

NARRATIVE

THIS PROJECT WAS PERFORMED AT THE REQUEST OF MICHELLE AND JOSIAH MARTIN. THE PURPOSE OF THIS PROJECT WAS TO LOCATE CERTAIN MONUMENTS SHOWN HEREON AND TO MAP THE PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN TWO TRACTS OF LAND OWNED BY MS. MARTIN. AS SHOWN, THE SUBJECT PROPERTY IS DESCRIBED IN MORROW COUNTY DEED INSTRUMENT NO. 2014-34826. THE DEED DESCRIBES TWO SEPARATE TRACTS OF LAND, THE FIRST BEING A TRACT SITUATED IN THE SE1/4 SECTION 35 AND THE SW1/4 SECTION 36, T.5S., R.25E., W.M.; SECTION 1, T.6S., R.25E., W.M. AND ALSO IN SECTION 6, T.6S., R.26E., W.M. THE FIRST TRACT IS ALSO KNOWN AS THE McDANIEL TRACT WHICH WAS CREATED IN 2004 BY PARTITION LP-S-339-04.

THE SECOND TRACT IS SITUATED IN THE SE1/4 SECTION 34 AND IN THE SW1/4 SECTION 35, T.5S., R.25E., W.M. THIS PROPERTY LINE ADJUSTMENT WAS APPROVED BY THE MORROW COUNTY PLANNING DEPARTMENT UNDER DOCUMENT NO. PLA-S-186-16.

AS MENTIONED ABOVE, THE McDANIEL TRACT WAS CREATED IN 2004 BY PARTITION LP-S-339-04. AS WAS ALLOWED IN MORROW COUNTY AT THAT TIME, THERE WAS NOT A PLAT PREPARED FOR THAT PARTITION PROCESS. RATHER, THE PARTITION PROCESS WAS COMPLETED BY THE RECORDING OF DEEDS. THE RESULT OF THIS BEING THAT INFORMATION CONCERNING LP-S-339-04 IS ONLY AVAILABLE THROUGH THE MORROW COUNTY PLANNING DEPARTMENT. THIS MAP SHOWS ONLY THE PORTION OF SAID McDANIEL TRACT THAT IS DIRECTLY AFFECTED BY THIS PROPERTY LINE ADJUSTMENT.

THE FOUND CORNER MONUMENTS SHOWN HEREON WERE PERPETUATED BY DENNIS GAYLORD, PLS IN 2003 AS PART OF A CORNER REMONUMENTATION PROJECT. I CALCULATED THE POSITION OF THE CLOSING TOWNSHIP CORNER BETWEEN T.6S., R.25E., AND T.6S., R.26E. ON A LATITUDINAL CURVE BETWEEN FOUND MONUMENTS ON THE STANDARD PARALLEL AND WITH REFERENCE TO THE 2009 BLM MANUAL OF SURVEYING INSTRUCTIONS.

ALL UNSURVEYED SECTION AND SECTION SUBDIVISION LINES HAVE BEEN PROTRACTED FOR GENERAL INFORMATION ONLY. RANKIN ROAD AND HIGHWAY 207 ARE MAPPED FROM RECORD INFORMATION. ALL UNSURVEYED BEARINGS AND DISTANCES ARE EITHER DEED RECORD OR APPROXIMATE. THE UNSURVEYED LINES AND AREAS SHOWN HEREON MAY CHANGE UPON THE EXECUTION OF A COMPLETE SURVEY. THE ADJUSTED PROPERTY LINE IS ALONG THE CENTERLINE OF AN EXISTING ROAD WAY AND HAS BEEN SURVEYED.

RECEIVED BY
Morrow County Surveyor
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REGISTERED PROFESSIONAL LAND SURVEYOR
MCS
OREGON
JULY 8, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2018

RANKIN ROAD & LINE TABLE

RECORD COURSE AND DIST. FROM DEED 2014-34826

LINE	BEARING	DISTANCE
L1	N71°35'W	255.00
L2	N87°56'W	286.00
L3	S73°38'W	196.00
L4	S86°10'W	482.00
L5	S57°54'W	345.00
L6	S69°27'W	256.00
L7	N84°45'W	185.00
L8	S71°36'W	277.00
L9	S88°48'W	272.00
L10	S77°35'W	287.00
L11	N88°05'W	148.00
L12	N62°06'W	601.00
L13	N70°05'W	424.00
L14	S82°30'W	201.00
L15	N71°29'W	150.00
L16	N38°45'W	361.00
L17	N20°20'W	176.00
L18	N48°43'W	120±
L28	S71°36'W	159.2
L29	S71°36'W	117.8

ADJUSTED PROPERTY LINE / & ROAD LINE TABLE

LINE	BEARING	DISTANCE
L19	S20°14'00"W	180.00
L20	S27°26'00"W	505.00
L21	S42°36'00"W	460.00
L22	S67°25'00"W	160.00
L23	S32°49'00"W	105.00
L24	S60°30'00"W	135.00
L25	S49°40'00"W	325.00
L26	S54°33'00"W	205.00
L27	S49°35'00"W	73.00

ADJUSTED PROPERTY LINE / & ROAD CURVE TABLE

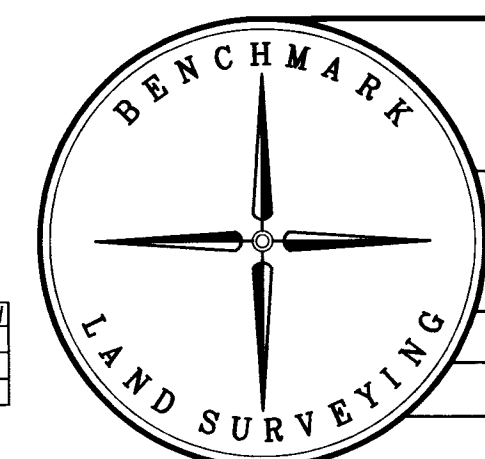
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°36'00"	200.00	120.78	S50°07'00"W	118.95
C2	27°41'00"	200.00	96.63	S46°39'30"W	95.70
C3	49°06'30"	100.00	85.71	S25°01'45"W	83.11

LEGEND

- FOUND 1" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP MARKED FOR CORNER AND "PLS 1636 - 2003"
- G() GLO RECORD BEARING AND DISTANCE
- () DEED RECORD BEARING AND DISTANCE
- PROPERTY ADJUSTMENT LINE
- ▨ ADJUSTED TRACT - BEING A PORTION OF THE McDANIEL TRACT FROM PARTITION LP-S-339-04

BASIS OF BEARINGS

GEODETIC NORTH
BASED ON A GPS OBSERVATION
TAKEN AT THE SE CORNER SECTION 35



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

PRELIMINARY LAND PARTITION PLAT
A PROPOSED PROPERTY LINE ADJUSTMENT
BEING A PORTION OF THE McDANIEL TRACT FROM LP-S-339-04
SITUATED IN SEC'S 34, 35 & 36, T.5S., R.25E.; MORROW COUNTY, OREGON

SURVEYED FOR	MICHELLE MARTIN	
PREPARED BY	MCS	11/9/2016
Scale:	1"=500'	