

BEARING BASE: GILLESPIE (EDWARDS ENG.) FOR LADD 1979

S 89° 36' 00" E 5281.03' | S 89° 36' 00" E 5281.01'

BRASS CAP SET TO REPLACE
STONE AT SEC CORNER BY EDWARDS
FOR SCHOOL DIST # 1, 1990.

N 1/16 TH CORNER
COMMON TO SEC 4/9
COMPUTED FROM EDWARDS
SURVEYING SURVEY FOR
MORROW COUNTY SCHOOLS
AUG 1990.

BRASS CAP SET AT
1/4 CORNER BY EDWARDS
FOR SCHOOL DIST # 1, 1990.

BRASS CAP SET BY
KRUMBEIN IN 1983

OREGON STATE
HIGHWAY NO. 74

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THOSE TRACTS OF LAND DESCRIBED AND RECORDED ON M-16288 AND M-54899, AS LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 9 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T 1 S, R 24 E, W.M., MORROW COUNTY, OREGON.

THE TRACT DESCRIBED ON M-16288 WAS CREATED, SURVEYED, MONUMENTED AND DESCRIBED DURING THE EXECUTION OF A SURVEY FOR ELMER LADD BY W.E. GILLESPIE OF EDWARDS ENGINEERING SERVICES OF OREGON, OREGON IN OCT. 1979 AND RECORDED IN THE MORROW COUNTY SURVEY RECORDS. A CLOSURE CHECK OF THE LADD SURVEY WITH ITS INCLUDED DESCRIPTION WHICH IS RECORDED ON M-16288 REVEALED THAT THERE WAS A 2 FOOT ERROR IN THE NORTH-SOUTH CALLS. I WAS NOT ABLE TO DETERMINE WHERE THIS ERROR TOOK PLACE. A CHECK OF THE RECORDS SHOW THAT LADD'S PROPERTY AS ACQUIRED FROM EKSTROM BY DEED RECORDED AS M-14401 IN WHICH THE TRACT RECORDED ON M-16288 WAS TAKEN FROM, IS DESCRIBED AS THE W 1/2 OF THE W 1/2 OF SECTION 9, T 1 S, R 24 E, W.M. THIS IS A STANDARD CALL BASED UPON THE ORIG. GENERAL LAND OFFICE SURVEYS AND THEREFORE THE EAST LINE OF THE W 1/2 OF THE W 1/2 WOULD BE THE N-S MOST WESTERLY 1/16 LINE IN SECTION 9. THIS WAS NOT THE LINE CALLED FOR IN EITHER THE GILLESPIE SURVEY OR THE METES AND BOUNDS DESCRIPTION RECORDED ON M-16288.

A FIELD SEARCH RESULTED IN THE RECOVERY OF (A 1/2" IRON PIN SET BY GILLESPIE N 01°36'48" E 88.00 FEET FROM THE SW CORNER OF THIS TRACT.) (A BADLY BENT 1/2" IRON PIN ALSO SET BY GILLESPIE AT THE NE CORNER OF THIS TRACT.) (THE NW AND NE CORNERS OF SECTION 9). THESE MONUMENTS ARE SHOWN ON GILLESPIE'S SURVEY. IN AUG. 1990 WHILE SURVEYING FOR THE MORROW COUNTY SCHOOL DIST. NO. 1, G. DENNIS EDWARDS REPLACED THE STONE AT THE NW CORNER OF SECTION 9 WITH A BRASS CAP. HE ALSO AT THIS TIME SET A BRASS CAP AT THE N 1/4 CORNER OF SECTION 9. IN 1983 KRUMBEIN REPLACED THE PK NAIL USED BY GILLESPIE FOR THE NE CORNER OF SECTION 9 WITH A BRASS CAP. FIELD TIES TO THESE BRASS CAPS CHECKED WITH BOTH GILLESPIE'S AND EDWARDS RECORDS. I THEREFORE HELD GILLESPIE'S BEARINGS FOR THE NORTH LINE OF SECTION 9 AND ROTATED EDWARDS BEARINGS TO MATCH. THEN USING EDWARDS SECTION 9 BREAKDOWN I COMPUTED THE LOCATIONS FOR THE CORNERS OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9. THE RESULTS ARE SHOWN ON THE FACE OF THIS RECORD OF SURVEY PLAT.

RETRACING GILLESPIE'S SURVEY AND USING HIS BEARINGS AND DISTANCES RESULTED IN CROSSING THE 1/16 LINE ON THE EAST. THE 1/2" GILLESPIE PIN AT THE NE CORNER OF THIS TRACT WAS SO BADLY BENT AND DISTURBED THAT IT ONLY COULD BE USED AS A GENERAL REFERENCE. GILLESPIE'S 1/2" PIN WHICH HE SET 88' NORTH OF THE SW CORNER WAS IN GOOD UNDISTURBED CONDITION. I HELD ITS POSITION AS GOOD. FROM THIS PIN I USED GILLESPIE'S RECORD BEARING OF N 01°36'48" E AND PROJECTED IT NORTH TO AN INTERSECTION WITH MY COMPUTED SOUTH RIGHT-OF-WAY LINE OF THE ABANDONED RAILROAD. THIS MATCHED GILLESPIE'S DISTANCE WITHIN 0.15 FEET AND RAN ALONG AN EXISTING FENCE SO I SET A 5/8" REBAR AT THE INTERSECTION FOR THE NW CORNER OF THIS TRACT. AGAIN USING GILLESPIE'S RECORD BEARING AND HIS DISTANCE OF 88.00 FEET FROM HIS 1/2" IRON PIN, I COMPUTED THE LOCATION OF THE SW CORNER OF THIS TRACT. FROM THIS COMPUTED SW CORNER I AGAIN HELD GILLESPIE'S BEARING OF N 70°14'46" E AND COMPUTED IT'S INTERSECTION WITH THE PREVIOUSLY COMPUTED 1/16 TH LINE. I HELD THIS INTERSECTION AS THE SE CORNER OF THIS TRACT. I DID NOT SET A MONUMENT HERE BECAUSE IT WAS IN THE MAIN CHANNEL OF WILLOW CREEK. INSTEAD I FOLLOWED GILLESPIE'S EXAMPLE AND SET A 5/8" REBAR N 00°14'05" E 115.00 FEET AND ALONG THE COMPUTED 1/16 TH LINE WHICH PLACED THIS MONUMENT OUT OF HARMS WAY FROM NORMAL WILLOW CREEK ACTIVITIES AS IT IS WELL OUTSIDE THE HIGHWATER CHANNEL AND IN A LOCATION WHERE THE MONUMENT WOULD BE OF SOME USE TO THE PRESENT OR FUTURE OWNERS OF THIS TRACT. I PLACED THE NE CORNER OF THIS TRACT AT THE INTERSECTION OF THE PREVIOUSLY COMPUTED 1/16 TH LINE AND THE SOUTH RIGHT-OF-WAY LINE OF THE ABANDONED RAILROAD.

THERE IS AN ERROR IN THE DEED RECORDED ON M-54899. THE CALL OF: THENCE S 05°15'35" E A DISTANCE OF 174.19 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED ORE. WASH. RAILROAD AND NAVIGATION CO. AS STAKED; SHOULD READ TO THE CENTERLINE OF THE ABANDONED ORE. WASH. RAILROAD AND NAVIGATION CO.. A REVIEW OF THE DEED RECORDED ON M5454 (EKSTROM TO FARMERS UNION CENTRAL EXCHANGE), NOW OWNED BY MORROW COUNTY GRAIN GROWERS, USES THE SAME BEARING AND DISTANCE, BUT THE CALL IS TO THE C/L OF THE RAILROAD RIGHT-OF-WAY, NOT THE NORTH RIGHT-OF-WAY LINE. THE NEXT CALL AS RECORDED ON M-54899 OF CONTINUING S 05°15'35" E TO THE CENTERLINE OF THE ABANDONED RAILROAD SHOULD BE REMOVED.

THE EXISTING C/L OF THE ABANDONED RAILROAD BED WAS TIED IN ORDER TO DETERMINE WHERE THE ABANDONED RAILROAD WAS ACTUALLY LOCATED. I COMPUTED THE RIGHT-OF-WAY PARALLEL TO AND 50 FEET ON EACH SIDE OF THIS C/L.

THE EXISTING C/L OF OREGON STATE HIGHWAY NO. 74 WAS ALSO TIED AND COMPARED TO THE RIGHT-OF-WAY MAP PROVIDED BY ODOT. NO ODOT REFERENCE OR ROW MONUMENTS WERE FOUND. I THEREFORE COMPUTED A PI BASED ON MY C/L TIES AND HELD THE RECORD 169 FOOT TANGENT FOR THE CURVE AND COMPUTED NEW CURVE DATA. I THEN COMPUTED THE HIGHWAY RIGHT-OF-WAY PARALLEL TO AND 30 FEET ON EACH SIDE OF THIS C/L.

THE NATURAL GAS LINES SHOWN WERE LOCATED FROM FIELD TIES TO EXISTING EXPOSED VENT PIPES. THE EASEMENT WIDTHS SHOWN ARE FROM A NONEXCLUSIVE EASEMENT TO PACIFIC GAS TRANSMISSION COMPANY RECORDED ON M-46782.

THE EASEMENT FOR THE COLUMBIA BASIN ELECTRIC CO. POWER LINE SHOWN IS RECORDED IN BOOK, 70, PAGE 533, MORROW COUNTY DEED RECORDS. IT IS A GENERAL EASEMENT AND SHOWS NO RIGHT-OF-WAY WIDTHS OR LOCATION.

RECEIVED BY

Morrow County Surveyor

Date 12/90

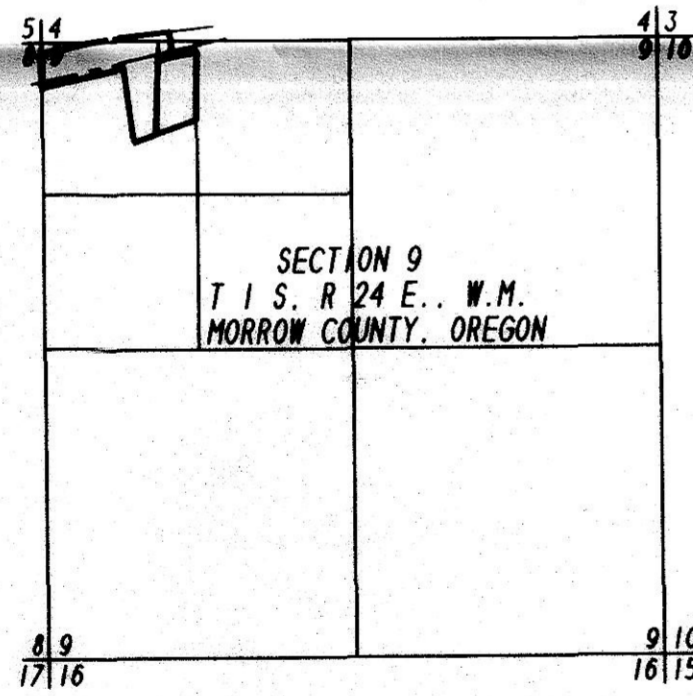
Rec'd By *DF*

No. C-1190-E(970)

SURVEY FOR:
THOMAS W. AND RUBY ANN SHEAR

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 9 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T 1 S, R 24 E, W.M. MORROW COUNTY, OREGON.

COPPOCK SURVEYING JOB NO. 109830
PO BOX 340 3 DEC. 1990
HERMISTON, OR. 97838 541-567-6974
FAX 567-3081



- FND 1/2" IRON PIN SET BY GILLESPIE FOR LADD 1979.
- FOUND BRASS CAP AS NOTED.
- SET 5/8" x 30" REBAR WITH A PLASTIC CAP MARKED LS 2850.
- (000) OF RECORD.
- - - RIGHT-OF-WAY OR EASEMENT LINES.
- P - POWER LINE.
- - - N. GAS PIPELINE

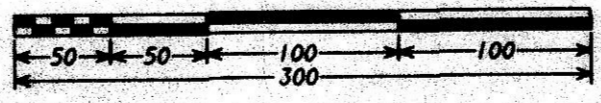
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Judson L. Coppock

OREGON
JANUARY 20, 1988
JUDSON L. COPPOCK
2850

RENEWAL DATE: DEC. 31/99

SCALE
1" = 100'



N 1/16 TH CORNER
COMMON TO SEC 8/9
COMPUTED FROM EDWARDS
SURVEYING SURVEY FOR
MORROW COUNTY SCHOOLS
AUG 1990.

NW 1/16 TH CORNER
COMPUTED FROM EDWARDS
SURVEYING SURVEY FOR
MORROW COUNTY SCHOOLS
AUG 1990.

S 89° 24' 57" E 1312.78'

N 00° 05' 43" W 1300.98'
(N 00° 28' 43" W EDWARDS)

618.63'

NOTE: 40' WIDE EASEMENT RETAINED
BY WOODS AS NOTED IN DEED M-54899

NOTE: THIS 40 FT WIDE EASEMENT DOES
NOT SHOW UP ON THE DEEDS. IT WAS
CREATED AND DESCRIBED ON A RECORDED
SURVEY DONE BY GILLESPIE (LS 344)
INGRESS AND EGRESS TO THIS 4.72 ACRE
PARCEL FROM ORE HWY # 74.

3.57 ACRES OF THE
TOTAL OF 10.58
ACRES IS SOUTH
OF THE S/R/R
R/W LINE

4.72 ACRES
IN THIS PARCEL

10.58 ACRES
TOTAL IN THIS PARCEL

CHORD- N 79° 53' 15" E 337.48'
ARC LENGTH- 337.65'
D- 1° 53' 04" : ⊙ - 6' 21" 48"
TANGENT- 169.00'
RADIUS- 3040.25'

CHORD- N 79° 53' 15" E 334.05'
ARC LENGTH- 334.22'
D- 1° 54' 12" : ⊙ - 6' 21" 48"
TANGENT- 167.28'
RADIUS- 3010.25'

ABANDONED 100' WIDE OREGON-WASHINGTON
RAILROAD AND NAVIGATION COMPANY RIGHT-OF-WAY

EXISTING PACIFIC GAS TRANSMISSION LINES

DEED

WELL HOUSE

SHOP

HOUSE

M.C.G.G.

NOTE: DEED M-16288 INCLUDES THIS WELL
HOUSE ALONG WITH THE SHOWN 20' EASEMENT.