

# RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

MORROW COUNTY, THE NW 1/4 OF SECTION 26,  
T.5N., R.26E., W.M. MORROW COUNTY, OREGON  
FOR: MAX E. AND MARILYN J. HELLBERG  
81300 WEST 6TH  
IRRIGON, OR 97844

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MAX E. AND MARILYN J. HELLBERG TO ADJUST THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF THAT PROPERTY DESCRIBED ON DEED M-51547 SO AS TO ENCOMPASS 4.00 ACRES.

I FOUND AN 8" CONCRETE MONUMENT WITH A BRASS RIVET MARKING THE EAST 1/16 CORNER OF SECTION 26 AND A 2 1/2" BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 26 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).

IN NOVEMBER OF 2003 PRIMM LAND SURVEYING, LLC PERFORMED A LOT LINE ADJUSTMENT ON THE LANDS DESCRIBED IN M-30391

GREG FLOWERS OF TOMKINS LAND SURVEYING PERFORMED A BOUNDARY SURVEY IN THIS AREA IN 1999 (SEE RECORD OF SURVEY NO. D-1243-E) AND IN DOING SO MONUMENTED THE 4 CORNERS OF DEED RECORDED M-51547. I RECOVERED THESE 4 MONUMENTS AS WELL AS OTHERS DEPICTED ON THIS PLAN. I HELD THE FOUND 8" CONCRETE MONUMENT MARKING THE EAST 1/16 CORNER TO SECTION 26 AND THE FOUND 2 1/2" BRASS CAP MARKING THE NORTH 1/4 CORNER TO SECTION 26 AS CONTROLLING FACTOR FOR THE NORTH LINE OF THAT PROPERTY DESCRIBED ON M-30391. I HELD THE FOUND 2 1/2" BRASS CAP MARKING THE NORTH 1/4 CORNER TO SECTION 26 AND THE FOUND 2 1/2" BRASS CAP MARKING THE CENTER 1/4 CORNER TO SECTION 26 AS THE CONTROLLING FACTOR FOR THE EASTERLY LINE OF THAT PROPERTY DESCRIBED ON M-30391.

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 26, THE NORTH 1/4 CORNER OF SECTION 26, AND THE EAST 1/16 CORNER OF SECTION 26 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

### LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- FOUND MONUMENT AS NOTED
- × CALCULATED POSITION NOT SET
- NEW BOUNDARY
- P.O.B. POINT OF BEGINNING

### NOTES

- (C) CALCULATED
- (000) RECORD PER RAILWAYS WEST SUBDIVISION (KRUMBEIN FOR MORROW COUNTY)
- {000} RECORD PER R.O.S. D-1243-E (TOMKINS FOR AYLETT)
- <000> RECORD PER R.O.S. C-1400-M (B. PRIMM FOR HELLBERG)

### DEEDS

- M-30391
- M-51547
- M-52750
- M-34984
- M-2003-8228
- M-2002-5105
- PARCEL II
- M-2004-10842

### LEGAL OF RECORD

(GENERATED FROM TAX LOT CARD ACCOUNT NUMBER 5N 26E 26 203 BY OFFICE OF COUNTY ASSESSOR, MORROW COUNTY OREGON.)

TSN R26E WM  
SECTION 26:  
BEGINNING AT THE N1/4 CORNER OF SAID SECTION 26; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 400 FEET; THENCE SOUTH 300 FEET; THENCE EAST 295 FEET; THENCE NORTH 300 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID SECTION LINE THE NORTHEAST CORNER OF THE NW1/4 NE1/4 OF SAID SECTION 26; THENCE SOUTH ALONG THE EAST LINE OF THE NW1/4 NE1/4 ALONG THE EAST LINE OF THE SW1/4 NE1/4 TO THE NORTHERLY RIGHT OF WAY LINE OF US HWY #730; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 26; THENCE WEST ALONG THE SOUTH LINE OF SAID NE1/4 TO THE SOUTHWEST CORNER OF THE SE1/4 NW1/4 OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF SAID SE1/4 NW1/4 TO A POINT 1441 FEET MORE OR LESS SOUTH OF THE NORTHWEST CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 26; THENCE EAST 250 FEET; THENCE NORTH 175 FEET; THENCE WEST 250 FEET TO THE WEST LINE OF THE NE1/4 NW1/4 OF SAID SECTION 26; THENCE NORTH ALONG THE SAID WEST LINE OF THE NE1/4 NW1/4 TO A POINT 360 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NE1/4 NW1/4; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 26, 290 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NE1/4 NW1/4 TO THE NORTH LINE OF SAID SECTION 26; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING.

EXCEPTING PARCEL 204  
SECTION 26  
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26, 400'; THENCE NORTH 89°41'28" EAST 400'; THENCE NORTH PARALLEL TO AND 400 FEET FROM THE SAID NORTH SOUTH CENTERLINE OF SAID SECTION 26, 400'; THENCE SOUTH 89°41'28" WEST 400' TO THE POINT OF BEGINNING.

EXCEPTING PARCEL 205:  
TSN R26E WM  
SEC 26: A PARCEL OF LAND IN THE SE1/4 NW1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SAID SE1/4 NW1/4; THENCE N 00°21'42" W 580' TO THE POINT OF BEGINNING; THENCE N 00°21'42" W, 666'; THENCE N 89°43'52" E, 261.50'; THENCE S 00°21'42" E 666.07' TO THE TRUE POINT OF BEGINNING

EXCEPTING PARCEL 208:  
TSN R26E WM  
SEC 26:  
COMMENCING AT THE SW CORNER OF THE SE1/4 NW1/4; THENCE N 00° 21'42" W, 580'; THENCE N 89°44'51" E, 1040'; THENCE S 44°11'38" W, 812.43'; THENCE S 89°44'51" W, 470' TO THE POINT OF BEGINNING.

EXCEPTING PARCEL 207:  
TSN R26E WM  
SEC 26:  
COMMENCING AT THE SW CORNER OF THE SE1/4 NW1/4 OF SAID SEC 26; THENCE N 00°21'42" W, 580' ALONG THE NORTH-SOUTH CENTERLINE OF THE NW1/4 OF SAID SEC 26 TO A POINT WHICH IS THE NW COR OF THAT PARCEL CONVEYED BY MAX AND MARILYN HELLBERG TO MORROW CO.; THENCE N 89°44'51" E, 261.50' ALONG SAID PARCEL L1 TO THE POINT OF BEGINNING; THENCE N 00°21'42" W, 666.07' PPL TO THE NORTH-SOUTH CENTERLINE OF SAID NW1/4 SEC 26; THENCE N 89°43'52" E, 26.50' PPL TO EAST-WEST CENTERLINE OF SAID NW1/4 SEC 26; THENCE N 00°21'42" W, 75' TO A POINT ON THE EAST-WEST CENTERLINE OF SAID NW1/4 SEC 26; THENCE N 89°43'52" E, 563' ALONG SAID EAST-WEST CENTERLINE; THENCE S 00°21'48" E, 741.28' TO NORTH LINE HELLBERG TACT; THENCE S 89°44'51" W, 591.50' ALONG SAID NORTH LINE TO POINT OF BEGINNING.

EXCEPTING THAT LAND DESCRIBED AS FOLLOWS:  
TSN R26E WM  
SEC 26:  
COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN; THENCE S 00°21'32" E, 30.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING", ON THE SOUTHERLY RIGHT OF WAY LINE OF IDAHO AVE. W.; THENCE S 00°21'32" E, 370.08 FEET, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING", AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 89°41'26" E, 399.93 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"; THENCE S 00°21'34" E, 100.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 89°41'26" W, 399.91 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 00°22'07" W, 100.94 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.93 ACRES.

### (NEW LEGAL)

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN; THENCE S 00°21'32" E, 30.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING", ON THE SOUTHERLY RIGHT OF WAY LINE OF IDAHO AVE. W.; THENCE S 00°21'32" E, 370.08 FEET, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 89°41'26" E, 399.93 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 00°21'34" E, 100.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 89°41'26" W, 399.91 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 00°22'07" W, 100.94 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.93 ACRES.

### REFERENCES

- PRIMM FOR HELLBERG (RAILWAYS WEST SUBDIVISION M-2003-9312)
- KRUMBEIN SURVEY FOR MORROW COUNTY (R.O.S. D-303-K)
- TOMKINS SURVEY FOR AYLETT (R.O.S. D-1243-E)
- B. PRIMM FOR HELLBERG (R.O.S. C-1400-M)

### LINE TABLE

LINE	BEARING	DISTANCE	RECORD	RECORD
L1	N 89°41'26" E	295.05'	<295.05'>	[295.00']
L2	N 89°40'29" E	295.06'	<295.06'>	[295.00']
L3	N 89°41'26" E	399.93'	<399.93'>	[400.00']
L4	N 00°22'07" W	100.94'	<100.94'>	[100.00']
L5	N 00°21'34" W	100.94'	<100.94'>	[100.00']
L6	N 00°21'34" W	100.04'	<100.04'>	[100.00']
L7	N 00°21'34" W	270.04'	<270.04'>	[270.00']
L8	N 00°21'40" W	269.96'	<269.96'>	[270.00']

### M- 51547 (LEGAL OF RECORD)

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST 400 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 300 FEET; THENCE EAST 295 FEET; THENCE NORTH 300 FEET; THENCE WEST 295 FEET TO THE POINT OF BEGINNING.

### (NEW LEGAL)

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN; THENCE S 00°21'32" E, 30.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING", ON THE SOUTHERLY RIGHT OF WAY LINE OF IDAHO AVE. W.; THENCE N 89°41'26" E, 399.91 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 00°21'34" E, 471.02 FEET LEAVING SAID SOUTHERLY RIGHT OF WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 89°41'26" E, 399.92 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"; THENCE S 00°21'32" W, 471.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490" ON THE SOUTHERLY RIGHT OF WAY LINE OF IDAHO AVE. W.; THENCE S 89°41'26" W, 399.92 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490

EXPIRATION DATE: 12/31/06

DATE 22 MAR 06

### RECEIVED BY

Morrow County Surveyor

Date 3/27/06

Rec'd By SKB

No. 1459-C

No. 1460-C

### SURVEYOR'S CERTIFICATION

I, KEITH P. 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 2006, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

### PRIMM LAND SURVEYING LLC

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

CLIENT: MAX E. & MARILYN J. HELLBERG

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

PROJECT: BOUNDARY LINE ADJUSTMENT OF THE SOUTHERLY BOUNDARY OF DEED RECORDED ON M-51547 MORROW COUNTY, OREGON.

JOB#: 0603003

DATE: 03/13/06

FB/PG: 019 43

SHEET: 1 OF 1

DRAWN BY: KPP

APPROVED: KPP

1460