

A BOUNDARY ADJUSTMENT
located in the SW1/4, Section 22
T2S, R26E, W.M., Morrow County, Oregon

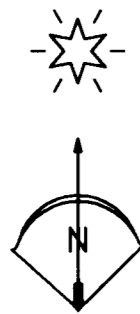
NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Ryan Miller. The purpose of the survey was to locate and monument the adjusted boundary as shown hereon.

All three tracts shown on this map were originally one tract. Tax Lot 3104 was originally partitioned off of the main tract in 1974 as shown on Morrow County Survey C-196-K for Pete Hoffman. In that survey, Mr. Steve Anderson indicates that the boundaries as described did not match the existing fence lines, and he wrote his new description based on the fences and not on the deeds. Because this adjustment affects only the common line between the tax lots, I have not attempted to resolve the issues associated with the exterior lines.

To determine the location of the original boundary line between the tax lots, I held the location from the Hoffman survey as identified by the section corner and the found monument at the initial point of the description for Tax Lot 3104. This achieves the greatest agreement with the old fence lines which are also called for in the current description.

The location of Dee Cox Road has been changed since the 1974 survey. That survey reported a distance of 30 feet from the monument to the centerline of the roadway, and I find it to be 36 feet from the center of the current road structure which is paved. This change has no effect on the adjusted boundary.



Set a 5/8" Iron Rebar with a 1 1/8" yellow plastic cap stamped WTS and 56295LS.

I found the 5/8" rebar from the Hoffman survey disturbed. It bears S31°55'47"W, 5.48' from the true corner point.

Tax Lot 3104
2009-24376
6.70 Acres Original
5.62 Acres Adjusted

Tax Lot 3102
M-2001-73
3.90 Acres Original
4.98 Acres Adjusted

The original monuments along this line appear to have been destroyed by construction of a new chain link fence approximately 4 years ago.

The proposed set back from the shed is 10'.

Initial point of the descriptions as per Survey C-196-K and both deeds.

BASIS OF BEARINGS
Bearings are based on this line as per survey C-196-K

ADJUSTMENT NOTES

- The objective of this adjustment is to create a usable yard space behind the house on Tax Lot 3102.
- This adjustment has no effect on the street frontage or access of either tax lot.
- The adjusted boundary as agreed to by the owners is to be parallel with the original boundary and 10 feet westerly of the existing shed. The minimum side yard set back distance in an EFU zone is 20 feet. However, according to the Morrow County Zoning Ordinance, Section 4.090, sub paragraph A, if that structure is a single story accessory structure of less than 450 square feet and more than 65 feet from the front of the lot, a 10 foot set back would be allowed. This shed is single story, covers 395 square feet and is 96 feet from the front of the lot.
- There is an existing overhead communications cable that runs through the adjustment area. This cable crosses both lots and the change in the boundary will not affect the use of or easement for the cable. The conveyance of the adjusted area will be made subject to all existing easements. No other utilities were observable in the adjustment area.

LEGEND

- FOUND BRASS CAP PER SURVEY C-289-K
- FOUND 5/8" IRON REBAR FROM SURVEY C-196-K
- SET A PK NAIL IN A DRILL HOLE IN THE CONCRETE WITH A 1 1/2" BRASS WASHER STAMPED WTS AND 56295LS EXCEPT AS NOTED
- COMPUTED POINT
- R1 COUNTY SURVEY C-196-K
- R2 COUNTY SURVEY C-289-K
- DEED BOUNDARY FROM M-2001-73
- E- OVERHEAD POWER LINES
- T- OVERHEAD TELEVISION CABLE
- x- FENCE LINES

REGISTERED PROFESSIONAL LAND SURVEYOR

STEPHEN K. HADDOCK
OREGON
JULY 9, 2001
56295LS
RENEWS 6-30-11

RECEIVED BY
Morrow County Surveyor
Date: FEB 07 2011
Rec'd By: SKB
No.: 1593-C

BOUNDARY ADJUSTMENT SURVEY FOR
MR. RYAN MILLER
P.O. BOX 608
HEPPNER, OR 97836
LOCATION: SW1/4, SECTION 22, T2S, R26E, W.M., MORROW COUNTY, OREGON

PROJECT DATE: NOVEMBER 2nd, 2010
Project No. 2010-14 SCALE: 1" = 100'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

LINE TABLE
Existing lines are the record dimension as per Survey C-196-K.

LINE No.	BEARING	DISTANCE
L1	N50°36'03"E	119.11'
L2	S37°34'09"E	76.38'
L3	N51°54'06"E	183.89'
L4	N50°36'03"E	31.31'

