

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

*Matthew Patrick Kenny*  
MATTHEW PATRICK KENNY  
89374PLS

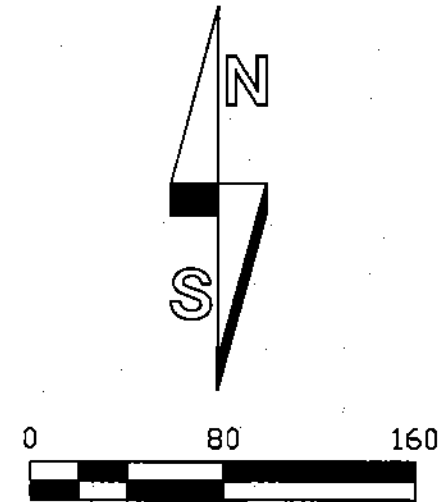
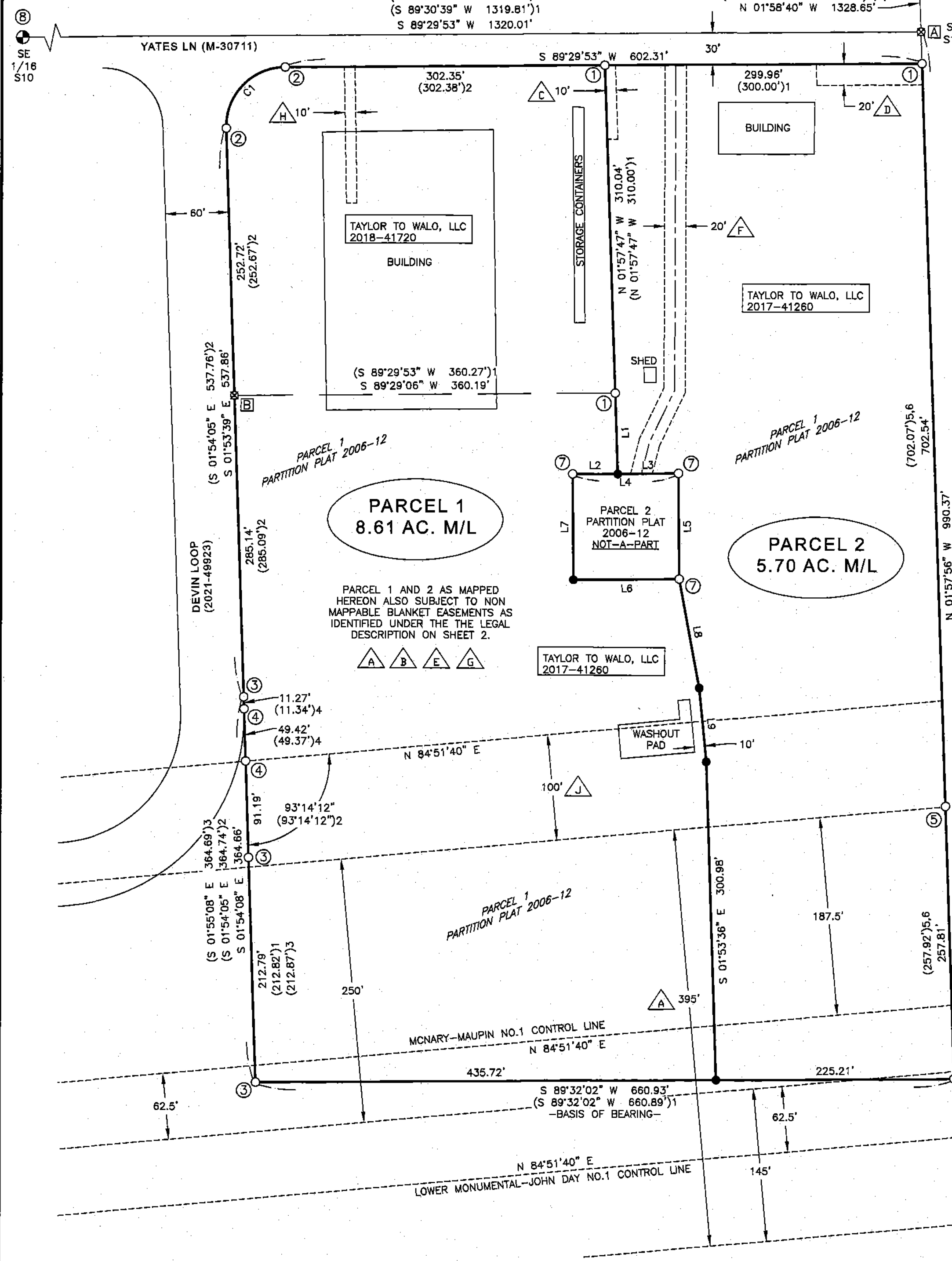
(S 89°29'51" W 1320.01')<sup>2</sup>  
(S 89°30'39" W 1319.81')<sup>1</sup>  
S 89°29'53" W 1320.01'

(N 01°58'23" W 1328.43')<sup>1,5,6</sup>  
N 01°58'40" W 1328.65'

# PARTITION PLAT 2024-8

A REPLAT OF PARCEL 1, PARTITION PLAT 2006-12 AND THAT TRACT DESCRIBED UNDER DOCUMENT NO. 2018-41720 LOCATED IN THE SE1/4 OF SECTION 10, T4N, R25E, W.M., CITY OF BOARDMAN, MORROW COUNTY, OR.

2080



SEE SHEET 2 FOR SURVEYOR'S CERTIFICATE & NARRATIVE, LEGAL DESCRIPTION, OWNER'S DECLARATION, AND APPROVALS.

### MONUMENT TABLE

- ① 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2006-12 (1)
- ② 5/8" REBAR WITH 1-1/2" ALUMINUM CAP PER SURVEY FOLDER 1983 (2)
- ③ 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 1937 (3)
- ④ 5/8" REBAR WITH 1-1/2" ALUMINUM CAP PER PARTITION PLAT 2021-26 (4)
- ⑤ 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2013-3 (5)
- ⑥ 3/4" IRON ROD (POSSIBLY FROM SURVEY FOLDER 1065). INITIAL POINT OF THIS PLAT.
- ⑦ 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 1038.
- ⑧ SOUTHEAST 1/16TH CORNER SECTION 10. 2-1/2" BRASS CAP PER SURVEY FOLDER 711.
- ⑨ EAST 1/4 CORNER SECTION 10. 2-1/2" ALUMINUM CAP PER SURVEY FOLDER 459.

### LEGEND

- FOUND BRASS CAP AS NOTED.
- FOUND SURVEY MARKER AS NOTED IN THE MONUMENT TABLE.
- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374"
- ⊠ CALCULATED POSITION. NOTHING FOUND OR SET.
- # MONUMENT IDENTIFIER, SEE MONUMENT TABLE.
- A NOTE IDENTIFIER, SEE SURVEY NOTES.
- △ EASEMENT IDENTIFIER, SEE EXCEPTIONS LISTED UNDER THE LEGAL DESCRIPTION ON SHEET 2.
- - - - - EXISTING EASEMENT AS NOTED
- — — — — PARCEL BOUNDARY LINES

RECEIVED BY  
Morrow County Surveyor  
Date: 12-5-2024  
Rec'd By: MPK  
No.: 2024-2080 C  
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### SURVEY NOTES

- A COMPUTED LOCATION. ROAD CONSTRUCTION HAS DESTROYED RECORD MONUMENT. HELD THE BRASS CAP AT THE SE 1/16 CORNER OF SECTION 10 AND MONUMENTS FOUND ALONG THE SOUTHERLY RIGHT-OF-WAY OF YATES LN FOR LATITUDE. HELD MONUMENTS 1, 5, & 6 ALONG THE EASTERLY LINE OF SECTION 10 FOR DEPARTURE.
- B COMPUTED LOCATION. ROAD CONSTRUCTION HAS DESTROYED RECORD MONUMENT. HELD MONUMENTS 2 AND 3 IMMEDIATELY NORTH AND SOUTH AND COMPUTED BY SINGLE PROPORTION USING SURVEY FOLDER 1983.

| LINE  | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | N 01°57'47" W | 76.33    |
| L2    | N 89°29'05" E | 42.61    |
| L3    | N 89°29'05" E | 57.44    |
| L4    | S 89°29'05" W | 100.05   |
| L4(1) | S 89°27'26" W | 100.03   |
| L5    | N 00°32'16" W | 100.01   |
| L5(1) | N 00°32'20" W | 100.09   |
| L6    | S 89°29'56" W | 99.97    |
| L6(1) | S 89°30'48" W | 99.97    |
| L7    | N 00°34'59" W | 99.99    |
| L7(1) | N 00°34'34" W | 99.99    |
| L8    | N 10°34'55" W | 104.66   |
| L9    | S 05°39'18" E | 70.00    |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 56.00' | 89.42'     | 80.22'       | S 43°50'31" W | 91°29'29"   |
| C1(2) | 56.00' | 89.33'     | 80.16'       | S 43°47'53" W | 91°23'56"   |

### RECORDS OF REFERENCE

- 1: PARTITION PLAT 2006-12 (SURVEY FOLDER 1487), RECORDED 12-19-2006.
- 2: SURVEY FOLDER 1983, FILED 3-7-2022.
- 3: SURVEY FOLDER 1937, FILED 5-11-2021.
- 4: PARTITION PLAT 2021-26 (SURVEY FOLDER 1980), RECORDED 10-12-2021.
- 5: PARTITION PLAT 2013-3 (SURVEY FOLDER 1669), RECORDED 3-6-2013 &
- 6: PARTITION PLAT 2019-7 (SURVEY FOLDER 1860), RECORDED 5-2-2019.

MORROW COUNTY CLERK  
MORROW COUNTY, OREGON 2024-55519  
PLAT-PART 12/05/2024 08:58:12 AM  
Cnl#1 Sln#23 TC \$10.00 \$11.00 \$30.00 \$80.00 \$90.00 \$481.00  
0005458222400555190020027  
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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

KENNY LAND SURVEYING

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

LOCATED IN THE SE1/4 SECTION 10, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., CITY OF BOARDMAN, MORROW COUNTY, OR

CLIENT: WALO, LLC  
PROJECT: 2404 DATE: NOVEMBER 15, 2024 SHEET 1 OF 2

2080

0802

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MATTHEW PATRICK KENNY  
89374PLS

# PARTITION PLAT 2024-8

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## APPROVALS

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

3<sup>rd</sup> DAY OF DECEMBER, 2024.

*Jodi R. Catterton*  
JILLIAM COUNTY SURVEYOR  
O.R.S. 92.100(4)

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

19<sup>th</sup> DAY OF November, 2024.

*Carla McLane*  
CARLA MCLANE, CITY OF BOARDMAN  
PLANNING OFFICIAL

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

5 DAY OF December, 2024.

*Wendy D. ...*  
MORROW COUNTY ASSESSOR /  
MORROW COUNTY TAX COLLECTOR

## SURVEYOR'S CERTIFICATE & NARRATIVE

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 BOARDMAN DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE FOUND 3/4" IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 2 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.

THIS PARTITION PLAT IS BEING PREPARED AT THE REQUEST OF J. FLETCHER HOBBS, MANAGER OF WALO, LLC. THE PURPOSE IS TO REPLAT AND DIVIDE THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBERS 2017-41260 & 2018-41720 TO CREATE TWO PARCELS AS MAPPED. I HOLD EXISTING SURVEY MONUMENTS AS NOTED ON SHEET 1 FOR BOUNDARY RESOLUTION OF THE BELOW LEGAL DESCRIPTION. THE NEW LINES HAVE BEEN COMPUTED AT THE DIRECTION OF MY CLIENT.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 2006-12. DISTANCES ARE GROUND, INTERNATIONAL FEET.

*Matthew Patrick Kenny* 11/18/2024  
MATTHEW PATRICK KENNY, PLS DATE  
CERTIFICATE NO. 89374

## OWNER'S DECLARATION

WE, WALO, LLC, 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 BOARDMAN DEVELOPMENT CODE. I FURTHER ACKNOWLEDGE ALL EXISTING EASEMENTS AND ENCUMBRANCES AS SHOWN HEREON.

*J. Fletcher Hobbs* 11/19/2024  
J. FLETCHER HOBBS, MANAGER DATE

STATE OF Washington  
COUNTY OF Benton

ON THE 18 DAY OF November, 2024, J. FLETCHER HOBBS AS MANAGER OF WALO, LLC, 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.

*Blaine Henderson*  
NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: Blaine Henderson  
COMMISSION NUMBER: 204891  
MY COMMISSION EXPIRES: 12-28-26

## LEGAL DESCRIPTION

PARCEL 1 OF PARTITION PLAT 2006-12, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON.

ALSO

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10; THENCE NORTH 01°58'12" WEST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1,298.69, MORE OR LESS, TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MORROW COUNTY, AS MICROFILM NO. M-30711, MORROW COUNTY MICROFILM RECORDS; THENCE SOUTH 89°30'51" WEST 300 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DEEDED TO RANDY AND CATHERINE YATES AS MICROFILM NO. M-30746, MORROW COUNTY MICROFILM RECORDS AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°30'51" WEST A DISTANCE OF 381.27 FEET; THENCE SOUTH 01°58'12" EAST A DISTANCE OF 340.00 FEET, MORE OR LESS TO THE NORTH LINE OF THAT TRACT OF LAND DEEDED TO F.E. AND FRANCIS GLENN AS MICROFILM NO. M-19417, MORROW COUNTY MICROFILM RECORDS; THENCE EASTERLY A DISTANCE OF 381.27 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID YATES TRACT OF LAND; THENCE NORTH 01°58'12" WEST A DISTANCE OF 340.00 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT TRACT OF LAND DESCRIBED IN DEED TO MORROW COUNTY, AS MICROFILM NO. M-30711, MORROW COUNTY MICROFILM RECORDS

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND DESCRIBED IN DEDICATION DEED TO THE CITY OF BOARDMAN, RECORDED OCTOBER 12, 2021, UNDER DOCUMENT NO. 2021-49923, MORROW COUNTY CLERK RECORDS.

### SUBJECT TO:

- A EASEMENTS, RESERVATIONS, AND CONDITIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN PATENT, RECORDED AUGUST 15, 1972, AS MICROFILM NO. M-4984, MORROW COUNTY MICROFILM RECORDS. PORTIONS MAPPED HEREON. PORTIONS ALSO BLANKET - NOT MAPPABLE.
- B RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED MAY 8, 1981, AS MICROFILM NO. M-18835, MORROW COUNTY MICROFILM RECORDS. BLANKET - NOT MAPPABLE.
- C RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED JUNE 27, 1988, AS MICROFILM NO. M-31209, MORROW COUNTY MICROFILM RECORDS. MAPPED HEREON.
- D RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED APRIL 17, 1997, AS MICROFILM NO. M-50854, MORROW COUNTY MICROFILM RECORDS. APPROXIMATELY MAPPED HEREON.
- E WAIVER OF REMONSTRANCE AGREEMENT INCLUDING TH TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF BOARDMAN AND BERN RUSSELL AND RUSSELL OIL COMPANY, RECORDED JUNE 21, 2000 AS M-2000-1372, MORROW COUNTY MICROFILM RECORDS. BLANKET - NOT MAPPABLE.
- F INGRESS AND EGRESS EASEMENTS AS SHOWN ON THE RECORDED PARTITION PLAT 2006-12. MAPPED HEREON.
- G WATER SHARING AND WELL MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 22, 2007 AS MICROFILM NO. 2007-18762, MORROW COUNTY MICROFILM RECORDS. BLANKET - NOT MAPPABLE.
- H PERPETUAL AND EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE, RECORDED OCTOBER 2, 2019 UNDER DOCUMENT NO. 2019-45106, MORROW COUNTY CLERK RECORDS. MAPPED HEREON.
- J UTILITY LINE EASEMENT AGREEMENT AND OPTION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 1, 2021 UNDER DOCUMENT NO. 2021-48930, MORROW COUNTY CLERK RECORDS. MAPPED HEREON.

## MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2024-55519

PLAT-PART 12/05/2024 08:58:12 AM

Crnt=1 Sm=23 TC \$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$481.00

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Bobbi Childers, County Clerk for Morrow County, Oregon, certifies that this instrument identified herein was recorded in the Clerk records.

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JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-25

KENNY LAND SURVEYING

LOCATED IN THE SE1/4 SECTION 10, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., CITY OF BOARDMAN, MORROW COUNTY, OR

CLIENT: WALO, LLC

PROJECT: 2404

DATE: NOVEMBER 15, 2024

SHEET 2 OF 2

2080