

FOUND 5/8" IRON REBAR WITH AN ALUMINUM CAP LS 933 SET OVER A CONCRETE MONUMENT AS SHOWN ON SURVEY D-303-K

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**BASIS OF BEARINGS**

S89°40'39"W ALONG THE SOUTH LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. BETWEEN THE BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25 AND 26 AND THE CONCRETE MONUMENT WITH BRASS RIVET MARKING THE EAST 1/16 CORNER COMMON TO SECTIONS 23 AND 26. AS SHOWN ON THE SURVEY FOR DON JORGENSEN, RECORDED AS SURVEY NO. C-1139-F IN THE RECORDS OF THE MORROW COUNTY SURVEYOR.

**LEGAL DESCRIPTION**

TAX LOT 1300  
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE SOUTH 264 FEET OF LOT 1, BLOCK 34 WEST AND THAT PORTION OF ADJOINING VACATED FIFTH STREET WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 34 WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 330 FEET TO THE CENTER LINE OF FIFTH STREET; THENCE SOUTH ALONG THE CENTERLINE OF FIFTH STREET, A DISTANCE OF 366 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST PARALLEL TO THE SOUTH LINE OF LOT 1, A DISTANCE OF 330 FEET TO THE WEST LINE OF LOT 1; THENCE SOUTH ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 264 FEET TO THE SOUTH LINE OF LOT 1; THENCE EAST ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 330 FEET TO THE CENTER LINE OF FIFTH STREET; THENCE NORTH ALONG THE CENTER LINE OF FIFTH STREET, 264 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING A 30 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS DISCLOSED IN DEED RECORDED OCTOBER 14, 1994, AS MICROFILM NO. M-43759, MORROW COUNTY MICROFILM RECORDS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 34 WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 225.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 1, 150.00 FEET; THENCE THROUGH TWO 45° REVERSING CURVES TO THE LEFT OF WHICH CREATE A 24.00 FOOT OFFSET TO THE WEST AND HAVE A CENTER LINE RADIUS OF 30.00 FEET AND AN INTERIOR TANGENT LENGTH OF 9.0 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 1 A DISTANCE OF 168.3 FEET MORE OR LESS TO A LINE WHICH IS 264.00 FEET NORTH AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 34 WEST, AND TERMINUS OF THIS EASEMENT DESCRIPTION.

TAX LOTS 1000 & 1200  
ALL OF LOT 1, BLOCK 34W, IN TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

EXCEPTING THEREFROM THE SOUTH 264.00 FEET AND THE FOLLOWING DESCRIBED PARCEL:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 34 W; THENCE EAST ALONG THE SOUTH BOUNDARY OF WASHINGTON AVE. 102 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE EAST 108 FEET; THENCE SOUTH 150 FEET; THENCE WEST PARALLEL TO THE SOUTH BOUNDARY OF WASHINGTON AVE. 108 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- PROPERTY LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - RIGHT OF WAY LINE
- - - CENTERLINE
- × × × × × × × × × × FENCE
- × × × × × × × × × × BURIED TELEPHONE LINE
- FOUND SURVEY MONUMENT AS NOTED
- SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- ⊕ CALCULATED POSITION, NOTHING FOUND OR SET
- (XOX) RECORD DIMENSION AS NOTED
- POWER POLE

**NOTES**

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF GONZALO CARDENAS TO SURVEY AND MARK THE BOUNDARIES OF TAX LOTS 1000, 1200 AND 1300 AS DESCRIBE BY RECORD AND AS SHOWN HEREON.
2. ALL OF MONUMENTS SHOWN WERE VISITED IN JANUARY OF 2000.
3. THIS SURVEY WAS PERFORMED USING TRIMBLE 4400 RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASE LINE LENGTH AND A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00'00'03" ANGULAR AND 2 MM ± 2 PPM TIMES DISTANCE.

**REFERENCES**

- MAP OF THE SUBDIVISION OF PART OF SECTION 23, T. 5 N., R. 26 E., W.M., BY TAMBLYN DATED MAY 3, 1935.
- MORROW COUNTY PARTITION PLAT 1995-6.
- SURVEY BY ME FOR WADE AYLETT DONE IN JANUARY, 2000 PENDING RECORDING AT THE MORROW COUNTY SURVEYORS OFFICE.

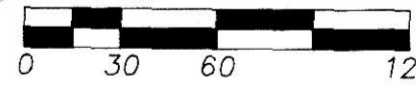
**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	LONG CHORD
C1	45°00'00"	30.00'	23.56'	12.43'	S22°05'26"W 22.96'
C2	45°00'00"	30.00'	23.56'	12.43'	S22°05'26"W 22.96'

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS 12/31/01  
1/14/00  
SCALE: 1"=60 FEET



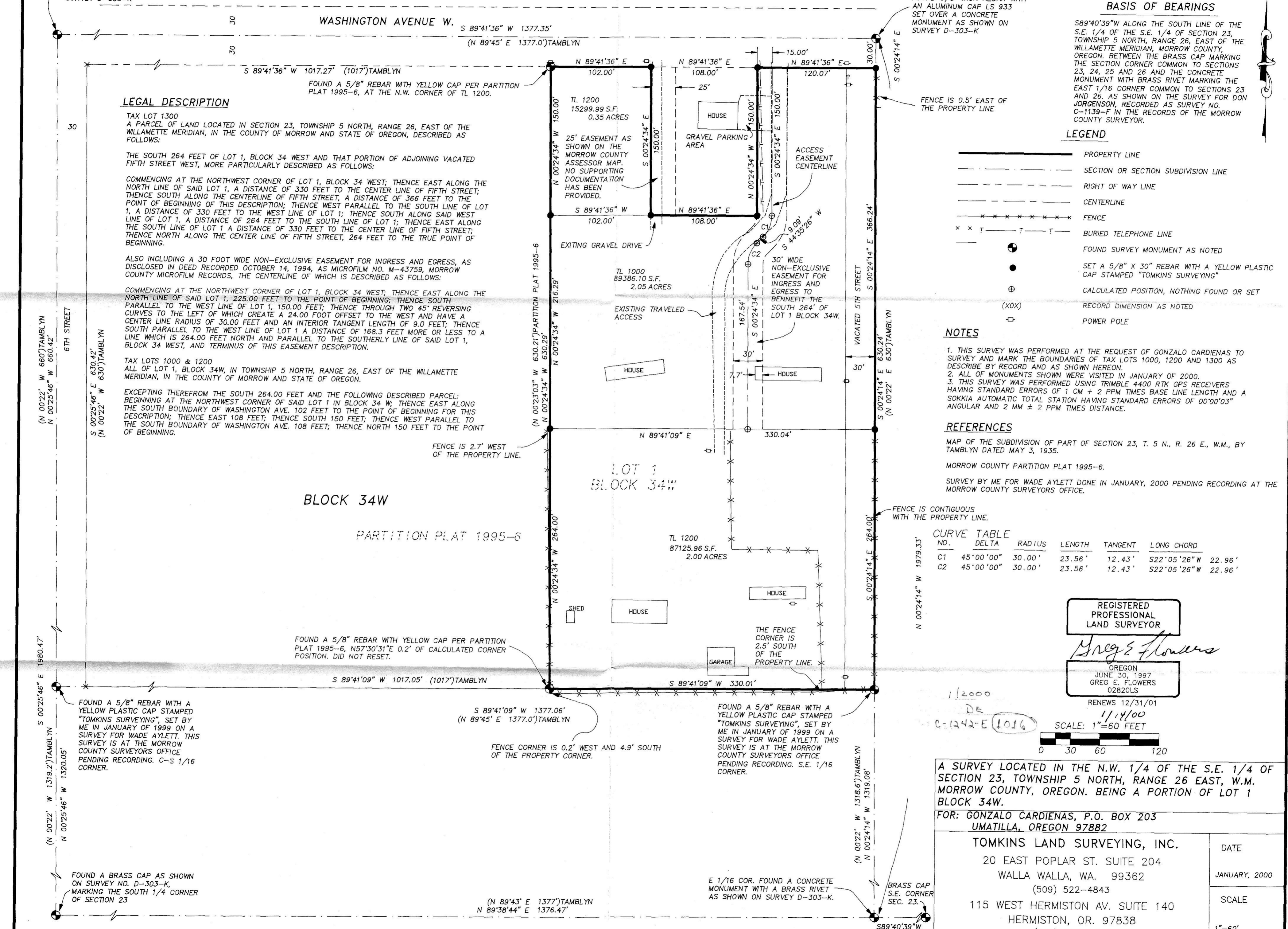
A SURVEY LOCATED IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M. MORROW COUNTY, OREGON. BEING A PORTION OF LOT 1 BLOCK 34W.

FOR: GONZALO CARDENAS, P.O. BOX 203 UMATILLA, OREGON 97882

TOMKINS LAND SURVEYING, INC. 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843	DATE
	JANUARY, 2000
115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448 CARDENAS.DWG	SCALE
	1"=60'

BLOCK 34W  
PARTITION PLAT 1995-6

LOT 1  
BLOCK 34W



FOUND A 5/8" REBAR WITH YELLOW CAP PER PARTITION PLAT 1995-6, AT THE N.W. CORNER OF TL 1200.

25' EASEMENT AS SHOWN ON THE MORROW COUNTY ASSESSOR MAP. NO SUPPORTING DOCUMENTATION HAS BEEN PROVIDED.

30' WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO BENEFIT THE SOUTH 264' OF LOT 1 BLOCK 34W.

FENCE IS 2.7' WEST OF THE PROPERTY LINE.

FENCE IS CONTIGUOUS WITH THE PROPERTY LINE.

THE FENCE CORNER IS 2.5' SOUTH OF THE PROPERTY LINE.

S 89°41'09" W 1377.06' (N 89°45' E 1377.0') TAMBLYN

FENCE CORNER IS 0.2' WEST AND 4.9' SOUTH OF THE PROPERTY CORNER.

FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING", SET BY ME IN JANUARY OF 1999 ON A SURVEY FOR WADE AYLETT. THIS SURVEY IS AT THE MORROW COUNTY SURVEYORS OFFICE PENDING RECORDING. S.E. 1/16 CORNER.

BRASS CAP S.E. CORNER SEC. 23.

(N 89°43' E 1377') TAMBLYN  
(N 89°38'44" E 1376.47')

S89°40'39"W 1377.56'

(N 00°22' W 660') TAMBLYN  
(N 00°25'46" W 660.42')  
6TH STREET  
(N 00°25'46" E 630.42')  
(N 00°22' W 630') TAMBLYN

S 00°25'46" E 1880.47'  
(N 00°22' W 1319.2') TAMBLYN  
(N 00°25'46" W 1320.05')

FOUND A BRASS CAP AS SHOWN ON SURVEY NO. D-303-K, MARKING THE SOUTH 1/4 CORNER OF SECTION 23