

**LEGAL DESCRIPTION**  
(M-1046)

**TRACT 1:**

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, SAID STRIP OF LAND BEING 150 FEET IN WIDTH, BEING 75 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE OREGON COORDINATE SYSTEM, NORTH ZONE, THE "Y" COORDINATE BEING 794,356.04 AND THE "X" COORDINATE BEING 2,203,472.08:

THENCE NORTH 25°45' WEST, A DISTANCE OF 390 FEET AND POINT OF TERMINUS.

THERE IS EXCEPTED THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE RELOCATION OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY (U. P. CO.) AND SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF COLUMBIA DRIVE OF THE CITY OF BOARDMAN.

**TRACT 2:**

A STRIP OF LAND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, SAID STRIP BEING 80 FEET IN WIDTH, BEING 40 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE OREGON COORDINATE SYSTEM, NORTH ZONE, THE "Y" COORDINATE BEING 794,356.04 AND THE "X" COORDINATE BEING 2,203,472.08;

THENCE NORTH 64°15'05" EAST, A DISTANCE OF 1400 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EXISTING U.S. NO. 30 HIGHWAY AND POINT OF TERMINUS OF THE ABOVE DESCRIBED LINE.

**BASIS OF BEARINGS**

NAD27, OREGON NORTH ZONE, GRID BEARINGS, BASED ON A CONSTRAINED GPS NETWORK BETWEEN USGS STATION "IRRIGON" (PID NO. RB1433, 2ND ORDER) AND USGS STATION "F 639" (PID NO. RB1030, 3RD ORDER)  
UNLESS OTHERWISE SPECIFIED ALL DISTANCES SHOWN ARE TRUE GROUND DISTANCES.

THE CENTERLINE OF THE EXISTING TRAVELED WAY IS CONTIGUOUS WITH THE CENTERLINE OF THE RIGHT OF WAY EASEMENT.

**LEGEND**

- SURVEYED RIGHT OF WAY LINE PER RIGHT OF WAY DEED.
- PLATTED RIGHT OF WAY LINE
- CENTERLINE
- FENCE
- OVERHEAD POWER LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA 19619 OR 2820" ATTACHED.
- SET RAILROAD SPIKE AS NOTED
- SET P.K. NAIL
- CALCULATED POSITION NOT FOUND OR SET.
- RECORD DIMENSION AS NOTED
- RECORD AND MEASURED PER DEED
- POWER POLE

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF BOARDMAN, OREGON TO SURVEY AND MONUMENT THE EXTENTS OF THE RIGHT OF WAY EASEMENT FOR COLUMBIA AVENUE AS DESCRIBED BY MORROW COUNTY DEED M-1046. THE SUBJECT PROPERTY IS DESCRIBED AS BEGINNING AT A SPECIFIC OREGON NORTH ZONE COORDINATE, WHICH BY THE DATE OF THE DOCUMENT THESE COORDINATES COULD ONLY BE ON THE NAD27 DATUM. I HAVE PREVIOUSLY PERFORMED A FULLY CONSTRAINED STATIC GPS SURVEY FROM STATION "IRRIGON" TO STATION "F 689" BASED ON THE NAD 83(91) DATUM WHICH INCLUDED BENCH MARKS C 517 AND N 594. I BASED THIS SURVEY ON THE NAD 83(91) OREGON NORTH ZONE STATE PLANE COORDINATES FOR BENCH MARKS C 517 AND N 594, CONVERTED TO NAD27 USING THE USGS CORPSCON PROGRAM. USING THESE METHODS THE BRASS CAP AT THE INTERSECTION OF NORTH MAIN AND COLUMBIA AVENUE WAS FOUND TO BE SOUTH 0.68 FEET AND WEST 0.96 FEET FROM THE RECORD COORDINATES FOR THE POINT OF BEGINNING FOR THE LEGAL DESCRIPTION. I HAVE THEREFORE, HELD THIS BRASS CAP AS BEING THE TRUE POINT OF BEGINNING FOR THE LEGAL DESCRIPTION AND THE POINT OF BEGINNING FOR THIS SURVEY. THE LEGAL DESCRIPTION STATES N85°15'05"E 1400 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY 30. HIGHWAY 30 HAS SINCE BEEN ABANDONED, HOWEVER, A PORTION OF THE OLD ASPHALT ROADWAY STILL EXISTS, RIGHT OF WAY MAPS OBTAINED FROM THE OREGON DEPARTMENT OF TRANSPORTATION INDICATE THAT THE RIGHT OF WAY ON THE SOUTH SIDE OF CENTERLINE OF HIGHWAY 30 WAS 150 FEET WIDE AND THAT THE ROADWAY WAS CONTIGUOUS WITH THE RIGHT OF WAY CENTERLINE. BASED UPON THESE FINDINGS IT APPEARS THAT THE DISTANCE FROM THE TRUE POINT OF BEGINNING TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 30 IS ACTUALLY 1520.96 FEET, AS SHOWN HEREON.

A SURVEY BY TORONTO DATED JULY 1969 SHOWS THE RIGHT OF WAY AS BEING 80 FEET IN WIDTH AS DOES A SURVEY BY KRUMBEIN DATED SEPTEMBER 26, 1980, THE KRUMBEIN SURVEY ALSO SHOWS THE NORTHERLY EXTENSION OF NORTH MAIN STREET AS BEING 100 FEET IN WIDTH. THE RIGHT OF WAY DEED RECORDED AS MORROW COUNTY MICROFILM DOCUMENT NO. M-1046, DATED JUNE 19, 1964 CLEARLY DEFINES THE RIGHT OF WAY OF COLUMBIA AVENUE AS BEING 80 FEET IN WIDTH AND THE RIGHT OF WAY OF NORTH MAIN AS BEING 150 FEET IN WIDTH.

THIS SURVEY WAS PERFORMED USING TRIMBLE RTK, GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. UNLESS OTHERWISE SPECIFIED ALL DISTANCES ARE TRUE GROUND DISTANCES. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JUNE OF 1998.

**REFERENCES**

ROAD EASEMENT DEED, MORROW COUNTY DEED, M-1046  
SURVEY BY TORONTO, MORROW COUNTY SURVEY NO. C-214-K  
SURVEY BY KRUMBEIN, MORROW COUNTY SURVEY NO. C-388-K  
U.S.G.S. STATION IDENTIFICATION SHEETS FOR STATION "IRRIGON" AND STATION "F 689"  
SURVEY BY WELLS, MORROW COUNTY SURVEY NO. B-966-E  
PLAT OF NORTH BOARDMAN

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	0°36'18"	10991.49'	116.07'	N84°24'39"E 116.07'
C2	0°35'18"	10991.49'	112.87'	N85°00'27"E 112.87'
C3	9°05'03"	2940.00'	466.14'	S21°12'31"E 465.65'
C3		(2940.00')	466.16'	N21°12'18"W 465.67'
C3		(2940.00')	466.09'	N21°12'30"W 465.60'

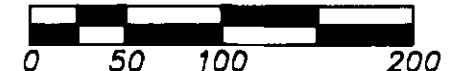
**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 25°44'55" E	40.00'
L2	N 25°44'55" W	40.00'
L3	N 64°15'05" E	12.01'
L4	S 25°45'22" E	54.20'
L4	(N25°45'10"W 54.20') B-966-E	
L4	(S25°45'E 54.19') PLAT OF NORTH BOARDMAN	

**RECEIVED BY**

Morrow County Surveyor  
Date 6-98  
Rec'd By LC  
No. C-1178-E 752

SCALE: 1"=100 FEET



A SURVEY LOCATED IN THE N.E. 1/4 AND N.W. 1/4 OF SECTION 9, TWP. 4 NORTH, RGE. 25 EAST OF THE W.M., MORROW COUNTY, OREGON.

FOR: THE CITY OF BOARDMAN, P.O. BOX 229  
BOARDMAN, OREGON 97818

**TOMKINS LAND SURVEYING, INC.**  
20 EAST POPLAR ST. SUITE 204  
WALLA WALLA, WA. 99362  
(509) 522-4843  
COLUMBIA.DWG

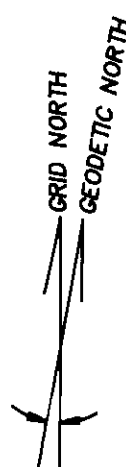
DATE  
JUNE, 1998  
SCALE  
1"=100'

REGISTERED PROFESSIONAL LAND SURVEYOR

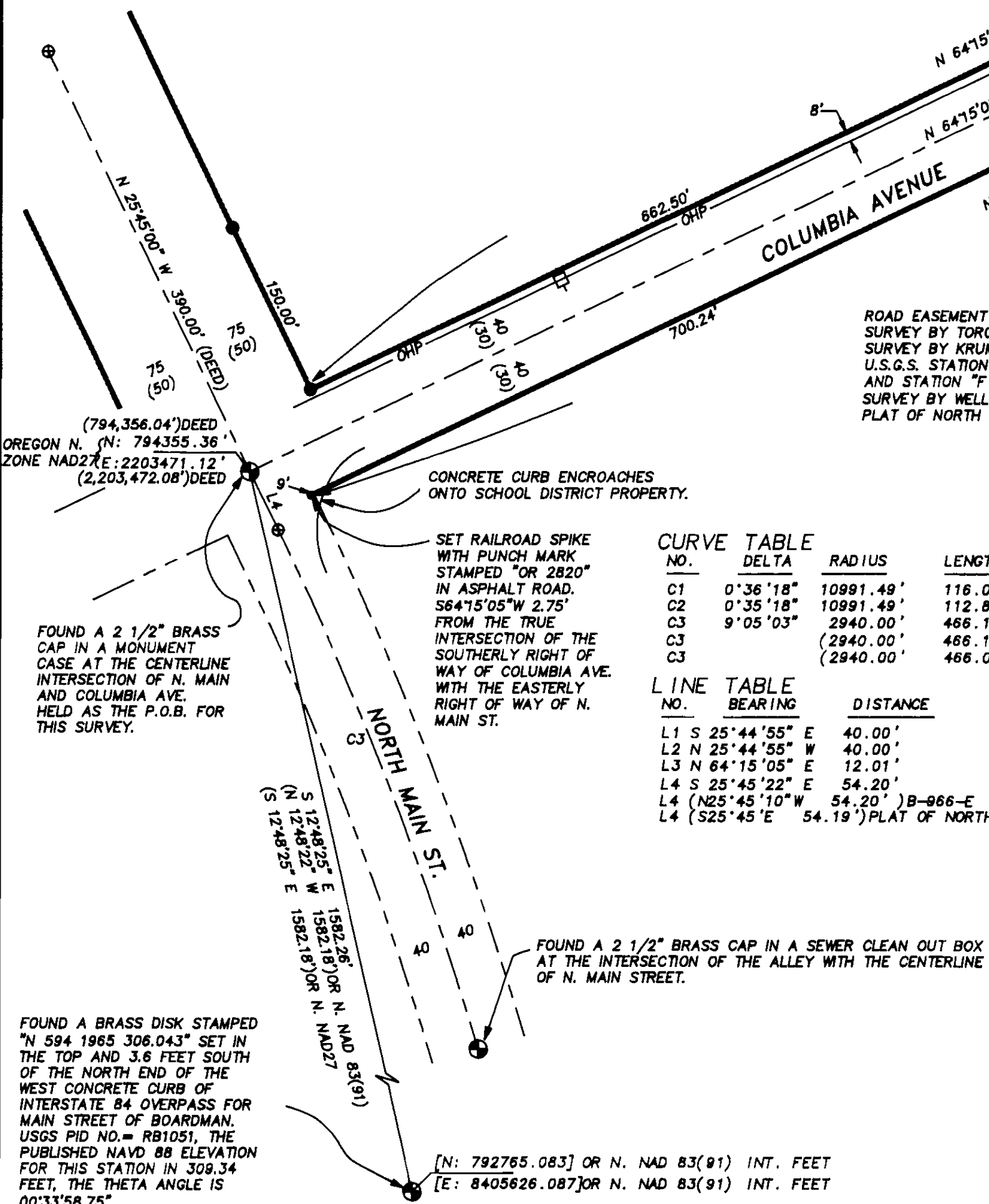
*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/99

6/29/98



THETA= 00°33'59"



FOUND A BRASS DISK STAMPED "N 594 1965 306.043" SET IN THE TOP AND 3.6 FEET SOUTH OF THE NORTH END OF THE WEST CONCRETE CURB OF INTERSTATE 84 OVERPASS FOR MAIN STREET OF BOARDMAN. USGS PID NO. = RB1051, THE PUBLISHED NAVD 88 ELEVATION FOR THIS STATION IS 309.34 FEET, THE THETA ANGLE IS 00°33'58.75".

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