

RECORD OF SURVEY FOR A PROPERTY LINE ADJUSTMENT within Blk 1, Lot 1 & 2, South Boardman, SW 1/4 Section 9, Township 4 N., Range 25 E., W.M., Morrow County, Oregon

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF JESSICA NARAIN FOR THE PURPOSE OF RETRACING THE EXISTING BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN MEMORANDUM OF LAND SALE CONTRACT, RECORDED IN MORROW COUNTY INST. NO. 2013-32883 AND TO ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2 FOR DEVELOPMENT PURPOSES AS SHOWN HERE. CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE MAP. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE NORTH LINE OF LOTS 1 AND 2 OF BLOCK 1 WITHIN THE SOUTH BOARDMAN PLAT AND AS SHOWN ON SAID PLAT AND OF RECORD IN R1 AS PER THE REFERENCE TABLE.

THE NORTH LINE OF LOTS 1 AND 2 WAS RETRACED ALONG THE EXISTING RIGHT-OF-WAY OF FRONT STREET SOUTHEAST, BETWEEN FOUND MONUMENTS OF RECORD AS SHOWN IN R1. THE EXISTING CITY ROAD IS PAVED VERY NEAR THE RIGHT-OF-WAY LINE ALONG LOT 2 AND IS PAVED INTO LOT 1. THIS ISSUE WAS NOT ADDRESSED AS STREET IMPROVEMENTS AND SITE DEVELOPMENTS ARE BEING REVIEWED AND APPROVED BY THE CITY.

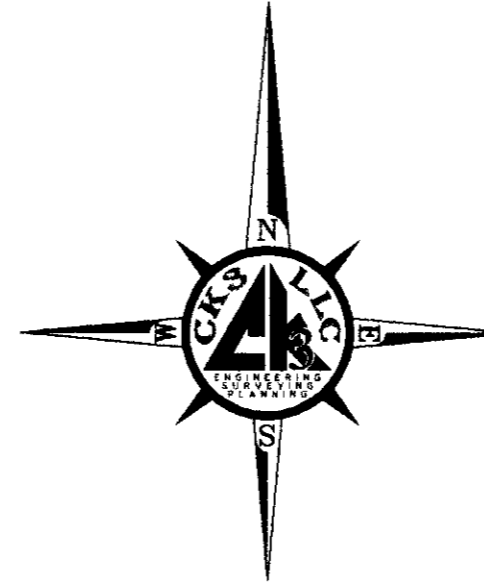
THE WEST LINE OF LOT 2 WAS RETRACED BETWEEN THE FOUND MONUMENT OF RECORD AS SHOWN IN R1 AND R5. THE AREA IS OPEN GRASSY LAND AND NO DEFINED USAGE LINE EXISTS ALONG THIS LINE. THE EXISTING MONUMENTS ARE WELL ESTABLISHED AND VISIBLE.

THE SOUTH LINE OF LOT 1 AND 2 WAS RETRACED BETWEEN THE FOUND MONUMENT OF RECORD AS SHOWN IN R1. THIS LINE IS BURDENED WITH ENCROACHMENTS AS SHOWN ON THE MAP. IN 1988 EDWARDS SURVEYING SURVEYED THESE LOTS SHOWING SOME OF THESE SAME ENCROACHMENTS. AT THE TIME OF THE 1988 SURVEY A SHED WAS AT THE LOCATION OF THE SOUTHWEST CORNER SO MR. EDWARDS SET AN OFFSET MONUMENT 7.31 FEET NORTH AS SHOWN ON R1. IN 2001 EDWARDS SURVEYING UPDATED THE 1988 SURVEY AND FOUND THE SHED HAD BEEN REMOVED AT THE SOUTHWEST CORNER AND FOUND AN IRON ROD AT THE CORNER. IN 1977 KRUMBEIN ENGINEERING SURVEYED LOT 3 OF BLOCK 1 WEST OF THIS PROPERTY AND RE-SET THE SOUTH CORNER COMMON TO LOT 2 AND 3, SEE R5. THIS SURVEY ALSO SHOWS MOBILE HOME ENCROACHMENTS ONTO LOT 3. REFERENCE WAS ALSO MADE TO BARGAIN AND SALE DEED STATUTORY FORM INST. NO. M-2001-48 WHICH IS A PROPERTY LINE ADJUSTMENT DEED BETWEEN LOT 3 OF BLOCK 1 AND THE PROPERTY TO THE SOUTH. THE DEED CONTAINS AN EXHIBIT MAP THAT WAS REPORTED TO HAVE BEEN SURVEYED AND PREPARED BY RON MCKINNIS BUT NO MAP OF SURVEY WAS FOUND. THE DEED EXHIBIT MAP SHOWS THE LINE COMMON TO LOT 2 AND 3 TO BE 282.38 FEET AS WHERE THE PLAT AND ALL LATER SURVEYS SHOW THIS LINE TO BE 292 FEET. I SEARCHED FOR ADDITIONAL MONUMENTS AT THE 282 FOOT MARK AND FOUND NOTHING. I BELIEVE THE DISTANCE OF 282.38 IN THE DEED EXHIBIT IS A TYPO. DURING THE COURSE OF THE SURVEY DAVID JONES THE REPORTED OWNER BY CONTRACT TO THE SOUTH WAS INTERVIEWED AND CLAIMED TO KNOW THAT HIS MOBILE HOMES WERE ENCROACHING OVER THE LINE. LATER MR. JONES VISITED ME AT MY OFFICE AND STATED HE BELIEVED THAT THERE MAY BE A MONUMENT 10 FOOT NORTH OF THE CORNER IN QUESTION AS SHOWN ON HIS DEED EXHIBIT MAP. AND IF SO, THIS WOULD CLEAR UP THE MOBILE HOME ENCROACHMENTS I EXPLAINED THAT WE DID NOT FIND ANY OTHER MONUMENTS. I EXPLAINED TO MR. JONES THAT MY CLIENT WAS CONSIDERING TO GRANT A LICENSE OR AN EASEMENT TO ALLOW THE ENCROACHMENT AND HE AGREED THAT WOULD BE FINE. THIS LICENSE OR EASEMENT IS PLANNED FOR LATER THIS SUMMER. I REESTABLISHED THE SOUTHWEST CORNER MONUMENT OF LOT 2 AT RECORD POSITION AS PREVIOUSLY SURVEYED AND ESTABLISHED IN R1 BY HOLDING RECORD DATA ON THE BOUNDARY.

THE EAST LINE OF LOT 1 WAS RETRACED BETWEEN FOUND MONUMENTS OF RECORD AS SHOWN IN R1. THE AREA IS OPEN GRASSY LAND AND NO DEFINED USAGE LINE EXISTS ALONG THIS LINE. THE EXISTING MONUMENTS ARE WELL ESTABLISHED AND VISIBLE.

THE ADJOINING DEEDS OF RECORD AS SHOWN ON THIS MAP WERE CHECKED FOR OVERLAPS AND GAPS AND I FIND NO PROBLEM WITH THE WRITTEN DEED DESCRIPTIONS.

I LANCE C KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 3/11/2014, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME, OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.



RECORDS OF REFERENCE

- R1 RECORD OF SURVEY FOR THE OSCAR SHOEMATE BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. B870-273. (AND LATER UNFILED REVISION)
- R2 SOUTH BOARDMAN PLAT, BY WAYNE HARRIS
- R3 RECORD OF SURVEY FOR DOCKEN AND PRICHARD, BY COPPOCK SURVEYING, FILED UNDER COUNTY SURVEY No. 1483-C.
- R4 WARRANTY DEED DOCUMENT No. 2000-553
- R5 RECORD OF SURVEY FOR MOUNTAIN VALLEY REALTY BY KRUMBEIN ENGINEERING CO. FILED UNDER COUNTY SURVEY NO. B-84-K.

REGISTERED PROFESSIONAL LAND SURVEYOR

Lance King

OREGON
MAY 10, 2014
LANCE CLARK KING
61420

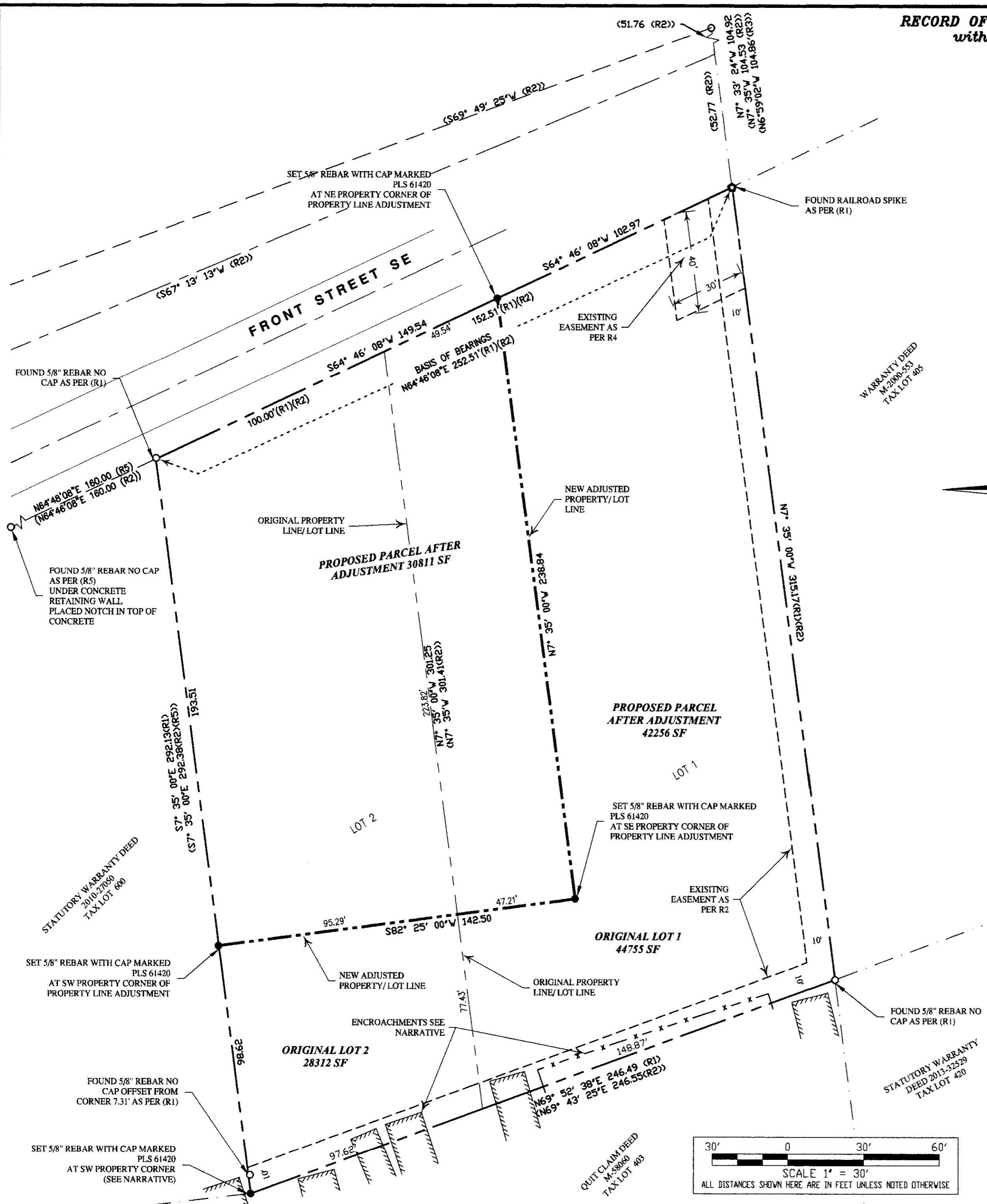
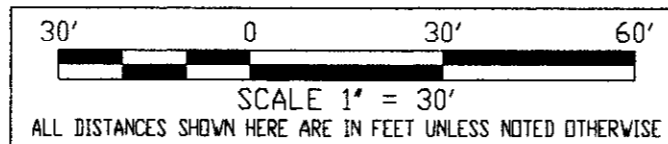
RENEWS: 6/30/2015

LEGEND

- PROPERTY LINE TO BE ADJUSTED
- ADJUSTED PROPERTY LINE
- EX EASEMENT
- EX RIGHT-OF-WAY
- OTHER LOT LINES
- EX. ROAD CENTERLINE
- EX. FENCE
- FOUND RAILROAD SPIKE
- FOUND 5/8" REBAR
- SET 5/8"x30" REBAR WITH LS 61420 ORANGE CAP

RECEIVED BY Morrow County Surveyor

Date: 3-27-2014
Rec'd By: S.K.H.
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Folder No.: 1698



SURVEY FOR:

JESSICA NARAIN

CKS, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
SURVEYING & PLANNING

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