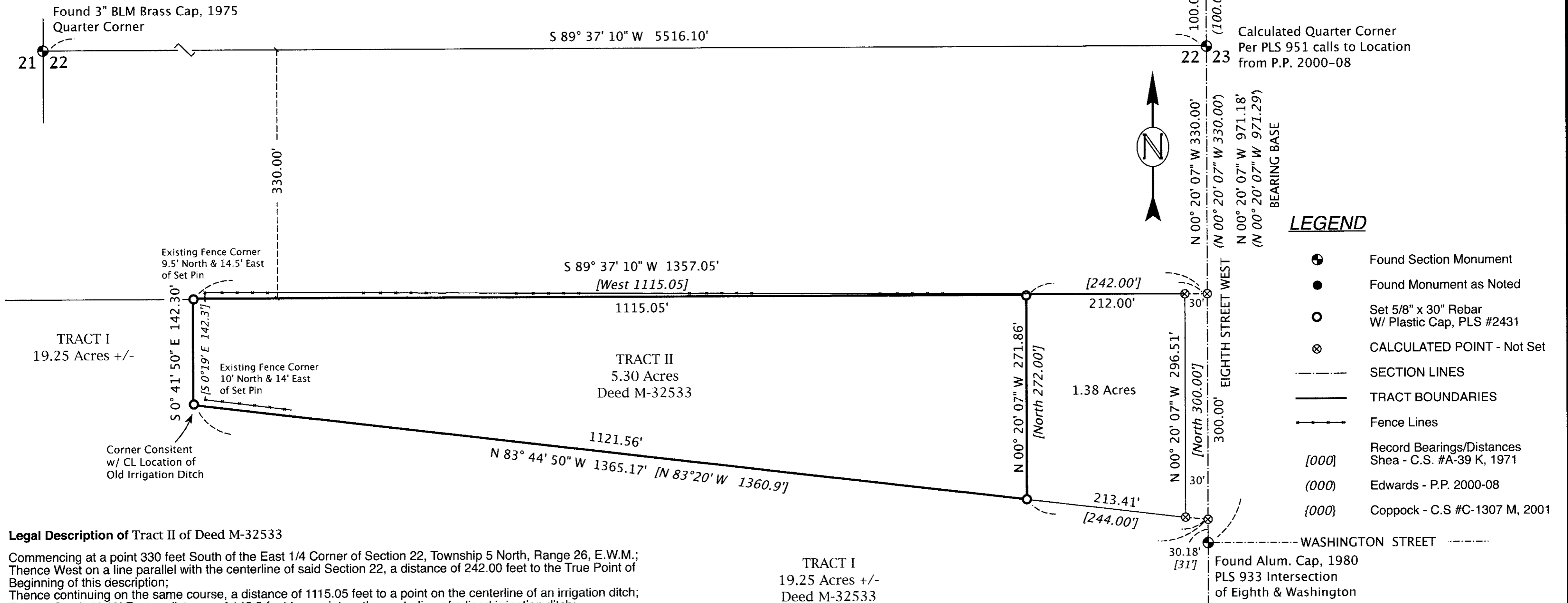


RECORD OF SURVEY for:

Robert & Elaine Vandecar
 Irrigon, Oregon 97844
 NE 1/4 of SE 1/4 of SECTION 22,
 Township 5 North, Range 26, East W.M.
 Morrow County, Oregon

NARRATIVE:

The purpose of this survey was to complete a Property Line Adjustment between the two tracts of land owned by Vandecar. The Vandecar's had a building that was too close to an existing fence which was assumed to be the Tract boundary and needed to be adjusted in order to meet the proper setbacks. In completing the survey I found that the fence was actually inside the deed description of the property and when the property survey was completed and pinned the building would meet the proper County Development Setback Requirements. The original property tracts were surveyed by Shea in the early 70's for Kenny. Edwards also did a survey of Tract II for Murrell almost ten years later. I did not find any of the monuments set by Shea or Edwards so I followed the deed along with both Shea's and Edwards' surveys as close as possible to retrace the deed description of Tract II. Edwards also completed a partition for Wize along Eighth Street just north of this property. I used Edwards' pins along with the Krumbain monument at the intersection of Eighth & Washington as a Bearing Base. The East 1/4 Corner of Section 22 is now gone but Edwards had calls to the location of that corner in his surveys for both Wize and Bailey. I used Edwards' call to the 1/4 and found the brass cap at the West 1/4 of Section 22 to hold the North Line of this tract according to Shea's survey. I then followed line and distance around Tract II to close back at the Section Line (centerline of Eighth street), again, according to the Shea survey. Vandecars have owned the two Tracts for quite some time and have always believed the fence lines to be also their property line. I was in hopes of finding either Shea or Edwards pins to substantiate one way or the other but was not successful. I was, however, able to show that the Vandecar's existing building, in the southwest corner of Tract II, was located within the property lines such that a formal Property Line Adjustment was not necessary. I found a discrepancy in distances along the south line of Tract II. The call for the irrigation ditch gave me the best evidence for the southwest corner of Tract II so I held that as the corner between the two tract descriptions. My survey was completed using a RTK GPS Total Station.



LEGEND

- Found Section Monument
- Found Monument as Noted
- Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- ⊗ CALCULATED POINT - Not Set
- SECTION LINES
- TRACT BOUNDARIES
- Fence Lines
- [000] Record Bearings/Distances Shea - C.S. #A-39 K, 1971
- (000) Edwards - P.P. 2000-08
- {000} Coppock - C.S. #C-1307 M, 2001

Legal Description of Tract II of Deed M-32533

Commencing at a point 330 feet South of the East 1/4 Corner of Section 22, Township 5 North, Range 26, E.W.M.; Thence West on a line parallel with the centerline of said Section 22, a distance of 242.00 feet to the True Point of Beginning of this description; Thence continuing on the same course, a distance of 1115.05 feet to a point on the centerline of an irrigation ditch; Thence South 0° 19' East a distance of 142.3 feet to a point on the centerline of a lined irrigation ditch; Thence South 83° 20' East along the centerline of said lined ditch a distance of 1116.9 feet; Thence North a distance of 272.0 feet to True Point of Beginning for this description. Tract containing 5.3 acres more or less.

ALSO, an easement for roadway purposes of ingress and egress and the right to maintain said roadway over and across the following described property, to-wit:

A 25 foot strip of land adjacent to the Southerly line of the above described property, said easement to run from the Westerly line of the above described property to the Westerly line of Eighth Street, as more particularly described in that July 1, 1977 Deed from George G. Kennedy to Gerald J. Murrell and Janice Murrell, recorded July 6, 1977, Microfilm Number M-11531, Microfilm Records, Morrow County, Oregon

RECEIVED BY
 Morrow County Surveyor
 Date: 4-15-2014
 Rec'd By: S. K. H.
 No.: 2014-1702C
 Folder No.: 1702



100 50 0 100
 SCALE 1" = 100 Ft.
 February, 2014

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. McKINNIS ENGINEERING
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Revised 04-14-2014