

BOUNDARY ADJUSTMENT SURVEY

LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,
CITY OF BOARDMAN, MORROW COUNTY, OREGON

SURVEYOR'S NARRATIVE:

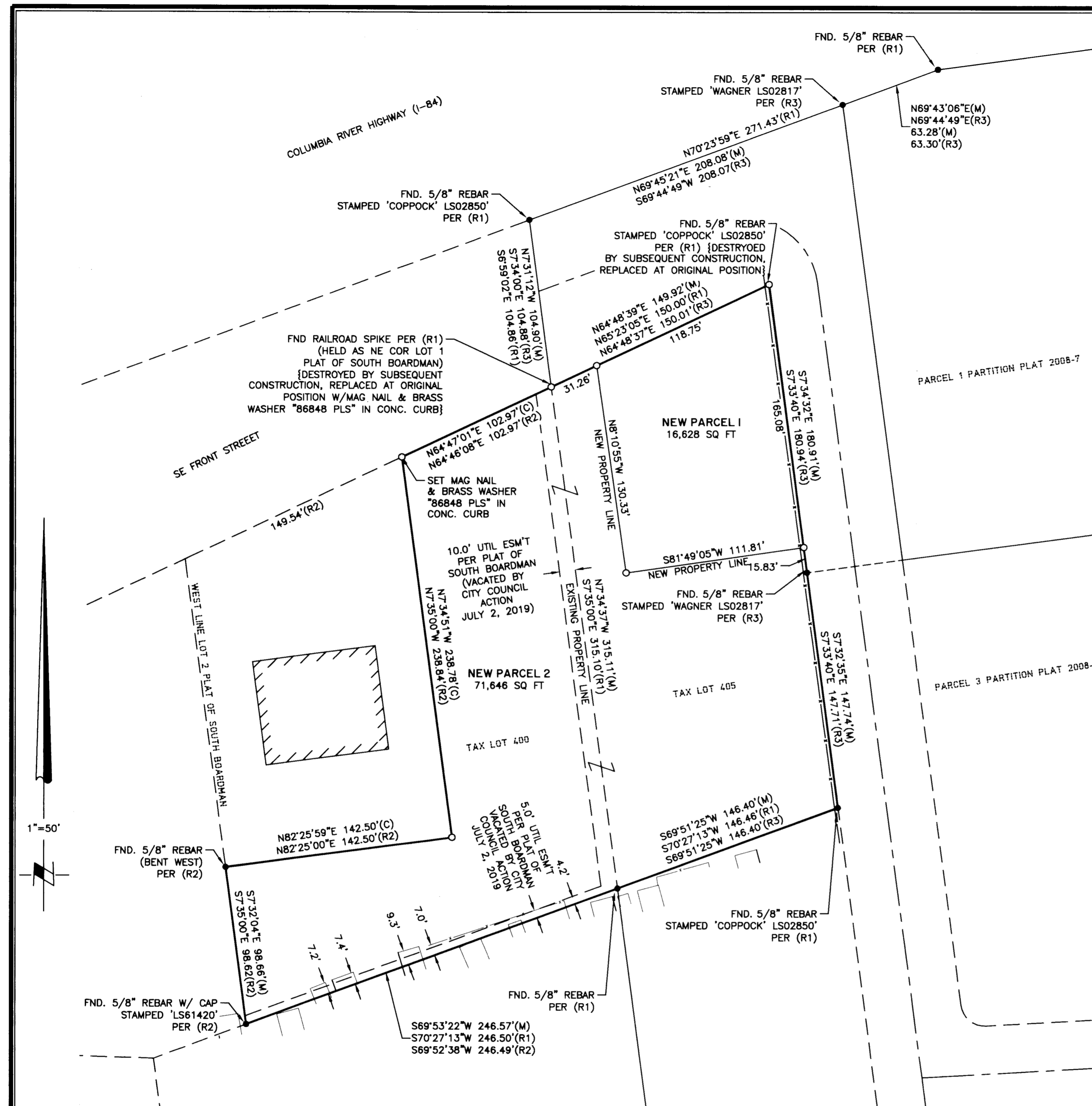
THE PURPOSE OF THIS BOUNDARY ADJUSTMENT SURVEY IS TO DEPICT THE ALTERATION OF THE BOUNDARIES OF THE SUBJECT PARCELS TO CONFORM TO PLANNED FUTURE USES.

SEVERAL PRIOR SURVEYS OF THE SUBJECT PARCELS AND ADJOINING PARCELS HAVE BEEN CONDUCTED, AS DESCRIBED IN THE SURVEY REFERENCE TABLE SHOWN HEREON. FOUND MONUMENTS ORIGINATING FROM THESE SURVEYS ARE ACCEPTED AS THE BOUNDARY OF THE SUBJECT PARCELS. MISSING MONUMENTS ALONG THE PARCEL EXTERIOR WERE COMPUTED BY COMPASS RULE ADJUSTMENT.

MOBILE HOMES & FENCE CROSSING THE SOUTH BOUNDARY OF THE PROPERTY, AS SHOWN ON (R2) REMAIN IN PLACE AT THE TIME OF THIS SURVEY.

SURVEY REFERENCES:

- (R1) BOUNDARY SURVEY BY COPPOCK (1483-C)
- (R2) PROPERTY LINE ADJUSTMENT SURVEY BY KING (1698)
- (R3) PARTITION PLAT 2008-7 BY WAGNER (1529-C)
- (R4) STATUTORY WARRANTY DEED 2016-39339
- (R5) STATUTORY WARRANTY DEED 2014-35270



SURVEYOR'S NOTES:

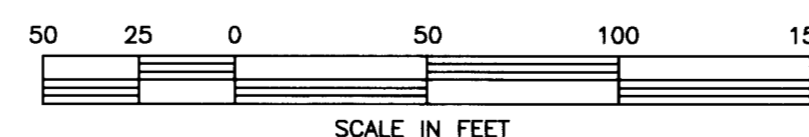
1. BEARING BASE: OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE), NAD_83(2011) DATUM. DISTANCES ARE 'GROUND' MEASUREMENTS SCALED FROM GRID USING A COMBINED FACTOR OF 0.99995150.
2. ○ = DENOTES SET 5/8"x30" REBAR W/ PLASTIC CAP STAMPED "RSI DPB 86848PLS"
3. ● = DENOTES FOUND MONUMENT AS NOTED.
4. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE RB-4 GPS SYSTEM AND A 1" LEICA MS60 MULTISTATION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David P. Baalman 7-9-19

OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS

RENEWS: 12/31/2019



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SHEET 1 OF 2 13419.DWG SURVEY DATE: 6/XX/19

RECEIVED BY
Morrow County Surveyor
Date: 7-10-2019
Rec'd By: S.K.H.
No.: 2019-1864C
Folder No.: 1864

1864

BOUNDARY ADJUSTMENT SURVEY

LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,
CITY OF BOARDMAN, MORROW COUNTY, OREGON

EXISTING LEGAL DESCRIPTIONS:

TAX LOT 405:
(SEE SWD 2016-39339)

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON; THENCE NORTH 64°46'08" EAST ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 1 150.00 FEET; THENCE SOUTH 7°35' EAST PARALLEL TO THE EAST LINE OF SAID LOT 1 328.72 FEET; THENCE SOUTH 69°49'25" WEST ON THE EXTENSION OF THE SOUTH LINE OF SAID LOT 1 146.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 7°35' WEST ALONG THE EAST LINE OF SAID LOT 1 315.17 FEET TO THE TRUE POINT OF BEGINNING.

TAX LOT 400
(SEE SWD 2014-35270)

LOTS 1 AND 2, BLOCK 1, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON

EXCEPTING THEREFROM: THAT PORTION OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 64°46'08" EAST COINCIDENT WITH THE NORTH BOUNDARY OF SAID LOTS 1 AND 2 A DISTANCE OF 149.54 FEET; THENCE SOUTH 7°35'00" EAST PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 2 A DISTANCE OF 238.84 FEET; THENCE SOUTH 82°25'00" WEST PERPENDICULAR TO THE SAID WEST BOUNDARY OF LOT 2 A DISTANCE OF 142.50 FEET TO A POINT ON THE SAID WEST BOUNDARY OF LOT 2; THENCE NORTH 7°35'00" WEST COINCIDENT WITH SAID WEST BOUNDARY A DISTANCE OF 193.51 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS:

NEW PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2016-39339, RECORDS OF MORROW COUNTY, OREGON; THENCE NORTH 64°48'39" EAST 31.26 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 64°48'39" EAST 118.75 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 7°34'32" EAST 165.08 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE SOUTH 81°49'05" WEST 111.81 FEET; THENCE NORTH 8°10'55" WEST 130.33 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 16,628 SQUARE FEET, MORE OR LESS

NEW PARCEL 2:

LOTS 1 AND 2, BLOCK 1, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON

EXCEPTING THEREFROM: THAT PORTION OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 64°46'08" EAST COINCIDENT WITH THE NORTH BOUNDARY OF SAID LOTS 1 AND 2 A DISTANCE OF 149.54 FEET; THENCE SOUTH 7°35'00" EAST PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 2 A DISTANCE OF 238.84 FEET; THENCE SOUTH 82°25'00" WEST PERPENDICULAR TO THE SAID WEST BOUNDARY OF LOT 2 A DISTANCE OF 142.50 FEET TO A POINT ON THE SAID WEST BOUNDARY OF LOT 2; THENCE NORTH 7°35'00" WEST COINCIDENT WITH SAID WEST BOUNDARY A DISTANCE OF 193.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SOUTH BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON; THENCE NORTH 64°46'08" EAST ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 1 150.00 FEET; THENCE SOUTH 7°35' EAST PARALLEL TO THE EAST LINE OF SAID LOT 1 328.72 FEET; THENCE SOUTH 69°49'25" WEST ON THE EXTENSION OF THE SOUTH LINE OF SAID LOT 1 146.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 7°35' WEST ALONG THE EAST LINE OF SAID LOT 1 315.17 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2016-39339, RECORDS OF MORROW COUNTY, OREGON; THENCE NORTH 64°48'39" EAST 31.26 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 64°48'39" EAST 118.75 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 7°34'32" EAST 165.08 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE SOUTH 81°49'05" WEST 111.81 FEET; THENCE NORTH 8°10'55" WEST 130.33 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 71,646 SQUARE FEET, MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS

RENEWS: 12/31/2019

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SHEET 2 OF 2

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