

RAILWAYS WEST SUBDIVISION

MORROW COUNTY, THE SE 1/4 OF SECTION 23,
T.5N., R.26E., W.M. MORROW COUNTY, OREGON

FOR: MAX AND MARILYN HELLBERG
81300 WEST 6TH
IRRIGON, OR 97844

SURVEYOR'S NARRATIVE

I FOUND AN 8" CONCRETE MONUMENT WITH A BRASS RIVET MARKING THE EAST 1/16 CORNER OF SECTIONS 23 AND 26 AND A 2 1/2" BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 23 AT THE INTERSECTION OF SIXTH ST. W. AND IDAHO AVE. W., THUS MY BASIS OF BEARING IS THESE TWO FOUND MONUMENTS AND IS BASED ON R.O.S. C-303-K (KRUMBEIN FOR MORROW COUNTY).

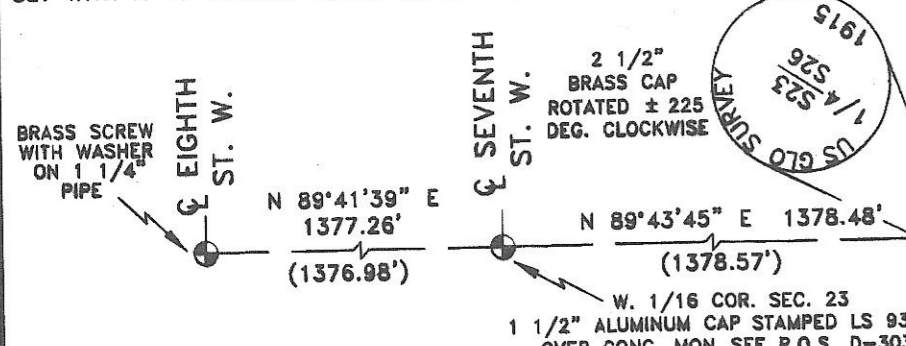
I ALSO FOUND 5/8" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "TOMKINS SURVEYING" MARKING THE CENTER SOUTH 1/16 CORNER OF SECTION 23, MARKING THE SOUTH EAST 1/16 CORNER OF SECTION 23, MARKING THE SOUTH WEST CORNER OF DEED RECORDED M-34362 (TAX LOT 1900), ON THE NORTHERLY RIGHT-OF-WAY OF SOUTH MAIN AVE. W. (OLD COLUMBIA RIVER HWY. NO. 730) MARKING THE SOUTH WESTERLY CORNER OF TAX LOT 1901, AND ON THE NORTHERLY RIGHT-OF-WAY OF SOUTH MAIN AVE. W. (OLD COLUMBIA RIVER HWY. NO. 730) MARKING THE SOUTH EASTERLY CORNER OF TAX LOT 1901, ALL AS SHOWN ON R.O.S. D-1243-E (TOMKINS FOR AYLETT).

I RECOVERED 5/8" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "RSI-GBW 02817LS" MARKING THE NORTH WEST CORNER OF LOT 6 AND MARKING THE SOUTH WEST CORNER OF LOT 4 BOTH LOTS OF SUNNYSIDE PARK SUBDIVISION, THESE TWO MONUMENTS ALSO MARK THE NORTH EAST AND THE SOUTH EAST CORNERS OF DEED RECORDED M-34362 (TAX LOT 1900) RESPECTIVELY.

I RECOVERED A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF OLD COLUMBIA RIVER HWY. MARKING THE NORTH WEST CORNER OF PARCEL 1 AS SHOWN ON PARTITION PLAT 1998-12 (COPPOCK FOR MARTINEZ).

TO ESTABLISH THE POSITION OF THE NORTH WESTERLY CORNER OF DEED RECORDED M-34362 (TAX LOT 1900) I CALCULATED THE BEARING BETWEEN THE SAID NORTH WEST CORNER LOT 6 OF SUNNYSIDE SUBDIVISION AND SAID NORTH WEST CORNER PARCEL 1 PARTITION PLAT 1998-12, I ALSO CALCULATED THE BEARING BETWEEN SAID SOUTH WESTERLY AND SAID SOUTH EASTERLY CORNERS OF TAX LOT 1901. I THEN TOOK THE MEAN OF THESE TWO BEARINGS AND HELD THAT AS THE CENTER LINE OF OLD COLUMBIA RIVER HWY. WHICH MATCHES KRUMBEIN'S BEARING ON R.O.S. D-303-K (KRUMBEIN FOR MORROW COUNTY) FAIRLY WELL. UTILIZING THIS BEARING AS WELL AS THE BEARING BETWEEN THE FOUND MONUMENTS MARKING THE SOUTH 1/4 CORNER OF SECTION 23 AND THE CENTER SOUTH 1/16 CORNER OF SECTION 23, I PERFORMED A BEARING-BEARING INTERSECT TO ESTABLISH THE POSITION OF THE NORTHWESTERLY CORNER OF SAID DEED.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON RTK HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE WEST 1/16 CORNER OF SECTION 23, THE 1/4 CORNER OF SECTION 23 AND 26, THE EAST 1/16 CORNER OF SECTION 23, AND THE CENTER SOUTH 1/16 CORNER OF SECTION 23 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.



OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MAX AND MARILYN HELLBERG, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND HAVE THE SAME TO BE SURVEYED AND PLOTTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO HEREBY DEDICATE "RAILWAYS WEST SUBDIVISION" AND HEREBY DEDICATE THE EASTERLY 50 FEET OF LOTS 8 AND 16, AND THE SOUTHERLY 10 FEET OF LOTS 10 THROUGH 16, AND THE WESTERLY 10 FEET OF LOTS 1, 2, 9, AND 10, AND THE NORTHERLY 20 FEET OF LOTS 1, AND 3 THROUGH 8 AS UTILITY AND IRRIGATION EASEMENTS.

Max Hellberg MAX HELLBERG
Marilyn Hellberg MARILYN HELLBERG
ON THIS 10th DAY OF January, 2003, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.
BEFORE ME Kristina M. Gray
NOTARY PUBLIC FOR OREGON
PRINTED NAME Kristina M. Gray
COMMISSION NO. A339212
MY COMMISSION EXPIRES October 8, 2004

LEGAL DESCRIPTION (SURVEYED PROPERTY)

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2 1/2 INCH BRASS CAP, MARKING THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN; THENCE N 45°45'54" E, 42.26 FEET TO THE INITIAL POINT OF THIS SUBDIVISION AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION MONUMENTED WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TOMKINS SURVEYING", ON THE NORTHERLY RIGHT OF WAY LINE OF IDAHO AVENUE WEST AND THE EASTERLY RIGHT OF WAY LINE OF 6 TH STREET WEST; THENCE N 00°23'27" W, 675.09 FEET, LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509", ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH MAIN AVENUE WEST; THENCE S 87°51'08" E, 1348.19 FEET, LEAVING SAID EASTERLY RIGHT OF WAY LINE AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "RSI-GBW 02817LS"; THENCE S 00°21'31" E, 617.02 FEET, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "RSI-GBW 02817LS", ON THE NORTHERLY RIGHT OF WAY LINE OF IDAHO AVENUE WEST; THENCE N 89°40'44" E, 1346.52 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING. CONTAINING 19.97 ACRES MORE OR LESS.

LEGAL DESCRIPTIONS (OF RECORD)

M-34362

TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M.

SECTION 23: SW 1/4 SE 1/4, EXCEPTING THEREFROM THAT PROPERTY SOLD TO THE STATE OF OREGON, ACTING BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN A DEED DATED NOVEMBER 7, 1955 AND RECORDED DECEMBER 12, 1955, BOOK #60, PAGE 181.

M-39352

THAT PORTION OF LAND LYING NORTH OF THE NORTH LINE OF SOUTH MAIN AVENUE, NOW A COUNTY ROAD, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

REFERENCES

KRUMBEIN SURVEY FOR MORROW COUNTY (R.O.S. D-303-K)
TOMKINS SURVEY FOR AYLETT (R.O.S. D-1243-E)
ROGERS SUNNYSIDE PARK SUBDIVISION FOR FASCIONA (R.O.S. C-1268-E)
EDWARDS SURVEY FOR TWEED (R.O.S. A-115-K)
RECORD PER PARTITION PLAT 1998-12 (COPPOCK FOR MARTINEZ)
DEED M-34362

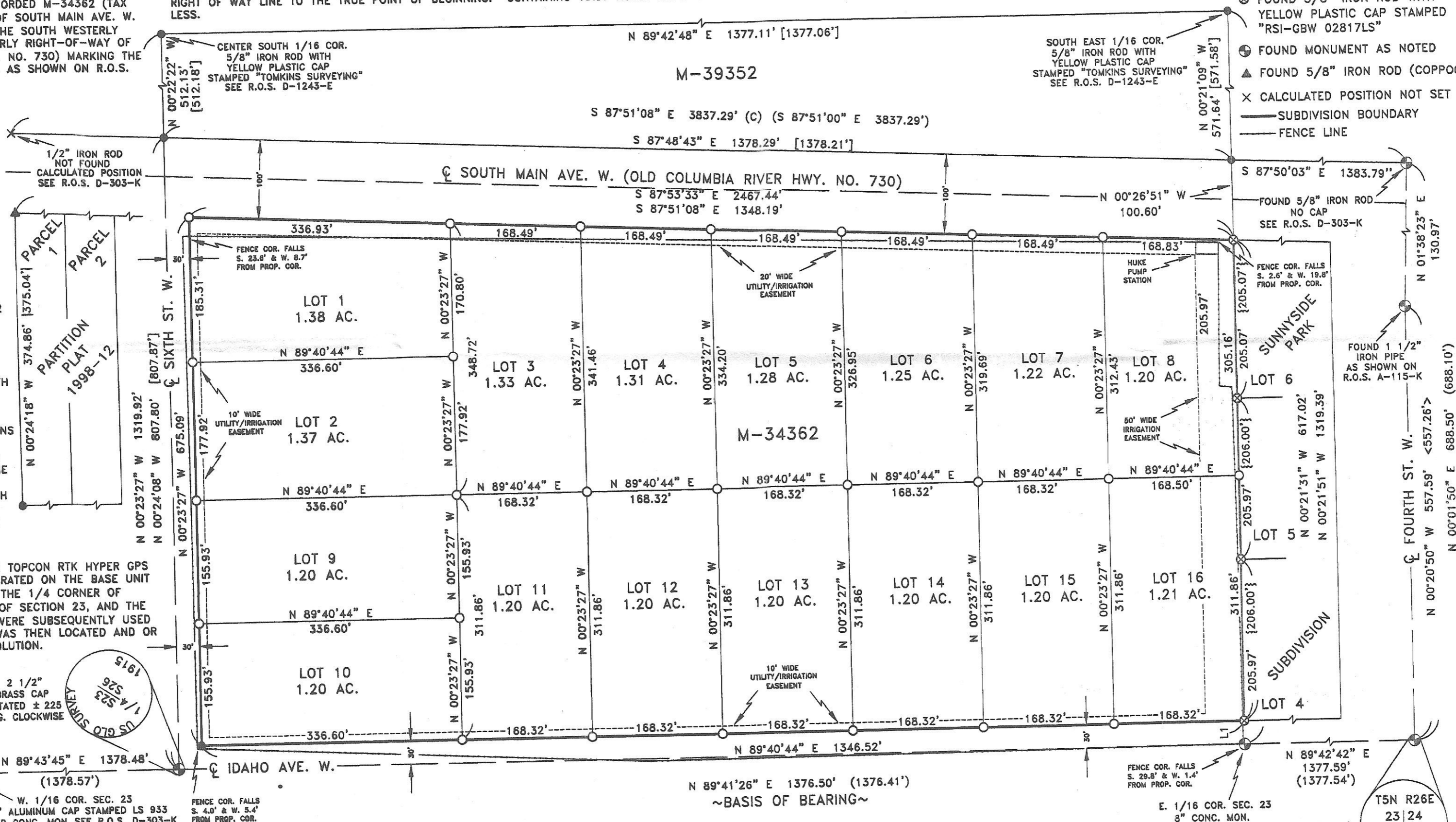
NOTES

- (C) CALCULATED
- (000) RECORD PER R.O.S. D-303-K (KRUMBEIN FOR MORROW COUNTY)
- [000] RECORD PER R.O.S. D-1243-E (TOMKINS FOR AYLETT)
- {000} RECORD PER R.O.S. C-1268-E (ROGERS FOR FASCIONA) (SUNNYSIDE PARK SUBDIVISION)
- <000> RECORD PER R.O.S. A-115-K (EDWARDS FOR TWEED)
- [000] RECORD PER PARTITION PLAT 1998-12 (COPPOCK FOR MARTINEZ)

1" = 120'

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- ⊗ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS"
- ⊙ FOUND MONUMENT AS NOTED
- ▲ FOUND 5/8" IRON ROD (COPPOCK)
- × CALCULATED POSITION NOT SET
- SUBDIVISION BOUNDARY
- FENCE LINE



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 SEPTEMBER 2002, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

Morrow County Surveyor
Date 01/04/04
Rec'd By KVM
No. C-1394-M

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509
EXPIRATION DATE: 12/31/04

DATE JAN/9/03

LINE	LENGTH	BEARING	RECORD
L1	30.13'	N 00°24'41" W	{30.00'}

PRIMM LAND SURVEYING
P.O. BOX 1322, 775 S.E. 10TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: MAX & MARILYN HELLBERG

SE 1/4 SEC 23, TWP. 5 N., RNG. 26E., W.M.

PROJECT:
SUBDIVISION SURVEY OF A PORTION OF THE SE 1/4 OF SEC. 23, TWP 5N, RNG. 26E OF W.M. MORROW COUNTY, OREGON.

JOB#:	0209005
DATE:	09/19/02
FB/PG:	009 25,29
SHEET:	1 OF 1
DRAWN BY:	KPP
APPROVED:	BLP

APPROVALS

MORROW COUNTY SURVEYOR:
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT.
Barbara Roodworth
MORROW COUNTY SURVEYOR
DATED THIS 12 DAY OF Jan, 2003

WEST EXTENSION IRRIGATION DISTRICT
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
Barbara Roodworth
MANAGER
DATED THIS 3 DAY OF June, 2003

MORROW COUNTY PLANNING DEPARTMENT:
I HAVE EXAMINED THE ACCOMPANYING LAND SUBDIVISION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH MORROW COUNTY REGULATIONS WITH REFERENCE TO SUCH LAND SUBDIVISIONS, AND I THEREFORE APPROVE SAID LAND SUBDIVISION.
Carla B. McQueen
MORROW COUNTY PLANNING DIRECTOR
DATED THIS 23rd DAY OF Sept, 2003

MORROW COUNTY COMMISSIONERS:
THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF RAILWAYS WEST SUBDIVISION AND IT IS APPROVED FOR FILING AND RECORDING IN THE COUNTY OF MORROW, STATE OF OREGON BY OUR AUTHORITY.
Serry K. Salzman
MORROW COUNTY JUDGE

MORROW COUNTY COMMISSIONER
MORROW COUNTY COMMISSIONER
DATED THIS 8th DAY OF October, 2003

MORROW COUNTY ASSESSOR AND TAX COLLECTOR:
WE, THE ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONVEYED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID PLAT.
Assessor Tax Collector
DATED THIS 7 DAY OF October, 2003

MORROW COUNTY CLERK:
STATE OF OREGON } SS
COUNTY OF MORROW }
Barbara Roodworth
MORROW COUNTY CLERK
DEPUTY

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON
THE DAY OF Oct 9 2003 4:48 P.M. AS FILE NO. M-2003-9312
Barbara Roodworth
MORROW COUNTY CLERK
DEPUTY

