

# A BOUNDARY SURVEY

LOCATED IN THE EAST 1/2 OF SECTION 11,  
TOWNSHIP 4 SOUTH, RANGE 28 EAST,  
W.M., MORROW COUNTY, STATE OF OREGON

## NARRATIVE OF SURVEY

This survey was performed at the request of Mrs. Shirley Price of behalf of Mrs. Marylou Coulter. The purpose of the survey was to locate, monument, and post the line between the tracts of land identified in Morrow County Deed Documents 2011-27873 and 2014-35272 as shown hereon.

In 1948, the Blakes owned most of the east half of Section 11. In 1968, the Blakes filed two plats covering the north half of the northeast quarter of the section. The remainder of the east half was broken out by deeds using metes and bounds descriptions over a period of more than 20 years. The descriptions used in these deed documents generally use the closest quarter or section corner as a point to commence the description and all appear to be written as if the section was a perfect statute mile and cardinal in bearings. There are monuments near most of the corner points that were reported to be set by Mr. Blake, but none of those monuments are called for in the deeds. Many of these monuments are believed by the landowners to have been moved from time to time and have not been relied on as the true corner points.

While the descriptions call for cardinal bearings, many of them also call for running along a section line or center of section line. Given the situation in this area, it is necessary to determine the junior-senior rights in each location and to lay out the property lines running parallel with the aliquot part lines associated with the point of commencement.

The property described in deed 2014-35272 was surveyed in 1997 by Mr. Wayne Harris. In that survey, Mr. Harris proportioned the 1/4 corner and laid out the property at right angles to the east section line. The Harris survey states that he found and rejected the bolt at the east 1/4 of the section. However, it does not state that he found any of the pins near the corners of the property he was marking. The Harris survey also does not indicate that he took into account the junior - senior rights of the adjoiner or the calls in their deed that indicate the property lines should run parallel with the aliquot part lines. Therefore, I have not held the Harris monuments as controlling.

The deed M-26332 called for the southeast corner of the section to be the point of beginning for the property which was to run along the east and south section lines. The deed M-28883 corrected the point of beginning to be the NE corner of the SE 1/4 but did not change the call of running along the south section line. I take the intent of this correction to also mean that the south line of that parcel was to run along the south line of the NE 1/4 of the section. Once this was determined, I proceeded to lay out all of the tracts by holding the record distances and making the lines parallel to the east section line and east-west center of section line taking into account the date of creation of each tract.

Control for this survey was established with a Trimble R7/R8 RTL GPS system. The monuments were set using a Trimble 5601 total station and a closed loop traverse.

### LEGEND

- ⊗ FOUND GLO CORNER AS NOTED
- SET A 5/8" x 24" IRON REBAR W/ A 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PLS 346.
- ▲ FOUND 1/2" IRON REBAR REPORTED TO BE SET BY BLAKE. NO RECORD.
- ⌵ FOUND 3/4" IRON BOLT REPORTED TO BE SET BY BLAKE. NO RECORD.
- ⊗ FOUND 1" IRON PIPE PER R2
- COMPUTED POINT
- (XX.xx) RECORD DATA FROM R1 UNLESS OTHERWISE NOTED
- R1 GLO CONTRACT #507 DATED JUNE 28, 1884 BY FRANK W. CAMPBELL
- R2 COUNTY SURVEY 1163-A
- R3 PLAT OF BLAKE RANCH NO. 1 BOOK 2, PAGE 31 MAY 1968
- R4 PLAT OF BLAKE RANCH NO. 2 BOOK 2, PAGE 33 OCTOBER 1968
- R5 COUNTY SURVEY B-1140-E
- R6 COUNTY SURVEY 2016-1760D
- R7 COUNTY SURVEY 2016-1767C
- R8 COUNTY SURVEY 2018-1834C

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Morrow County Surveyor

Date: 8-29-2018  
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Stephen K. Haddock*

OREGON  
JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS

RENEWS 6-30-19

SURVEY FOR  
Mrs. Marylou Coulter  
12715 SE School Ave  
Boring, OR 97009

LOCATION: Section 11, T4S, R28E, W.M.,  
Morrow County, Oregon

August 7th, 2018

Project No. 18-16

SCALE: 1" = 100'

### WITNESS TREE SURVEYING

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**BASIS OF BEARINGS**  
Bearings are based on GPS observed NAD83 grid bearings rotated 0°50'37" clockwise to true bearings. Distances are true ground. To convert to grid apply a combined scale factor of 0.99968416.

Found Brass Cap  
set by Krumbein  
in October, 1983.

