82'
L4	S 67°27'09" E	200.32'
L5	S 78°27'08" E	267.16'
L6	S 74°19'06" E	361.10'
L7	S 53°47'53" E	29.55'
L8	N 51°56'54" E	54.98'
L9	N 60°30'07" E	55.97'
L10	N 52°33'41" E	36.50'
L11	S 87°06'31" E	34.63'
L12	N 41°14'09" E	353.73' M/L

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1122.45'	215.49'	215.16'	S 72°57'08" E	10°59'59"
C2	1972.26'	142.30'	142.27'	S 76°23'07" E	4°08'02"
C3	265.14'	94.96'	94.45'	S 64°03'29" E	20°31'13"
C4	21.65'	28.05'	26.13'	N 89°04'31" E	74°15'13"
C5	375.84'	56.11'	56.06'	N 56°13'31" E	6°33'13"
C6	339.90'	47.11'	47.07'	N 56°31'54" E	7°56'26"
C7	99.11'	69.77'	68.33'	N 72°43'35" E	40°19'48"
C8	92.49'	83.39'	80.59'	N 67°03'49" E	51°39'20"

LEGEND

- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- # EASEMENT IDENTIFIER. SEE SHEET 3.
- — — — — EXISTING FENCE LINE LOCATION
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT CENTERLINE
- NEW EASEMENT MARGINS
- P - P - P - P - OVERHEAD POWER LOCATION

RECEIVED BY
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MORROW COUNTY CLERK

2024-55090

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REGISTERED
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Matthew Patrick Kenny
 OREGON
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 TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OR.

CLIENT: COLUMBIA BASIN ELECTRIC
 PROJECT: 22-25 DR: MPK CH: MPK DATE: JULY 10, 2024 SHEET 2 OF 3

2077

LEGAL DESCRIPTION

PER TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 16050-4109824, DATED NOVEMBER 7, 2023

A parcel of land located in Sections 27, 28, 33, and 34, of Township 2 South, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

Section 27: All that portion of said Section 27, lying Southerly and Westerly of the following described line: Beginning at a point on the South line of Section 27, said Township and Range, said point being the Southwest corner of Lot 7, Block 2, RASMUSSEN-LOTT ADDITION II; said point also being East 318.74 feet from the South Quarter corner of said Section 27; thence North 20°22'05" East 425.35 feet to a point, said point being the Northwest corner of Lot 4, Block 2, RASMUSSEN-LOTT ADDITION II; thence North 33°04'40" East to an iron rod, the location of said rod being more particularly described as follows: Beginning at a point lying South 666.24 feet and West 592.29 feet from the Northwest corner of Lot 1, Block 2, MT. VERNON'S SECOND ADDITION; thence South 60.00 feet; thence North 88°34' East 16.04 feet; thence South 68°36' East 120.84 feet; thence South 57°29' East 603.70 feet; thence South 34°41' East 279.61 feet; thence South 12°05' West 537.00 feet; thence South 37°53' East 93.48 feet; thence South 33°18' West 228.39 feet to the aforementioned iron rod; thence continuing the description of the first above-described line as follows: North 64°11'30" West 1,384.52 feet; thence North 755.30 feet to a point on the North line of an abandoned County Road; thence North 27°55' West to the North line of the County Road; thence Northeasterly to the intersection of the North line of the County Road with the East line of the West half of said Section 27; thence North along the East line of the West Half of said Section 27 to the Southwesterly line of the abandoned railroad right of way; thence Northwesterly along the Southwesterly line of the abandoned railroad right of way to the point at which it intersects the Easterly line of that certain parcel of land conveyed to Willow Creek Country Club, Inc., by Bargain and Sale Deed recorded July 3, 1962, in Book 68, Page 183, Morrow County Deed Records; thence South 20°29' East to a point which lies South 20°29' East 139.28 feet from the Northeasterly line of the abandoned railroad right of way; thence South 41°00' West 972.54 feet; thence North 68°27'30" West 477.70 feet; thence North 51°12'40" West 148.97 feet to the Point of Termination of said line, said point being South 00°28'30" West from the Northwest corner of said Section 27.

EXCEPTING THEREFROM a parcel in the Southwest Quarter of Section 27 and in the Northwest Quarter of Section 34, said Township and Range, more particularly described as follows: Beginning at a point which is South 68°13'42" West 362.30 feet from the South Quarter corner of Section 27, said Township and Range; thence North 250.00 feet; thence West 250.00 feet; thence South 250.00 feet; thence East 250.00 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM all that portion of the above-described lands conveyed to or included within the abandoned right of way of the Oregon Railway and Navigation Company.

Section 28: The Southeast Quarter; the South Half of the Northeast Quarter; the East Half of the Southeast Quarter of the Northwest Quarter; and the East Half of the East Half of the Southwest Quarter. Section 33: The East Half. Section 34: All.

EXCEPTING THEREFROM all that portion of Section 34, said Township and Range, lying Easterly of the following described line: Beginning at a point on the North line of Section 34, said Township and Range, said point being West 548.00 feet from the Northeast corner of said Section 34, said point also being the Northwest corner of that certain parcel conveyed to Ida M. Dutton by instrument recorded January 10, 1918, in Book 31, Page 155, Morrow County Deed Records; thence South 172.00 feet to the Westerly extension of the North line of extended Baltimore Street; thence to the Northwest corner of extended Baltimore Street; thence South 60.00 feet to the Southwest corner of extended Baltimore Street; thence to a point which is West 548.00 feet and South 232.00 feet from the Northeast corner of said Section 34; thence South 132.00 feet; thence East 92.00 feet; thence South 30.00 feet; thence Southeasterly 120.00 feet to a point, said point being on a line that runs North and South, and is 396.00 feet West of the East line of said Section 34; thence South to a point on the North line of the Westerly extension of extended Center Street; thence East to the Northwest corner of extended Center Street; thence Southerly to the Southwest corner of extended Center Street; thence West to a point which is North 10.00 feet and West 450.50 feet from the Northwest corner of Block 15, STANSBURY'S ADDITION; thence South 28°13' East 131.80 feet; thence East 167.50 feet; thence South 90.00 feet; thence East 94.00 feet; thence South 132.00 feet; thence East 96.00 feet to a point, said point being the Northwest corner of extended Willow Street; thence South 192.00 feet; thence East 30.00 feet to the Point of Termination of said line, said point being on the East line of said Section 34.

ALSO EXCEPTING THEREFROM a parcel in the Southwest Quarter of Section 27, and in the Northwest Quarter of Section 34, said Township and Range, more particularly described as follows: Beginning at a point which is South 68°13'42" West 362.30 feet from the South Quarter corner of Section 27, said Township and Range; thence North 250.00 feet; thence West 250.00 feet; thence South 250.00 feet; thence East 250.00 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM all that portion of Section 34, said Township and Range, lying Easterly of the following described line: Beginning at a point which is West 2,060.00 feet from the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence North 58°00' East 250.00 feet; thence North 78°00' East 128.00 feet; thence North 50°00' East 810.00 feet; thence North 70°30' East 400.00 feet; thence South 77°30' East 735.00 feet, more or less, to a point on the West line of the Southeast Quarter of the Southeast Quarter of said Section 34; thence North 660.02 feet to the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence continuing North to the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 34; thence East 915.75 feet, more or less, to a point which is West 404.25 feet from the East Quarter corner of said Section 34; thence North 610.50 feet; thence East 404.25 feet to the Point of Termination of said line, said point being on the East line of said Section 34.

ALSO EXCEPTING THEREFROM all roads and road right of ways.

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 HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1).

MATTHEW P. KENNY, PLS CERTIFICATE NO. 89374

8-20-2024 DATE

RECORD EASEMENTS

PER TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 16050-4109824, DATED NOVEMBER 7, 2023. THIS LIST IDENTIFIES EASEMENTS, AGREEMENTS, AND LEASES ONLY. SEE TITLE REPORT FOR A COMPREHENSIVE LIST OF ALL OTHER ENCUMBRANCES.

- 1 Pipeline Easement, including terms and provisions contained therein: In favor of: City of Heppner Recorded: October 10, 1966 (MAPPED) Book-Page: 74-26
2 Power Line Easement, including terms and provisions contained therein: In favor of: Columbia Basin Electric Recorded: November 6, 1972 (NOT MAPPABLE) Microfilm No.: M-5183
3 Right of Way for Electric Transmission and Distributing Lines, including terms and provisions contained therein: In favor of: Columbia Basin Electric Cooperative Association Recorded: April 8, 1975 (NOT MAPPABLE) Microfilm No.: M-7930
4 Pipeline Easement, including terms and provisions contained therein: In favor of: City of Heppner Recorded: April 24, 1975 (MAPPED) Microfilm No.: M-7985
5 Access Road Easement, including terms and provisions contained therein: In favor of: City of Heppner Recorded: April 24, 1975 (MAPPED) Microfilm No.: M-7987
6 Easement, including terms and provisions contained therein: In favor of: Heppner T.V., Inc. Recorded: August 7, 1990 (NOT MAPPABLE) Microfilm No.: M-35364
7 Agreement for Use and Delivery of Reclaimed Water, including terms and provisions contained therein: In favor of: The City of Heppner Dated: June 23, 1993 Recorded: July 29, 1993 (MAPPED) Microfilm No.: M-40905
8 Right of Way for Electric Transmission and Distributing Lines, including terms and provisions contained therein: In favor of: Columbia Basin Electric Cooperative Association Recorded: December 19, 1996 (NOT MAPPABLE) Microfilm No.: M-49736
9 Right of Way for Electric Transmission and Distributing Lines, including terms and provisions contained therein: In favor of: Columbia Basin Electric Cooperative, Inc. Recorded: November 9, 1999 (NOT MAPPABLE) Microfilm No.: M-59826
10 Ground Lease, including terms and provisions contained therein: Lessor: Kathryn Parker Hoskins and Malcolm Fred Hoskins Lessee: Oregon RSA No.2 Limited Partnership Memorandum dated: December 9, 1999 Recorded: January 14, 2000 Microfilm No.: 2000-118 First Amendment to Ground Lease, including terms and provisions contained therein: Lessor: Malcolm F. Hoskins and Malcolm F. Hoskins, Trustee of the Marie Frances Hoskins Trust Lessee: Oregon RSA #2, Inc. Memorandum dated: September 17, 2012 Recorded: October 3, 2012 Microfilm No.: 2012-30968 (MAPPED)
11 Easement, including terms and provisions contained therein: In favor of: WindWave Technologies, Inc. Recorded: September 12, 2005 (NOT MAPPABLE) Microfilm No.: 2005-14828
12 Access Easement, including terms and provisions contained therein: In favor of: Jean M. Opheim Recorded: April 10, 2007 Microfilm No.: 2007-19096 (MAPPED)
13 Easement, including terms and provisions contained therein: In favor of: WindWave Technologies Incorporated Recorded: June 18, 2014 Microfilm No.: 2014-34293 (NOT MAPPABLE)
14 Easement, including terms and provisions contained therein: In favor of: Qwest Corporation, dba CenturyLink QC Recorded: August 19, 2016 Microfilm No.: 2016-38915 (MAPPED)
15 Water Pipeline Easement Agreement, including terms and provisions contained therein: In favor of: Heppner/Lexington Pipeline, LLC Dated: November 19, 2018 Recorded: December 13, 2018 Microfilm No.: 2018-43481 (MAPPED)

PARTITION PLAT 2024-7

LAND PARTITION LOCATED IN SECTIONS 27, 28, 33, & 34 TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OR

APPROVALS

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

27th DAY OF August, 2024.

Joseph R. Gattman GILLIAM COUNTY SURVEYOR O.R.S. 92.100(4)

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

3rd DAY OF September, 2024.

Ted Mablett MORROW COUNTY PLANNING DIRECTOR

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

10 DAY OF Sept, 2024.

MORROW COUNTY ASSESSOR / MORROW COUNTY TAX COLLECTOR

RECEIVED BY Morrow County Surveyor

Date: Rec'd By: No.: Folder No.:

MORROW COUNTY CLERK

2024-55090

RECEIVED BY Morrow County Surveyor

Date: 9-10-2024 Rec'd By: MPK No.: 2024-2077C Folder No.: 2077

REGISTERED PROFESSIONAL LAND SURVEYOR

MATTHEW PATRICK KENNY 89374PLS

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Table with 4 columns: CLIENT: COLUMBIA BASIN ELECTRIC, PROJECT: 22-25, DR: MPK, CH: MPK, DATE: JULY 10, 2024, SHEET 3 OF 3

2077

2077