

RECORD OF SURVEY

LOCATED IN A PORTION OF SW 1/4 OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,
CITY OF BOARDMAN, MORROW COUNTY, OREGON

1879

LEGAL DESCRIPTION

(REFERENCE STATUTORY WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2018-43467, MORROW COUNTY, OREGON.)

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

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, BOARDMAN, IN THE CITY OF BOARDMAN, COUNTY OF MORROW, AND STATE OF OREGON, AS RECORDED IN BOOK 2 OF PLATS, PAGE 18 AND 19, MORROW COUNTY RECORDS; THENCE SOUTH 7°48'51" EAST 311.62 FEET TO A POINT ON THE NORTHERLY MARGIN OF N.E. FRONT STREET; THENCE SOUTH 87°22'46" EAST 152.52 FEET ALONG A LINE PROJECTED FROM SAID NORTH MARGIN TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°22'46" EAST ALONG SAID NORTH MARGIN PROJECTED 152.52 FEET; THENCE NORTH 7°48'51" WEST 399.16 FEET, MORE OR LESS, TO A POINT ON THE SOUTH MARGIN OF BOARDMAN AVENUE PROJECTED; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT ALONG SAID MARGIN OF BOARDMAN AVENUE PROJECTED, HAVING A RADIUS OF 5,809.58 FEET A DISTANCE OF 151.10 FEET; THENCE SOUTH 7°48'51" EAST 353.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.30 ACRES.

TOGETHER WITH EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

NOTES:

1. BASIS OF BEARING: GRID, OREGON STATE PLANE NAD_83(2011), NORTH ZONE BASED ON GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND (INT. FT) SCALED FROM GRID USING A COMBINED FACTOR OF 0.999995158 FROM LATITUDE: 45°50'20.16"N LONGITUDE: 119°41'57"W.
2. ● = DENOTES FOUND 5/8" IRON REBAR OR AS OTHERWISE NOTED.
3. ○ = DENOTES SET 5/8" IRON REBAR W/PINK PLASTIC CAP STAMPED "DPB PLS 86848".
4. ⊙ = DENOTES FOUND BRASS CAP IN MON. CASE AS NOTED.
5. ⊘ = DENOTES MONUMENT NOT FOUND OR SET.
6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE R8-4 GPS SYSTEM UTILIZING REAL TIME KINEMATIC METHODS. STATE PLANE COORDINATES WERE ESTABLISHED FROM STATIC OBSERVATIONS. GPS OBSERVATIONS WERE PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS).

LEGEND

- | | |
|--------------------------------------|-----------------------|
| 7. (M) = MEASURED (C) = COMPUTED | — = PROPERTY LINE |
| (R1) = RECORD PER SURVEY FOLDER 3 | — = PROPERTY BOUNDARY |
| (R2) = RECORD PER SURVEY FOLDER 425 | — = CENTERLINE ROAD |
| (R3) = RECORD PER SURVEY FOLDER 855 | — = EASEMENT |
| (R4) = RECORD PER SURVEY FOLDER 958 | - - - = RIGHT-OF-WAY |
| (R5) = RECORD PER SURVEY FOLDER 1019 | — x — = FENCE |
| (R6) = RECORD PER SURVEY FOLDER 1779 | |

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS RECORD OF SURVEY IS TO ESTABLISH THE PROPERTY LINES AND SET ANY MISSING PROPERTY CORNERS FOR THE SUBJECT PARCEL, INDICATED IN STATUTORY WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2018-43467, MORROW COUNTY, OREGON, AT THE REQUEST OF RM CONSTRUCTION.

MONUMENTS WERE SEARCHED FOR AT ALL EXTERIOR CORNERS OF THE SUBJECT PARCEL. FOUND MONUMENTS SHOWN HEREON WERE HELD FOR THE TRUE BOUNDARY OF THE SUBJECT PARCEL. THESE MONUMENTS ORIGINATE FROM RECORDED SURVEYS REFERENCED AS R1, R2, R3, R4, AND R5. MISSING CORNER POSITIONS ALONG THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WERE EITHER COMPUTED BY THE RECORD LEGAL DESCRIPTIONS OR SURVEYS OF RECORD AS STATED BELOW. MONUMENTS ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NE FRONT ST ARE PRESUMED TO BE DESTROYED DUE TO RECENT TRENCHING FOR A NEW WATERLINE, NO CORNERS ON SAID LINE WERE FOUND EXCEPT FOR A PK NAIL AS NOTED IN R5 AND R6.

THE NORTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD.

THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING A LINE PARALLEL TO THE CENTERLINE OF NE FRONT ST FROM THE FOUND PK NAIL PER R5 AND R6. THE SOUTHERLY PROPERTY CORNERS WERE ESTABLISHED BY HOLDING DISTANCES PER R5 ON SAID NORTHERLY RIGHT-OF-WAY LINE FROM SAID PK.

THE EASTERLY AND WESTERLY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BY HOLDING THE FOUND CORNERS ON THE NORTHERLY PROPERTY LINE AND THE ESTABLISHED CORNERS ON THE SOUTHERLY PROPERTY LINE. THE EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 1 OF PARTITION PLAT 2016-4.

PURPOSE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RM CONSTRUCTION FOR USE IN DESIGN OF FUTURE CONSTRUCTION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David P. Baalman
DAVID P. BAALMAN PLS#86848

OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS

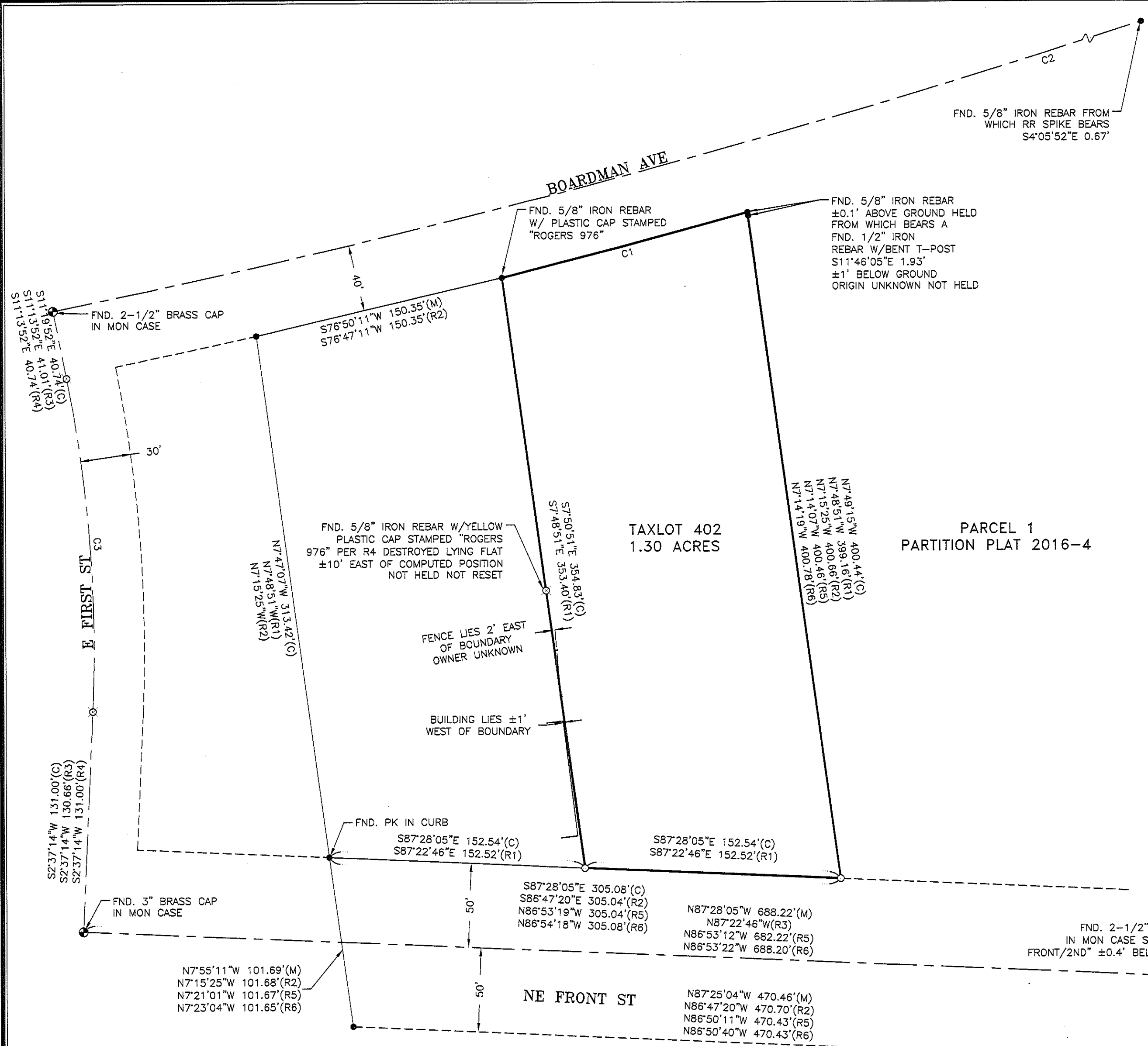
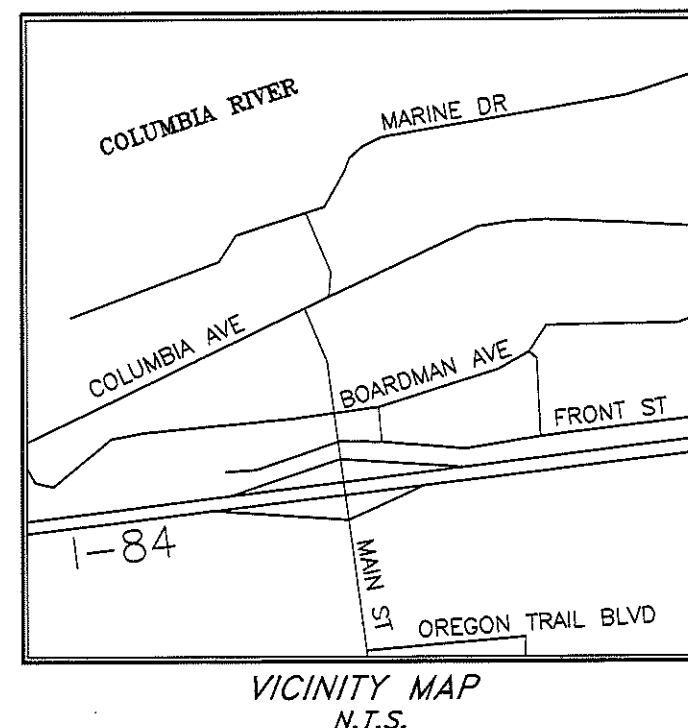
12-10-19
DATE:

RENEWS: 12/31/2019

REV: 12-10-2019 MPL

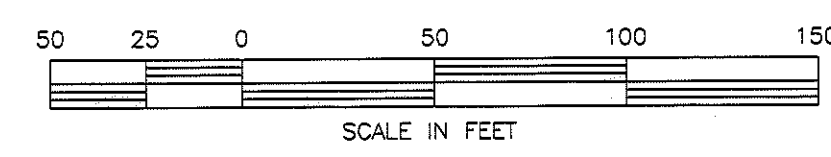
CLIENT	RM CONSTRUCTION	JOB	35319
PROJECT	RECORD OF SURVEY	PTN SW1/4, SEC 9, T.4N., R25E., W.M.	
DRN. BY	MPL	SCALE	1" = 50'
APPROVED	DPB	DATE	11/21/2019
F. B. NO.	BK 860	ACAD VER	-C3D19
FILE:	35319.DWG	SHEET	1 OF 1

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CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	C/M	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	(R)
C1	151.32	5809.58	1°29'33"	N75°16'31"E	151.32	M	151.34	5809.58		N75°50'37"E	151.32	(R6)
C2	1222.57	5769.58	12°08'27"	N72°33'10"E	1220.29	M	1222.57	5769.58		N73°07'40"E	1220.28	(R6)
C3	199.69	815.76	14°01'32"	N4°20'12"W	199.19	C	199.67	820.00	13°57'06"	S4°21'19"E	199.18	(R4)

RECEIVED BY
Morrow County Surveyor
Date: 12-16-19
Rec'd By: S.K.H.
No.: 2019-1879C
Folder No.: 1879



1879