

# RECORD SURVEY

**BOUNDARY LINE ADJUSTMENT**  
 LOCATED IN A PORTION OF NE 1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 24 EAST, W. M.  
 AND ALSO A PORTION OF THE W 1/2 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M.,  
 MORROW COUNTY, OREGON

## RECORD LEGAL DESCRIPTIONS

(PARCEL #1)  
 PARCEL # 1, OF PARTITION PLAT NO. 1997-1, RECORDED AS FILE NO. M-50644, RECORDS OF MORROW COUNTY, OREGON.

(PARCEL #2)  
 PARCEL # 2, OF PARTITION PLAT NO. 1997-1, RECORDED AS FILE NO. M-50644, RECORDS OF MORROW COUNTY, OREGON.

## NEW LEGAL DESCRIPTIONS

(PARCEL #1)  
 REAL PROPERTY LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN AND IN THE WEST HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 1997-1, RECORDED AS FILE NO. M-50644, RECORDS OF MORROW COUNTY, TOGETHER WITH THAT PORTION OF PARCEL 2 OF SAID PARTITION PLAT LYING WITHIN THE FOLLOWING:

BEGINNING AT A BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 12 (THE NORTH-SOUTH CENTERLINE OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN BEARS NORTH 0°25'49" WEST); THENCE SOUTH 45°50'59" EAST, 2983.91 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE IONE-LEXINGTON SECTION OF THE HEPPNER HIGHWAY (80.00 FEET RIGHT-OF-WAY WIDTH) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 28°40'27" EAST, 767.77 FEET; THENCE NORTH 57°39'30" EAST, 386.46 FEET; THENCE SOUTH 61°09'39" EAST, 464.48 FEET; THENCE SOUTH 58°05'42" EAST, 519.47 FEET; THENCE SOUTH 44°31'42" EAST, 336.77 FEET; THENCE SOUTH 34°39'43" EAST, 662.65 FEET TO A POINT INTERSECTING A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF PETTY'S CANYON ROAD (40.00 FEET RIGHT-OF-WAY WIDTH) SAID CURVE HAVING A 190.00 FEET RADIUS, CENTER OF WHICH BEARS SOUTH 21°37'04" EAST; THENCE SOUTHWESTERLY, 17.68 FEET ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 5°19'58"; THENCE SOUTH 63°02'58" WEST, 456.42 FEET; THENCE SOUTH 59°42'17" WEST, 189.06 FEET TO THE BEGINNING OF A 155.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST, THENCE SOUTHWESTERLY 79.32 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°19'08" THE LONG CHORD OF WHICH BEARS SOUTH 74°21'51" WEST 78.45 FEET; THENCE SOUTH 89°01'25" WEST, 331.02 FEET TO THE BEGINNING OF A 520.00 FEET RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY 75.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°20'48", THE LONG CHORD OF WHICH BEARS SOUTH 84°51'01" WEST, 75.68 FEET, THENCE SOUTH 80°40'37" WEST, 213.55 FEET; THENCE SOUTH 88°37'30" WEST, 121.22 FEET; THENCE NORTH 88°35'37" WEST, 246.43 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE IONE-LEXINGTON SECTION OF THE HEPPNER HIGHWAY (80.00 FEET RIGHT-OF-WAY WIDTH); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 28°27'09" WEST, 592.92 FEET TO THE BEGINNING OF A 759.17 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 345.53 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°04'40", THE LONG CHORD OF WHICH BEARS NORTH 41°29'28" WEST, 342.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING IN GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN.

ALSO EXCEPTING THAT PORTION LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN.

CONTAINS 50.2 ACRES, MORE OR LESS.

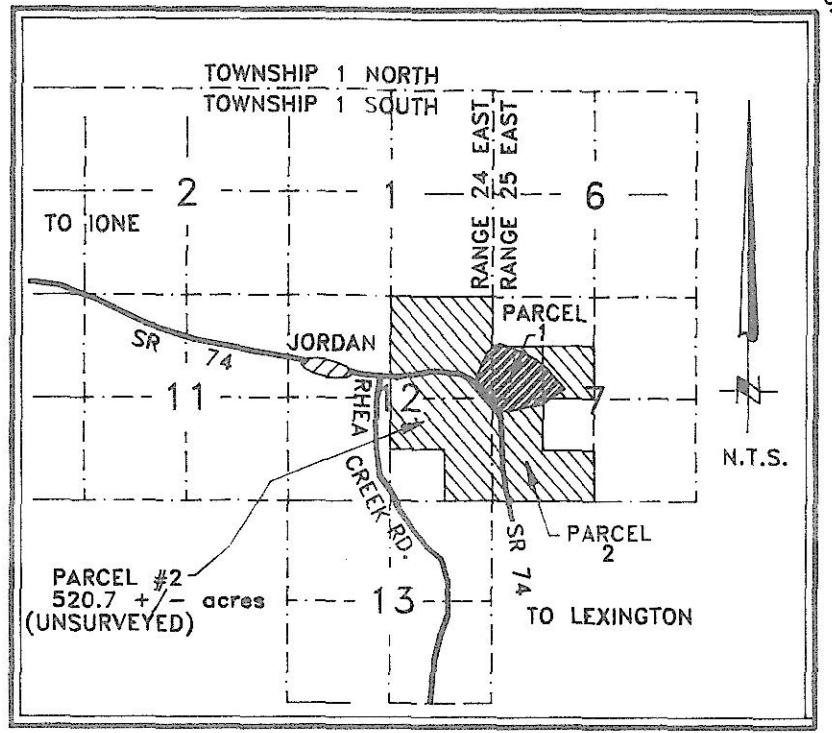
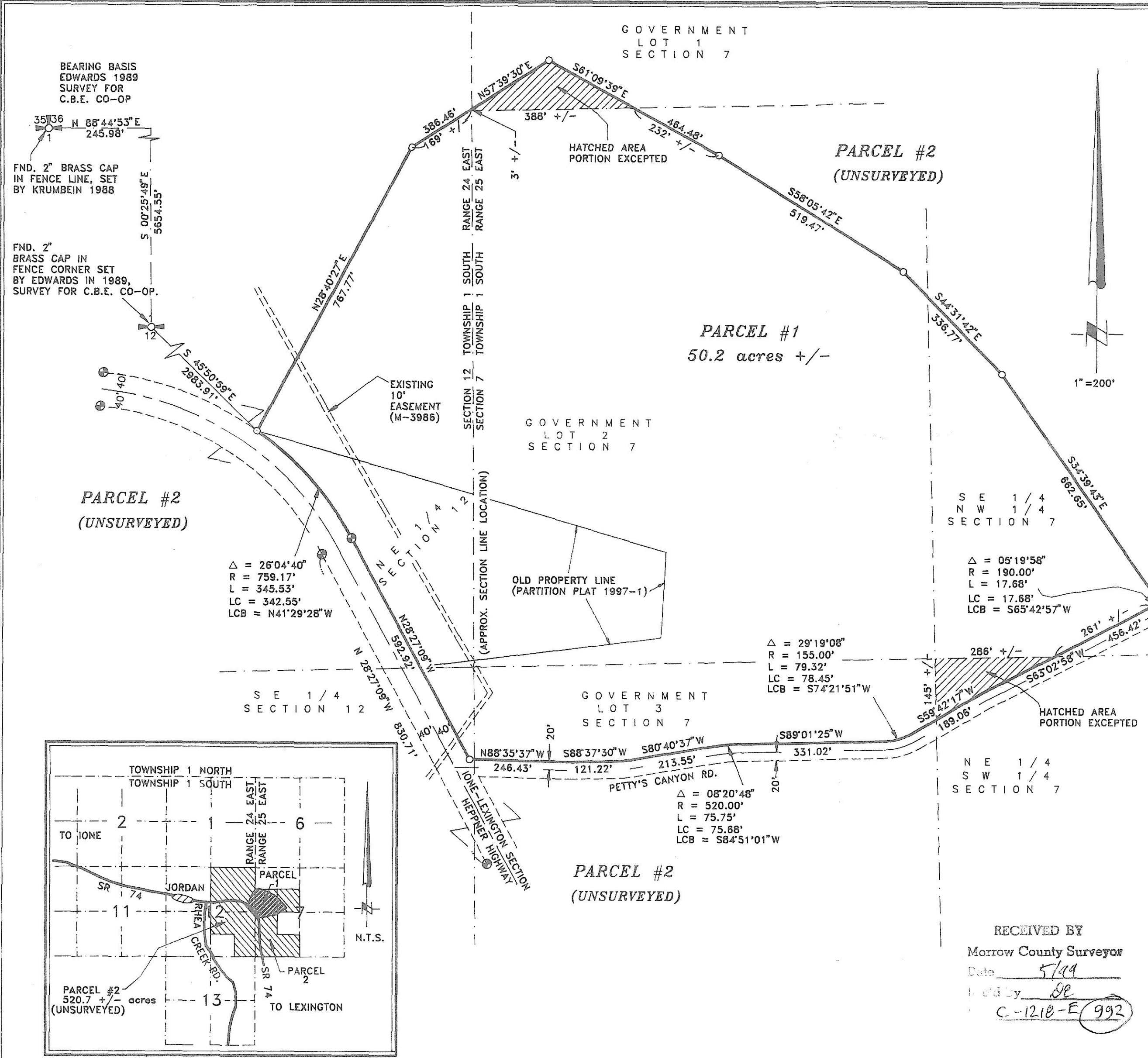
## NEW LEGAL DESCRIPTIONS

(PARCEL #2)  
 REAL PROPERTY LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN AND IN THE WEST HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT 1997-1, RECORDED AS FILE NO. M-50644, RECORDS OF MORROW COUNTY, EXCEPTING THAT PORTION OF SAID PARCEL 2 OF SAID PARTITION PLAT LYING WITHIN THE FOLLOWING:

BEGINNING AT A BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 12 (THE NORTH-SOUTH CENTERLINE OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN BEARS NORTH 0°25'49" WEST); THENCE SOUTH 45°50'59" EAST, 2983.91 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE IONE-LEXINGTON SECTION OF THE HEPPNER HIGHWAY (80.00 FEET RIGHT-OF-WAY WIDTH) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 28°40'27" EAST, 767.77 FEET; THENCE NORTH 57°39'30" EAST, 386.46 FEET; THENCE SOUTH 61°09'39" EAST, 464.48 FEET; THENCE SOUTH 58°05'42" EAST, 519.47 FEET; THENCE SOUTH 44°31'42" EAST, 336.77 FEET; THENCE SOUTH 34°39'43" EAST, 662.65 FEET TO A POINT INTERSECTING A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF PETTY'S CANYON ROAD (40.00 FEET RIGHT-OF-WAY WIDTH) SAID CURVE HAVING A 190.00 FEET RADIUS, CENTER OF WHICH BEARS SOUTH 21°37'04" EAST; THENCE SOUTHWESTERLY, 17.68 FEET ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 5°19'58"; THENCE SOUTH 63°02'58" WEST, 456.42 FEET; THENCE SOUTH 59°42'17" WEST, 189.06 FEET TO THE BEGINNING OF A 155.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST, THENCE SOUTHWESTERLY 79.32 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°19'08" THE LONG CHORD OF WHICH BEARS SOUTH 74°21'51" WEST 78.45 FEET; THENCE SOUTH 89°01'25" WEST, 331.02 FEET TO THE BEGINNING OF A 520.00 FEET RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY 75.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°20'48", THE LONG CHORD OF WHICH BEARS SOUTH 84°51'01" WEST, 75.68 FEET, THENCE SOUTH 80°40'37" WEST, 213.55 FEET; THENCE SOUTH 88°37'30" WEST, 121.22 FEET; THENCE NORTH 88°35'37" WEST, 246.43 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE IONE-LEXINGTON SECTION OF THE HEPPNER HIGHWAY (80.00 FEET RIGHT-OF-WAY WIDTH); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 28°27'09" WEST, 592.92 FEET TO THE BEGINNING OF A 759.17 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 345.53 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°04'40", THE LONG CHORD OF WHICH BEARS NORTH 41°29'28" WEST, 342.55 FEET TO THE TRUE POINT OF BEGINNING.

REV: NONE



VICINITY MAP  
N.T.S.

## SURVEYOR'S CERTIFICATION

I, JOHN A. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL-MAY 1999, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

DATE 5/6/99

REGISTERED PROFESSIONAL LAND SURVEYOR

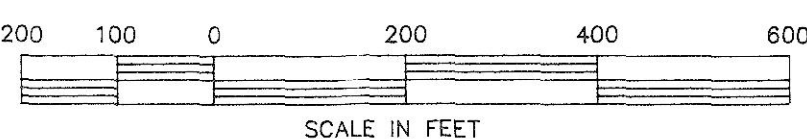
OREGON  
 JANUARY 16, 1988  
 JOHN A. BAALMAN  
 02735LS  
 EXPIRES 12-99

## NOTES:

1. BASIS OF BEARING IS EDWARDS' SURVEY FOR C.B.E. CO-OP.
2. (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED
3. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-JAB 02735LS".
4. ⊕ = DENOTES FOUND 4" ALUMINUM RIGHT OF WAY POST WITH PLACARD. (NO REBAR OR BRASS CAPS WERE FOUND).
5. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED. TRIMBLE 4000SSI GPS RECEIVERS UTILIZING REAL TIME KINEMATIC METHODS.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN PARCELS 1 AND 2 OF PARTITION PLAT 1997-1 IN ORDER TO INCREASE THE SIZE OF PARCEL 1 FROM 5.90 ACRES TO 50.2 ACRES.  
 THE BRASS CAP MONUMENTS AT THE NORTH QUARTER CORNER OF SECTION 12, SET BY EDWARDS WITH HIS 1989 SURVEY FOR COLUMBIA BASIN ELECTRIC CO-OP AND ON THE WILLAMETTE BASELINE SET BY KRUMBEIN IN 1988 FOR COLUMBIA BASIN ELECTRIC WERE USED. RIGHT OF WAY POSTS ALONG THE IONE-LEXINGTON SECTION OF THE HEPPNER HIGHWAY WERE USED TO DETERMINE HIGHWAY RIGHT OF WAY, FIELD LOCATION OF PETTY'S CANYON ROAD (GRAVEL) WAS USED TO DETERMINE ROAD RIGHT OF WAY.  
 PARCEL #2 IS LARGER THAN 10 ACRES AND WAS NOT SURVEYED.  
 SECTION 7 WAS NOT SURVEYED SO THE EXACT LOCATIONS OF GOVERNMENT LOT 1 AND THE NE 1/4, SW 1/4 COULD NOT BE DETERMINED. THE LINES SHOWN ARE BASED ON G.L.O. RECORD DIMENSIONS.



RECEIVED BY  
 Morrow County Surveyor  
 Date 5/19/99  
 Filed by JB  
 C-1218-E 992

**RSA ROGERS SURVEYING INC.**  
 2304 N. 1ST STREET  
 HERMISTON, OR. 97838  
 PHONE (541) 567-5859  
 FAX: (541) 567-6757

CLIENT	NORM ZELLER		JOB NO.	OR02498	
PROJECT	E. 1/2 SEC. 12, T.1S., R.24E., W. 1/2 SEC. 7, T.1S., R.25E., W.M.				
DRAWN BY:	MFH	SCALE:	1"=200'	F. B. NO.:	006
APPROVED:	JAB	DATE:	6-11-98	VERSION-	ACAD12
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				OF	1