

FOUND A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP IN A WATER VALVE BOX, PER D-622-K.

(N89°37'41"E 1337.98') EDWARDS C-942-E
(N89°38'E 1337.50') TAMBLYN, KRUMBEIN D-622-K
S 89°35'38" W 1337.93'

FOUND A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP IN A WATER VALVE BOX, PER D-622-K.
A 3/4" IRON BAR IN A 4" IRON PIPE BEARS N76°14'E 2.75'

OREGON AVENUE

CENTERLINE, ABANDONED O.W.R. & N. RAIL ROAD

LEGAL DESCRIPTION:

BEGINNING AT AN IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE WEST 2 1/2 ACRES OF THE EAST FIVE ACRES OF BLOCK SEVEN WEST IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE WEST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 207.73 FEET TO A POINT; THENCE WEST A DISTANCE OF 167.89 FEET TO A POINT; THENCE NORTH A DISTANCE OF 103.73 FEET TO A POINT; THENCE EAST A DISTANCE OF 155.00 FEET TO A POINT; THENCE NORTH A DISTANCE OF 104.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 13.14 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE WEST 21.00 FEET OF THE SOUTH 103.73 FEET.

FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE INTERSECTION OF THE NORTH LINE OF BLOCK 7W WITH THE CENTERLINE OF SECOND STREET WEST.

413.10' (413.00') EDWARDS C-942-E

LINE NO.	BEARING	DISTANCE
L3	S 87°52'51" E	13.14' (13.14') DEED
L4	N 87°52'51" W	21.02'
L5	S 87°52'51" E	21.02'

FOUND A 1 1/2" IRON BAR OF UNKNOWN ORIGIN, 4" BELOW THE SURFACE, HELD AS THE INTERSECTION OF THE NORTH LINE OF BLOCK 7W WITH THE CENTERLINE OF FIRST STREET WEST.

FOUND A 5/8" SMOOTH IRON BAR OF UNKNOWN ORIGIN, WITH A WHITE WOODEN POST ALONGSIDE, S79°25'W 1.02' FROM THE CALCULATED POSITION OF THE N.E. CORNER OF LOT 5.

SOUTH MAIN AVENUE WEST

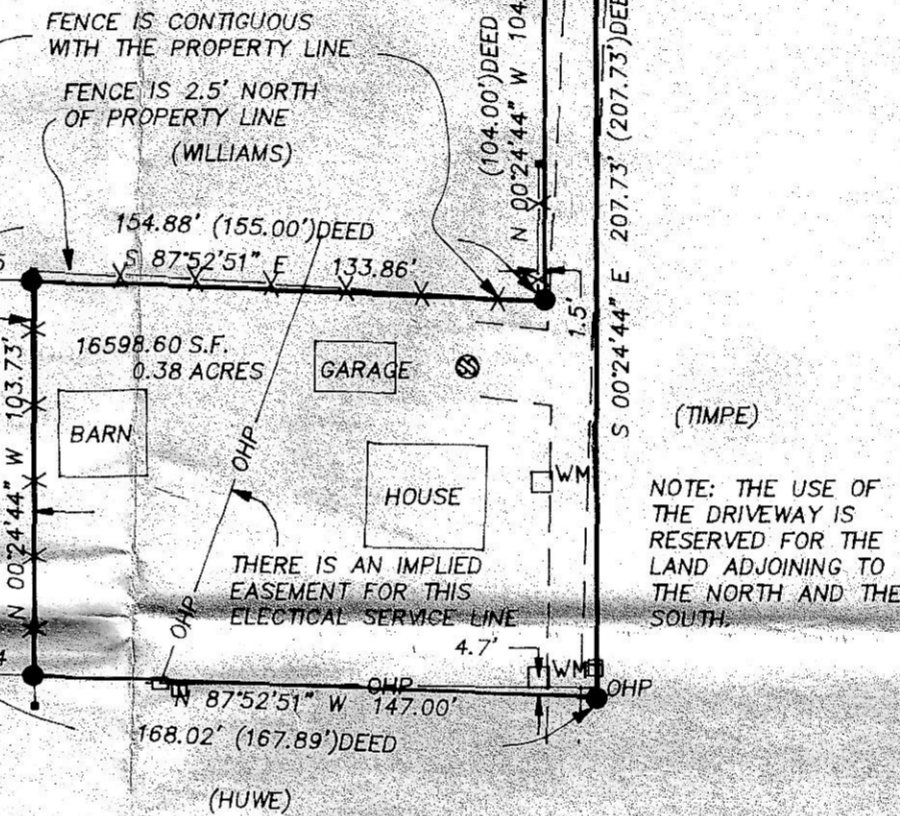
LOT 6, BLOCK 7W

NARRATIVE
THIS SURVEY WAS PERFORMED AT THE REQUEST OF YVONNE MCCALL TO SURVEY AND MARK THE BOUNDARIES OF HER PROPERTY AS SHOWN. THE LEGAL DESCRIPTION CALLS FOR THE MEASUREMENTS TO BEGIN AT AN IRON PIPE LOCATED AT THE N.E. CORNER OF THE WEST 2 1/2 ACRES OF THE EAST 5 ACRES OF BLOCK 7W. THE PIPE WAS NOT FOUND, HOWEVER, I DID FIND A 5/8" SMOOTH IRON PIN WITH A WHITE 4X4 WOODEN POST ALONGSIDE OF IT S79°25'W 1.02' FROM THE CALCULATED POSITION OF THE N.E. CORNER OF LOT 5 OF BLOCK 7W AS SHOWN ON STORMS REPLAT. AFTER A CLOSE EXAMINATION OF THE ADJOINING DEEDS IT IS APPARENT THAT THE INTENT WAS TO USE THE N.E. CORNER OF LOT 5 OF BLOCK 7W. THIS IS IN CLOSE AGREEMENT WITH THE N.E. CORNER OF THE WEST 2 1/2 ACRES OF THE EAST FIVE ACRES OF BLOCK 7W, PROVIDED THAT THE AREA INCLUDES THE AREA WITHIN THE RIGHT OF WAY OF FIRST STREET LYING BETWEEN THE EASTERLY PRODUCED NORTH AND SOUTH LINES OF BLOCK 7W.

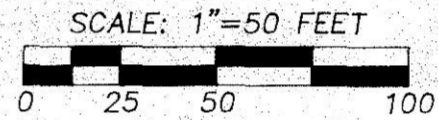
THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN SEPTEMBER AND OCTOBER OF 1998.

LEGEND

- PROPERTY LINE
- - - CENTERLINE
- - - RIGHT OF WAY LINE
- OHP — OVERHEAD POWER LINE
- × × × × × FENCE
- ⊕ FOUND SURVEY MONUMENT AS NOTED
- ⊙ FOUND 5/8 REBAR WITH A YELLOW PLASTIC CAP BY EDWARDS PER SURVEY NO. C-942-E-714
- SET A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA19619 OR2820" ATTACHED
- ⊕ CALCULATED POSITION, NOT FOUND OR SET
- ⊗ POWER POLE
- ⊠ TELEPHONE JUNCTION BOX
- WM WATER METER
- ⊙ SEWER MANHOLE
- (XOX) RECORD DIMENSION AS NOTED



BASIS OF BEARINGS
N00°25'42"W ALONG THE CENTERLINE OF DIVISION STREET BETWEEN CALIFORNIA AVENUE AND UTAH AVENUE, AS SHOWN ON THE PLAT OF MAPLE LEAF TERRACE, MORROW COUNTY FILE NO. M-48390. (NOT SHOWN ON THIS SURVEY)



REFERENCES
TAMBLYN'S 1935 PLAT OF PART OF SECTION 24, BOOK 2, PAGE 5.
REPLAT OF BLOCKS 7W, 14W, & 21W BY STORMS, BOOK 2, PAGE 10.
KRUMBEIN'S 1985 SURVEY FOR MORROW COUNTY, D-622-K.
SURVEY BY EDWARDS, C-942-E.

NOTE: THE SOUTHERLY PORTION OF THIS PROPERTY IS ENCUMBERED WITH A UTILITY AND AN IRRIGATION EASEMENT.

LOT 5, BLOCK 7W

FOUND 1/2" IRON ROD 6" DEEP IN A 2" IRON PIPE AT THE CENTERLINE INTERSECTION OF SECOND ST. WEST AND IDAHO AVE. N. 1/4 COR OF SEC. 25.

U.S. HIGHWAY #730

REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED BY
Morrow County Surveyor
Date 10-98
Rec'd By LC
No. C-1187-E 961

GREG E. FLOWERS
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/99
10/5/98

A SURVEY LOCATED IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 24, TWP. 5 NORTH, RGE. 26 EAST, W.M., MORROW COUNTY, OREGON. BEING A PORTION OF BLOCK 7W

FOR: YVONNE MCCALL, 11900 S.E. 358 CT BORING, OREGON 97009	
TOMKINS LAND SURVEYING, INC. 115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448	DATE SEPTEMBER, 1998
20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843	SCALE 1"= 50'

MCCALL.DWG