

# RECORD OF SURVEY

OF THAT PROPERTY DESCRIBED  
ON M-34914  
IN THE SW 1/4 OF SEC 35  
TWP 2 SOUTH, RNG 26 EAST  
OF THE W.M., CITY OF HEPPNER  
MORROW COUNTY, OREGON.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID E. ALLSTOTT AND PATTI K. ALLSTOTT, HUSBAND AND WIFE, TO MONUMENT THE PROPERTY CORNERS OF THAT LAND DESCRIBED ON M-34914 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 39 FEET WEST AND 494 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 5, IN BLOCK 5, JONES ADDITION, TO THE CITY OF HEPPNER, COUNTY OF MORROW, STATE OF OREGON, AS SAID POINT IS MARKED BY AN IRON PIPE 2 INCHES IN DIAMETER AND 35 INCHES LONG AND SET IN THE GROUND 35 INCHES, THENCE SOUTH 87° EAST 197.5 FEET TO A POINT MARKED BY AN IRON PIPE 2 INCHES BY 35 INCHES LONG SET IN THE GROUND 35 INCHES, THENCE NORTH 5° WEST 91 FEET TO A POINT MARKED BY AN IRON PIPE 2 INCHES BY 35 INCHES SET 35 INCHES IN THE GROUND, THENCE NORTH 59° WEST 190 FEET TO A POINT MARKED BY A PIPE 2 INCHES BY 35 INCHES SET 35 INCHES IN THE GROUND, THENCE SOUTH 45° WEST 42 FEET; THENCE SOUTH 138 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS ARBITRARY TRACT 23.

AND COVENANTS THAT GRANTOR IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY, FREE OF ALL ENCUMBRANCES, EXCEPT AS DESCRIBED BELOW:

- RIGHTS OF ADJOINING OWNER WHICH ANY DISCREPANCY IN DESCRIPTION MIGHT SHOW OR AN ACCURATE SURVEY MIGHT DISCLOSE.
- AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
DATED : AUGUST 17, 1957  
RECORDED : SEPTEMBER 4, 1957  
IN FAVOR OF : WAYNE HARSIN AND LOY HARSIN

AND WILL WARRANT AND DEFEND THE SAME AGAINST ALL PERSONS WHO MAY LAWFULLY CLAIM THE SAME, EXCEPT AS SHOWN ABOVE.

THERE ARE NUMEROUS ERRORS THAT I HAD ENCOUNTERED IN DEEDS M-2001-53 AND M-34914. BOTH DEEDS DO NOT MATHEMATICALLY CLOSE.

I FOUND A 2 INCH IRON PIPE AT THE SOUTHWEST CORNER OF LOT 6 BLOCK 6 OF AYERS 4TH ADDITION AND ALSO A 1 1/2 INCH IRON PIPE AT THE SOUTHWEST CORNER OF LOT 5 BLOCK 7 OF AYERS 4TH ADDITION, THIS WAS MY BASIS OF BEARING FOR THIS SURVEY. IN ADDITION I FOUND A 3/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF LOT 5 BLOCK 5 OF JONES ADDITION AND ALSO A 3/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF BLOCK 1 OF JONES 2ND ADDITION. THESE TWO 3/4 INCH IRON PIPES I USED AS THE BEARING OF COURT STREET.

THE SOUTHWEST CORNER OF LOT 5 BLOCK 5 OF JONES ADDITION (4) WAS CALCULATED BY A BEARING-BEARING INTERSECTION FROM THE ABOVE MENTIONED FOUND MONUMENTS.

UTILIZING THE CALCULATED POINT FOR THE SOUTHWEST CORNER OF LOT 5 BLOCK 5 OF JONES ADDITION I THEN REFERRED TO DEEDS M-34914 AND M-2001-53. REFER TO DETAIL "A" FOR THE LOCATIONS OF THE PROPERTY LINES BASED UPON THE DEED DESCRIPTIONS.

TO CORRECT UP THE PROPERTY LINES DO TO THE ERRORS IN THE CURRENT LEGAL DESCRIPTIONS I DID THE FOLLOWING:

M-2001-53

- POINTS (7) (8) (9) WERE CALCULATED FROM DEED M-2001-53.
- POINT (10) WAS CALCULATED BY A BEARING-BEARING INTERSECTION UTILIZING THE DEED BEARING OF S 45°00'00" W AND THE BEARING OF COURT STREET OF S 00°16'04" W.

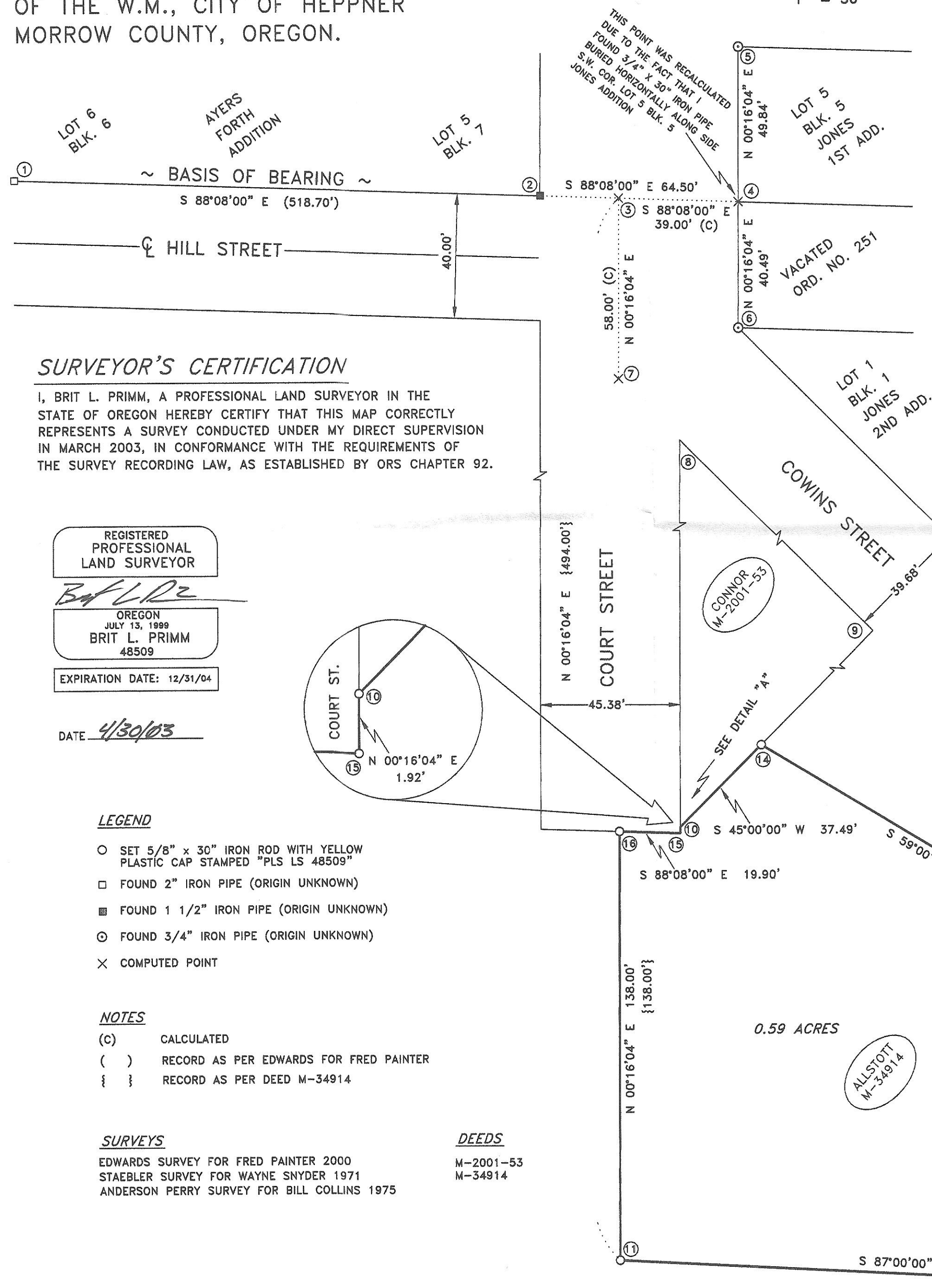
M-34914

- POINT (1) WAS CALCULATED UTILIZING THE BEARING OF COURT STREET S 00°16'04" W AND THE DEED DISTANCE.
- POINTS (2) (3) WERE CALCULATED UTILIZING THE DEED BEARINGS AND DISTANCES.
- POINT (4) WAS CALCULATED BY A BEARING-BEARING INTERSECTION UTILIZING DEED BEARINGS.
- POINT (5) WAS CALCULATED BY A BEARING-BEARING INTERSECTION UTILIZING THE BEARINGS OF COURT STREET.
- POINT (6) WAS CALCULATED BY THE BEARING OF COURT STREET AND THE DEED DISTANCE.

THE RIGHT OF WAY OF COWINS STREET (39.68') IS BASED ON THE CORRECTED UP DEED OF M-2001-53 PT. (8) AND THE FOUND MONUMENT AT PT. (6). I RAN ON A BEARING OF S 45°00'00" E FROM BOTH OF THESE MONUMENTS AND THE COMPUTED PERPENDICULAR DISTANCE BETWEEN THEM IS 39.68'. THE RIGHT OF WAY OF COURT STREET (45.38') IS ALSO BASED ON THE CORRECTED UP DEED OF M-2001-53 PT. (8) AND THE FOUND MONUMENT AT PT. (2). I RAN ON A BEARING OF S 00°16'04" W FROM BOTH OF THESE MONUMENTS AND THE COMPUTED PERPENDICULAR DISTANCE BETWEEN THEM IS 45.38'.

THIS SURVEY WAS ACCOMPLISHED BY UTILIZING THE TOPCON RTK HYPER SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE SOUTHWEST CORNER OF LOT 5 BLOCK 7 (2) & THE SOUTHWEST CORNER OF LOT 6 BLOCK 6 (1) OF AYERS 4TH ADDITION WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

1" = 30'



## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2003, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92.

REGISTERED PROFESSIONAL LAND SURVEYOR

BRIT L. PRIMM  
OREGON  
JULY 13, 1989  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/04

DATE 4/30/03

### LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 2" IRON PIPE (ORIGIN UNKNOWN)
- FOUND 1 1/2" IRON PIPE (ORIGIN UNKNOWN)
- ⊙ FOUND 3/4" IRON PIPE (ORIGIN UNKNOWN)
- × COMPUTED POINT

### NOTES

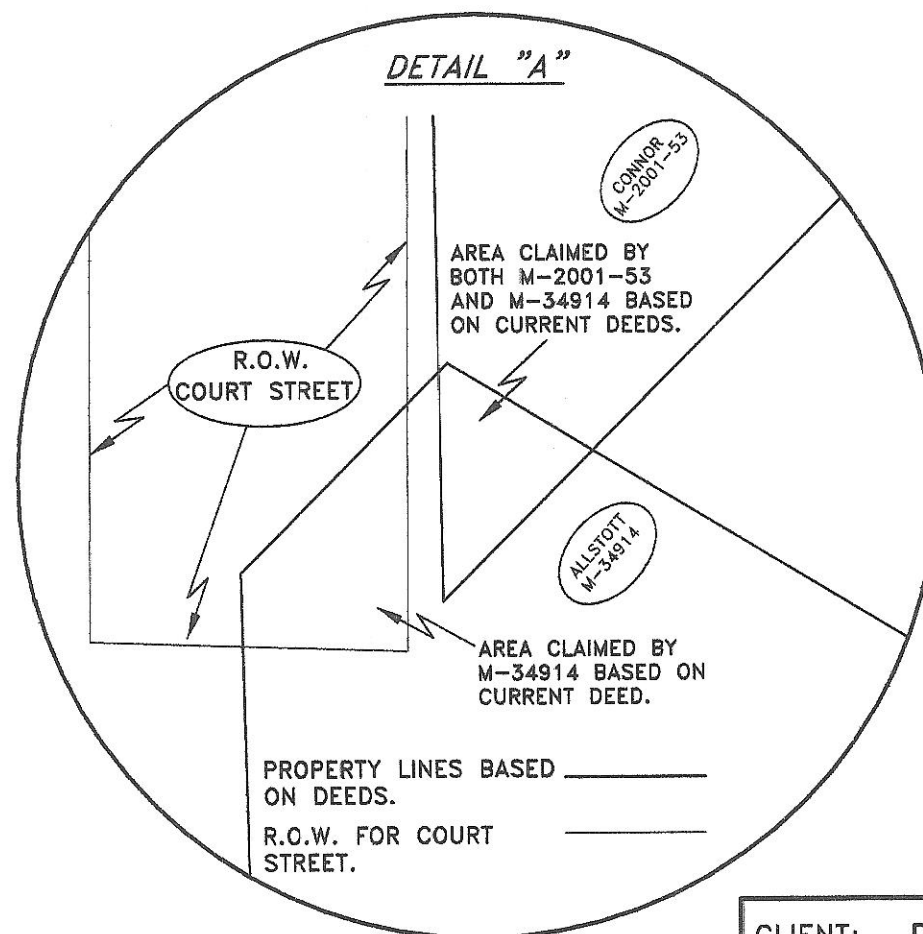
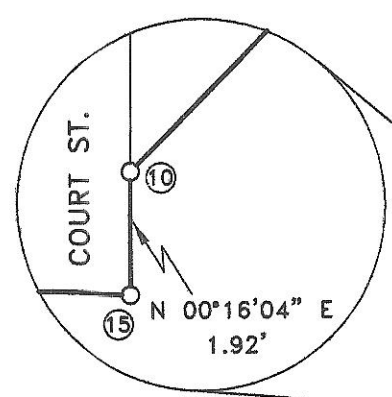
- (C) CALCULATED
- ( ) RECORD AS PER EDWARDS FOR FRED PAINTER
- { } RECORD AS PER DEED M-34914

### SURVEYS

EDWARDS SURVEY FOR FRED PAINTER 2000  
STAEBLER SURVEY FOR WAYNE SNYDER 1971  
ANDERSON PERRY SURVEY FOR BILL COLLINS 1975

### DEEDS

M-2001-53  
M-34914



## PRIMM LAND SURVEYING LLC

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pls@oregontrail.net

CLIENT: DAVID E. ALLSTOTT & PATTI K. ALLSTOTT

SW 1/4 OF SEC 35, TWP. 2 S., RNG. 26 E., W.M.

PROJECT: BOUNDARY SURVEY OF THAT PROPERTY DESCRIBED ON M-34914, MORROW COUNTY, OREGON.  
JOB#: 0303004  
DATE: 03/26/03  
FB/PG: 009/63  
SHEET: 1 OF 1  
DRAWN BY: BLP  
APPROVED: BLP

RECEIVED BY  
Morrow County Surveyor  
Date 05/02/03  
Rec'd By RVM  
No. C-1380-M