

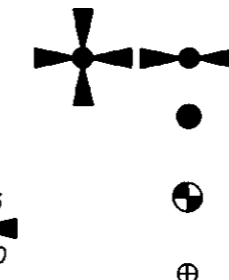
RECORD OF SURVEY

LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 9, T1S, R24E, W.M., MORROW COUNTY, OREGON.
 A BOUNDARY SURVEY LOCATED IN PORTIONS OF BLOCKS 9 AND 10, SPERRYS SECOND ADDITION,
 AND OTHER LANDS, IN THE CITY OF IONE, MORROW COUNTY, OREGON.
 OCTOBER, 2014.

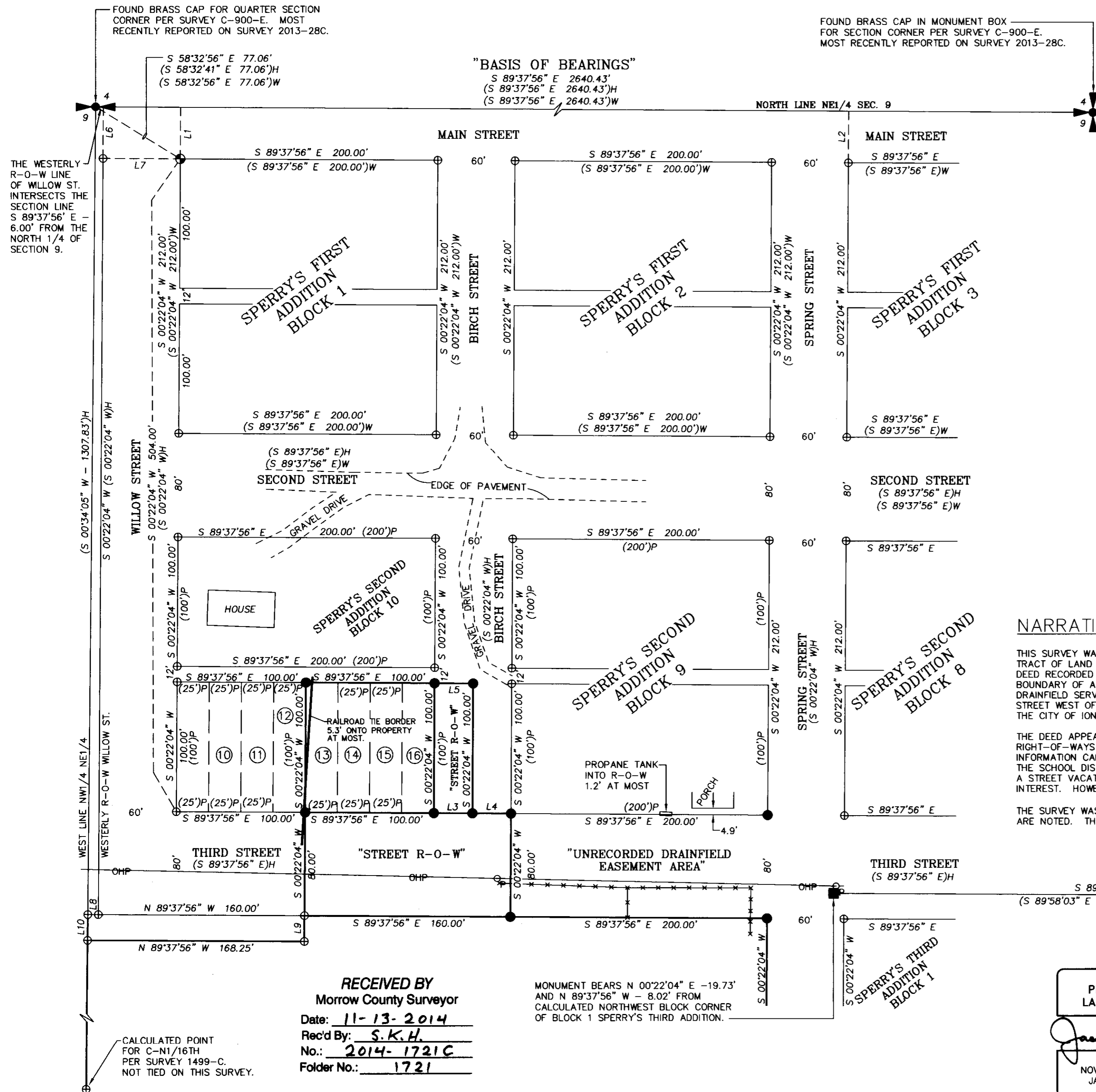
SCALE: 1"=60 FEET



LEGEND



- FOUND A BRASS CAP FOR SECTION CORNER OR QUARTER SECTION CORNER AS NOTED.
- SET 5/8"x24" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- FOUND A 5/8" IRON REBAR WITH AN ORANGE PLASTIC CAP MARKED "WTS 56295PLS" FOR THE NORTHWEST CORNER OF BLOCK 1, SPERRYS FIRST ADDITION.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX)P RECORD DIMENSION FROM THE PLAT OF SPERRYS SECOND ADDITION.
- (XOX)H RECORD DIMENSION FROM RECORD OF SURVEY 1499-C.
- (XOX)W RECORD DIMENSION FROM RECORD OF SURVEY 2013-28C.
- INDICATES EXISTING FENCE.
- INDICATES OVERHEAD POWER LINE.
- INDICATES POWER POLE.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY NO. C-1365-M, OUT OF POSITION. THESE MONUMENTS WERE SET FOLLOWING SURVEY NO. C-900-E BY EDWARDS. SAID SURVEY SHOWS A DISTANCE OF 520.00 FEET FROM THE C-N1/16TH CORNER TO THE WESTERLY R-O-W OF SPRING STREET. THE DISTANCE OF 520.00 FEET IS A RECORD PLAT DISTANCE ASSUMING TWO BLOCKS AT 200.00 FEET AND TWO STREETS (WILLOW AND BIRCH) AT 60.00 FEET WIDE EACH. HOWEVER, THE NORTH 1/4 CORNER OF SECTION 9 IS NOT LOCATED ON THE WESTERLY R-O-W OF WILLOW STREET AS SHOWN. THIS, ALONG WITH THE FACT THAT THE WESTERLY R-O-W OF WILLOW STREET IS NOT THE WEST LINE OF THE NE1/4 OF SECTION 9, IS THE CAUSE OF THE ERROR AS SHOWN. THE MONUMENTS ARE NOT SET ON THE CURRENT R-O-W AS A PORTION OF THIRD ST. HAS BEEN VACATED BY ORDINANCE NO. 118, AS SHOWN ON SURVEY C-1365-M.



LINE NO.	BEARING	DISTANCE
L1	N 00°22'04" E	39.78'
L2	N 00°22'04" E	39.78'
L3	S 89°37'56" E	30.00'
L4	S 89°37'56" E	30.00'
L5	S 89°37'56" E	30.00'
L6	N 00°22'04" E	39.78'
L7	N 89°37'56" W	60.00'
L8	N 89°37'56" W	8.18'
L9	S 00°22'04" W	20.00'
L10	N 00°34'05" E	20.00'

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ASHLEY McCABE OF THE IONE SCHOOL DISTRICT, TO SURVEY AND MONUMENT A TRACT OF LAND OWNED BY THEM SO THEY COULD FENCE THE PROPERTY. THE PROPERTY IS DESCRIBED IN BARGAIN AND SALE DEED RECORDED AS DOCUMENT NO. 05014774, MORROW COUNTY BOOKS OF RECORD. THE DEED DESCRIBES THE OVERALL BOUNDARY OF A TRACT OF LAND THAT CONTAINS PLATTED LOTS, PORTIONS OF TWO PLATTED STREETS, AND OTHER LANDS. A DRAINFIELD SERVING THE SCHOOL BUILDING EXISTS ON PORTIONS OF THE DESCRIBED PROPERTY, AND IN A PORTION OF THIRD STREET WEST OF THE SPRING STREET INTERSECTION PER AN UNRECORDED DRAIN FIELD EASEMENT DATED JULY 2, 1984, BETWEEN THE CITY OF IONE AND MORROW COUNTY SCHOOL DISTRICT. A COPY OF THIS EASEMENT WAS OBTAINED FROM ASHLEY McCABE.

THE DEED APPEARS TO CONVEY PORTIONS OF THIRD STREET AND BIRCH STREET TO THE IONE SCHOOL DISTRICT AS THE STREET RIGHT-OF-WAYS ARE NOT EXCEPTED OUT OF THE DEED DESCRIPTION. HOWEVER, AFTER AN EXTENSIVE SEARCH, NO INFORMATION CAN BE FOUND INDICATING THE STREETS HAVE BEEN VACATED. THEREFORE, THE STREETS ARE NOT OWNED BY THE SCHOOL DISTRICT AS THE DEED IS IN ERROR, AND THEY REMAIN PUBLIC RIGHTS-OF-WAY AS THEY WERE PLATTED. A STREET VACATION PROCESS COULD ELIMINATE THE PUBLIC INTEREST IN THE STREETS AND RETURN THE LAND TO PRIVATE INTEREST. HOWEVER, VESTING OF THE TITLE TO THE STREETS AFTER THE VACATION IS BEYOND THE SCOPE OF THIS SURVEY.

THE SURVEY WAS MADE WITH A CLOSED TRAVERSE USING A LEICA TPC 803 3" TOTAL STATION. MONUMENTS FOUND AND SET ARE NOTED. THE BASIS OF BEARINGS IS INDICATED AND IS THE SAME AS SURVEYS 1499-C, AND 2013-28C.

RECEIVED BY
 Morrow County Surveyor
 Date: 11-13-2014
 Rec'd By: S.K.H.
 No.: 2014-1721C
 Folder No.: 1721

MONUMENT BEARS N 00°22'04" E -19.73' AND N 89°37'56" W - 8.02' FROM CALCULATED NORTHWEST CORNER OF BLOCK 1 SPERRYS THIRD ADDITION.

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/16

WELLS SURVEYING
 920 SW FRAZER SUITE 102
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

PROJECT:
 BOUNDARY SURVEY FOR:
 CITY OF IONE
 SCHOOL DISTRICT
 SURVEY IN PORTIONS OF BLOCK 9 & 10,
 SPERRYS SECOND ADDITION, & OTHER LANDS
 IN CITY OF IONE, MORROW COUNTY, OREGON.

DATE: 10/14 DR. BY: JMW
 CK. BY: DMT NO: 14-1526

1721

1721