

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DO A BOUNDARY LINE ADJUSTMENT TO SEPARATE A MANUFACTURED HOME FROM A CABINET SHOP FOR A PENDING SALE OF THE MANUFACTURED HOME. BOTH BUILDINGS ARE LOCATED ON THAT TRACT OF LAND DESCRIBED IN A DEED TO DAVID AND DEBRA BURNS ON M-50438, MORROW COUNTY DEED RECORDS (TAX LOT 2300). THE TRACT OF LAND DEEDED TO DAVID BURNS ON M-2000-694, MORROW COUNTY DEED RECORDS, (TAX LOT 2637) WILL BE COMBINED WITH THE SOUTHERLY PORTION OF TAX LOT 2300 WHICH CONTAINS THE CABINET SHOP.

THERE ARE PROBLEMS WITH SOME OF THE DEEDS IN THIS AREA. FIRST IS TAX LOT 2400. I FOUND A PROBLEM WITH THE 1995 DEED TO BARCLAY (M-44807) WHEN I DID A SURVEY FOR BARCLAY IN 1997 (CO. SUR. FOLDER 899). THERE WAS AN APPROXIMATELY 29 FOOT GAP BETWEEN TAX LOTS 2300 AND 2400. AFTER MY SURVEY WAS COMPLETED, MORROW COUNTY ABSTRACT WROTE A CORRECTION DEED FOR TAX LOT 2400 SO THE DEEDS WOULD MATCH (M-51486 FILED JUNE 1997). WHEN BARCLAY SOLD TO THE SEVENTH DAY ADVENTIST CHURCH IN MAY OF 1998 THE INCORRECT DESCRIPTION WAS USED WHICH RECREATED THE 29 FOOT GAP AND ALSO A 39 FOOT OVERLAP ON THE WEST SIDE OF TAX LOT 2400. I WROTE A LETTER TO THE CHURCH IN SPOKANE WA. ON 5/08/14 EXPLAINING THIS BUT THEY HAVE NOT RESPONDED.

THE SECOND PROBLEM IS WITH BURNS' DEED M-50438. THE DESCRIPTION DOES NOT INCLUDE AN 8.90 FOOT WIDE STRIP ADJACENT TO 11TH STREET ALONG THE SOUTH 100 FEET OF TAX LOT 2300 (SHOWN AS CROSS HATCHED).

IN JANUARY 1946 J. AND G. SHOUN OWNED ALL OF BLOCK 43.

IN JANUARY 1946 SHOUN DEEDED TO C. AND V. ALLEN THE NORTH 100 FEET OF TAX LOT 2300 INCLUDING THE WEST HALF OF 11TH STREET (B. 49, P. 240).

IN NOVEMBER 1952 SHOUN DEEDED THE SOUTH 100 FEET OF TAX LOT 2300, EXCEPTING THE EAST 8.9 FEET, TO F. RIDER. (B. 56, P. 164)

IN NOVEMBER 1952 RIDER DEEDED TO ALLEN THE SOUTH 100 FEET OF TAX LOT 2300 ALSO NOT INCLUDING THE EAST 8.9 FEET. (B. 56, P. 165)

IN NOVEMBER 1952 ALLEN SOLD ALL OF TAX LOT 2300 TO VERN AND MARILYN STEWART STILL NOT INCLUDING THE EAST 8.90 FEET OF THE SOUTH 100 FEET (B. 56, P. 166). ALL OF THE DEEDS FROM THEN TO M-50438 HAVE THE SAME DESCRIPTION WHICH DOES NOT INCLUDE THE EAST 8.9 FEET OF THE SOUTH 100 FEET OF THE NORTH 200 FEET OF BLOCK 43, "TOWN OF IRRIGON".

IT IS POSSIBLE THAT WHEN THE FIRST PORTIONS OF TAX LOT 2300 WERE PARTITIONED FROM BLOCK 43 THE DESCRIPTION WRITER THOUGHT 11TH STREET WAS 80 FEET WIDE THUS MAKING THE SOUTH LINES OF SAID TAX LOT 40 FEET AND 50 FEET BUT SHOULD HAVE MADE THEM 30 FEET AND 60 FEET TO MATCH THE LENGTH OF THE NORTH LINE AND ALSO NEARLY MATCHING THE EAST LINE OF BLOCK 43. THAT IS WHAT SOMEONE IN THE ASSESSORS OFFICE ALSO THOUGHT IN 1974 BECAUSE THE 40 WAS CROSSED OUT AND 30 WAS WRITTEN IN ON THEIR COPIES OF DEEDS M-7513 AND 7565.

THIS SURVEY WAS CONDUCTED WITH A TOPCON HIPER+ G.P.S.

BLK 42

REGISTERED PROFESSIONAL LAND SURVEYOR

G. Dennis Edwards

OREGON

JULY 16, 1971

G. DENNIS EDWARDS

RENEWS 12/31/2015

RECEIVED BY

Morrow County Surveyor

Date: 8-27-2014

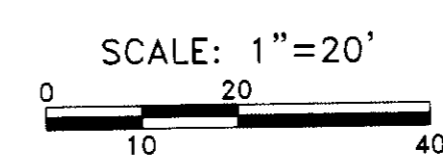
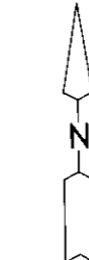
Rec'd By: S.K.H.

No.: 2014-1711C

Folder No.: 1711

LEGEND:

- FOUND 5/8" I. REBAR WITH PLASTIC CAP #951, NOTED AS BELOW
- A ● SET BY ME IN 1994 FOR CITY OF IRRIGON, COUNTY SURVEY FOLDER #799
- B ● SET BY ME IN 1997 FOR ARCHIE BARCLAY, COUNTY SURVEY FOLDER #899
- C ● SET BY ME IN 2003 FOR ARCHIE BARCLAY, COUNTY SURVEY FOLDER #1445
- SET 5/8"x30" IRON REBAR WITH PLASTIC CAP #951
- ⊙ COMPUTED FROM BURNS DEED M-50438
- [000] OF RECORD, DEED
- [000] POSSIBLE INTENDED DEED DISTANCE. SEE NARRATIVE
- (000) OF RECORD, MY 1997 SURVEY #899 FOR ARCHIE BARCLAY
- {000} OF RECORD, MY 2003 SURVEY #1445 FOR ARCHIE BARCLAY
- ▨ AREA NOT INCLUDED IN BURNS DEED M-50438
- LOT LINES ON PLAT OF "TOWN OF IRRIGON"



SURVEY FOR DAVID BURNS
 IN BLOCK 43 "TOWN OF IRRIGON,"
 IN SW 1/4, SEC. 19, T 5 N, R 27 E,
 W.M., MORROW COUNTY, OREGON
 8/15/2014 JOB# S1404020
 EDWARDS SURVEYING P.O. BOX 763
 541-567-3336 HERMISTON, OR 97838
 DRAWN BY JMC