

# RECORD OF SURVEY

## LOT LINE ADJUSTMENT & EASEMENTS

For  
Port of Morrow  
P.O. Box 200, #2 Marine Drive  
Boardman, Oregon 97818

### NARRATIVE:

This survey is based on the Port of Morrow Grid Coordinate System that was established by me in the mid 1990's. The purpose of the survey was to complete a Lot Line Adjustment to facilitate the expansion of an adjacent existing processing plant. The Port acquired two of the Tax Lots from Tatone about 10 years ago. The third portion of this property was a part of a deed acquired from the U.S. Army Corps of Engineers back in the late 1960's. Columbia Avenue was originally State Highway 30 which was turned over, by the State, to Morrow County at the completion of Hwy. 730 and Interstate I-80 (now I-84). In 1983 Tatone's deeded property to the County and the State to create the Interchange, #165 (Port of Morrow). Krumbein modified the curve alignment for Columbia Ave. in a Survey for Morrow County. He (Krumbein) inserted a short tangent section in the 3274.05' radius curve and created a 2960.99' radius on the centerline of Columbia as it progressed west through the Tanone property. The only original monuments left from the Krumbein survey were the East Corners of Section 10, as shown. In 1973, Pettijohn subdivided Port properties to create the Port of Morrow Food Processing Park which abuts this property on the west side. In 1995 Edwards completed a survey for Tatone and in 1999 Coppock completed a survey for Merle Carlson. I used all of these surveys to re-establish the locations of the property lines and the North Right of Way line of Columbia Ave. When Logan International developed their processing plant in 1996 on Lot 3 of Block 5, an existing gravel roadway (Lindsay Way) was improved and paved. The Port had always assumed this to be a County Road. Both the City of Boardman and Morrow County claim no jurisdiction of this road so the Port is now treating it as a Port Public Road. In addition to the property boundaries, the Port also created some new easements for the re-location of some of the existing utilities in and along Lindsay Way. At the same time, the Port is also proceeding with a process to abandon a portion of the Lindsay Way Right of Way to, again, accommodate the proposed processing plant expansion. The pending Resolution for vacation of Lindsay Way would only affect the Right of Way from the North line of Columbia Avenue to the south extended boundary of the Carlson property. The adjusted lot (Site "B") along the north boundary is essentially for financing purposes only for the construction of a wastewater treatment facility that is an integral part of the proposed plant expansion. The Port also intends to dedicate a 55' Public Roadway on the east side of this property to create a new connection between Columbia Avenue and Industrial Way as a replacement for the "to be vacated" connection, Lindsay Way.

### NEW PROPERTY DESCRIPTIONS:

**Site "A":**  
A 25.37 Acre portion of land, more or less, located in Section 10, Township 4 North, Range 25, East of the Willamette Meridian located within Morrow County, Oregon, more particularly described as follows:

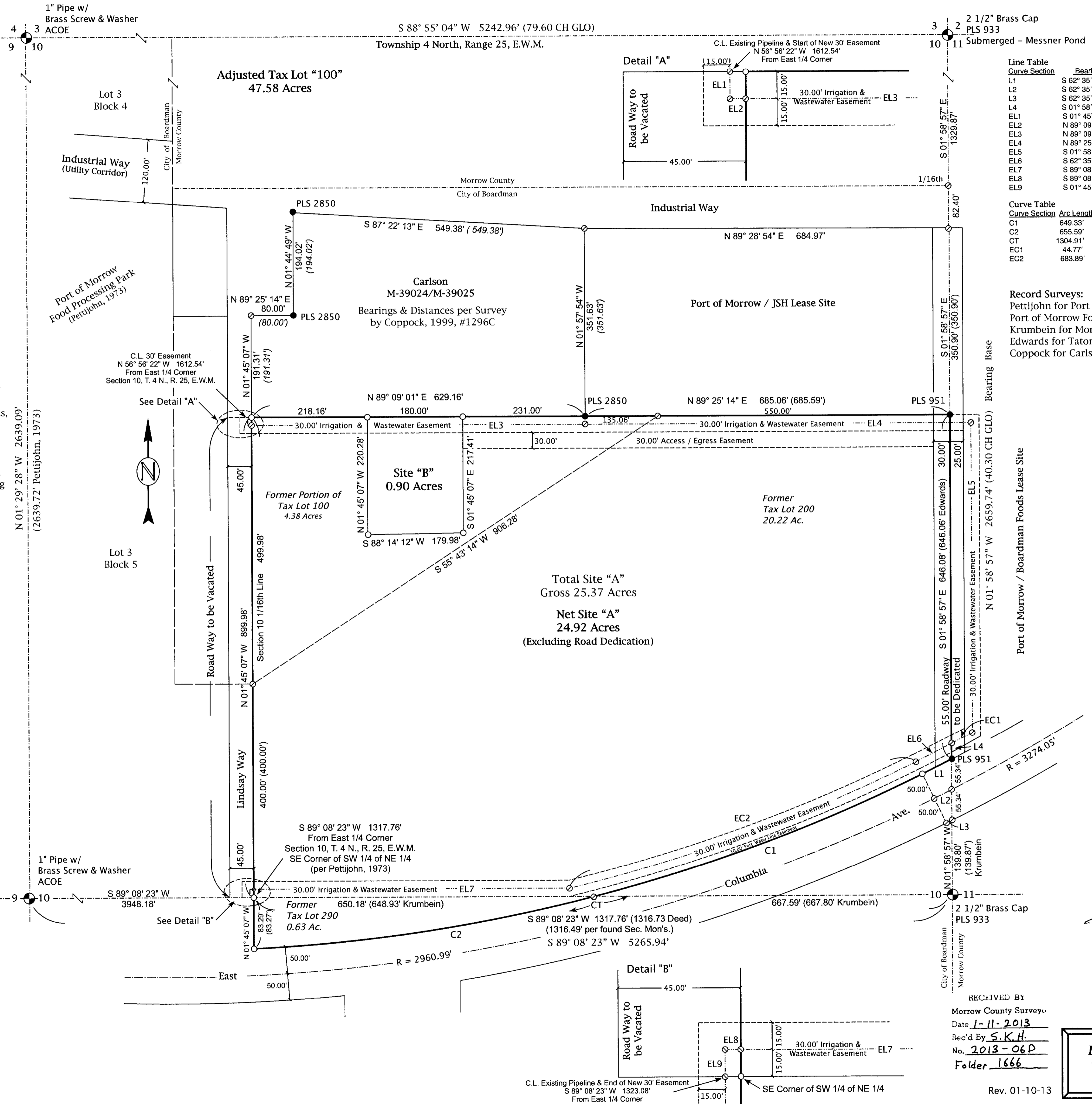
Beginning at a Point located on the East Right of Way line of Lindsay Way, a Public Road, being South 89° 08' 23" West a distance of 1317.76 feet from the East Quarter Corner of Section 10, in Township 4 North, Range 25 East;  
Thence along the said East Right of Way of Lindsay Way, North 01° 45' 07" West a distance of 899.98 feet, more or less, to the Southwest Corner of that tract of land conveyed to Merle Carlson by Deed M-39024;  
Thence along the South line of said Carlson Tract, North 89° 09' 01" East a distance of 629.16 feet, more or less, to the Southeast corner of said Carlson Tract;  
Thence North 89° 25' 14" East a distance of 685.06 feet, more or less, to the intersection of the East line of Section 10;  
Thence along the said East line of said Section 10, South 01° 58' 57" East a distance of 646.08 feet, more or less, to the intersection of the North Right of Way Line of East Columbia Avenue;  
Thence Southwesterly along said North Right of Way line of East Columbia Avenue South 62° 35' 36" East a distance of 60.79 feet;  
Thence continuing along the North Right of Way line of East Columbia Avenue along a 1304.91 foot curve to the Right, said curve having a radius of 2910.99 feet, an internal angle of 25° 41' 03" and a chord which bears South 75° 28' 09" West a distance of 1294.01 feet to the intersection of the said North Right of Way line of East Columbia Avenue and the East Right of Way of Lindsay Way;  
Thence along the said East Right of Way of Lindsay Way, North 01° 45' 07" West a distance of 83.29 feet, more or less, to the Point of Beginning;

**SUBJECT TO:** The East 30 feet of the above description being dedicated to a Public Port Road Right of Way.

### EXCEPTING THEREFROM:

**Site "B" - Pre-Treatment Site:**  
A 0.90 Acre portion of land, more or less, that will be the boundary of a Wastewater Treatment facility, all located in Section 10, Township 4 North, Range 25, more particularly described as follows:  
Commencing at a Point located on the East Right of Way line of Lindsay Way, a Public Road, being South 89° 08' 23" West a distance of 1317.76 feet from the East Quarter Corner of Section 10, in Township 4 North, Range 25 East;  
Thence along the said East Right of Way of Lindsay Way, North 01° 45' 07" West a distance of 899.98 feet, more or less, to the Southwest Corner of that tract of land conveyed to Merle Carlson by Deed M-39024;  
Thence along the South line of said Carlson Tract, North 89° 09' 01" East a distance of 218.16 feet to the True Point of Beginning of this property description;  
Thence continuing along the South line of said Carlson Tract, North 89° 09' 01" East a distance of 180.00 feet;  
Thence South 01° 45' 07" East a distance of 217.41 feet;  
Thence South 88° 14' 12" West a distance of 179.98 feet;  
Thence North 01° 45' 07" West a distance of 220.28 feet, more or less, to Point of Beginning of this description; Containing 0.90 acres, more or less.

All being located in Section 10 of Township 4 North, Range 25, East of the Willamette Meridian, Morrow County, Oregon, Containing 25.37 acres, more or less.



Line Curve Section	Bearing	Distance	Krumbein #0526D (Bearing)	(Distance)
L1	S 62° 35' 36" W	60.79'	S 62° 35' 39" W	60.79'
L2	S 62° 35' 36" W	37.03'	S 62° 35' 39" W	37.03'
L3	S 62° 35' 36" W	13.26'	S 62° 35' 39" W	13.26'
L4	S 01° 58' 57" E	27.68'		
EL1	S 01° 45' 07" E	15.00'		
EL2	N 89° 09' 01" E	6.34'		
EL3	N 89° 09' 01" E	629.22'		
EL4	N 89° 25' 14" E	725.07'		
EL5	S 01° 58' 57" E	592.30'		
EL6	S 62° 35' 36" W	72.68'		
EL7	S 89° 08' 23" W	605.40'		
EL8	S 89° 08' 23" W	5.32'		
EL9	S 01° 45' 07" E	15.00'		

Curve Section	Arc Length	Radius	Δ Angle	CD Bearing	CD Distance
C1	649.33'	2910.99'	12° 46' 50"	S 68° 59' 03" W	647.98'
C2	655.59'	2910.99'	12° 54' 13"	S 81° 49' 34" W	654.20'
CT	1304.91'	2910.99'	25° 41' 03"	S 75° 28' 09" W	1294.01'
EC1	44.77'	3199.05'	0° 48' 07"	S 61° 18' 40" W	44.77'
EC2	683.89'	2885.99'	13° 34' 39"	S 69° 22' 58" W	682.29'

**Record Surveys:**  
Pettijohn for Port of Morrow, 1973  
Port of Morrow Food Processing Park Subdivision  
Krumbein for Morrow County Court - 1983, C.S. #0526D  
Edwards for Tatone - 1995, C.S. #1049C  
Coppock for Carlson - 1999, C.S. #1296C

- LEGEND**
- Found Section Corner
  - Found Monument as Noted
  - Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
  - CALCULATED POINT - Not Set
  - SECTION LINES
  - SURVEY BOUNDARIES
  - (000) DEED Bearing/ Distances

REGISTERED PROFESSIONAL LAND SURVEYOR  
**RONALD V. MCKINNIS**  
JAN. 23, 1990  
2431  
Expires 12-31-14

SCALE 1" = 100 Ft.  
December, 2012

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017

RECEIVED BY  
Morrow County Surveyor  
Date 1-11-2013  
Rec'd By S.K.H.  
No. 2013-06D  
Folder 1666

Rev. 01-10-13