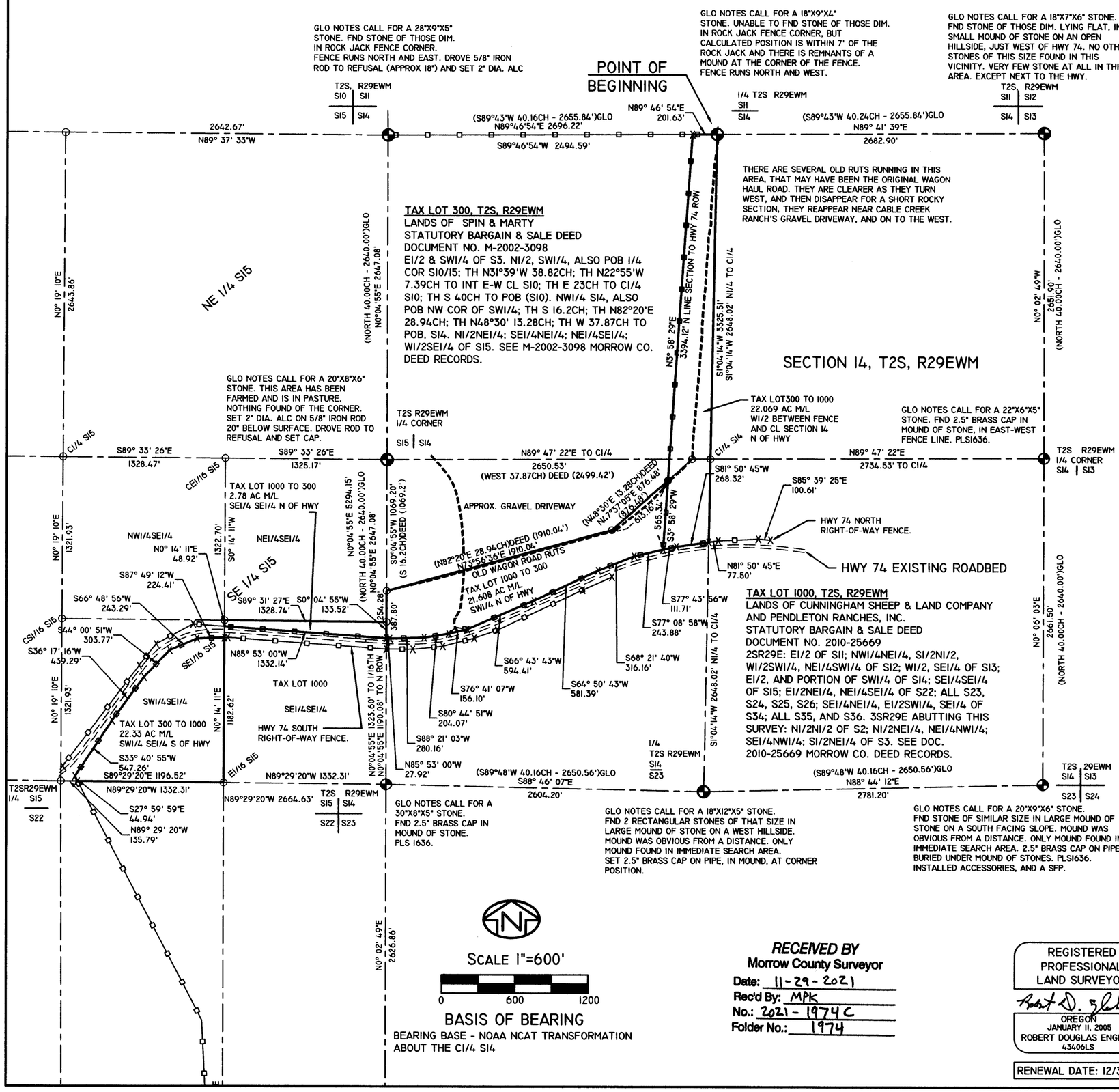
1974

MORROW COUNTY

RECORD OF SURVEY FOR BLA

A SURVEY FOR BOUNDARY LINE ADJUSTMENTS BETWEEN
TAX LOTS 300 & 1000 OF ASSESSOR'S MAP 2S29, LOCATED IN
SECTIONS 14 AND 15, T2S, R29E, W.M., MORROW COUNTY, OREGON.



SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DICK LEVY, CO-OWNER OF CUNNINGHAM SHEEP COMPANY, TO DETERMINE THE FENCELINE IN THE W1/2 OF SECTION 14 AND RESOLVE A QUESTIONABLE DESCRIPTION FROM A LAND TRANSFER IN 1906. SAID DESCRIPTION, AS RECORDED ON DEED 2002-3098 MORROW COUNTY RECORDS, READS: "SECTION 14: THE NORTHWEST QUARTER; ALSO BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, RUNNING THENCE SOUTH 16.20 CHAINS; THENCE NORTH 82°20' EAST 28.94 CHAINS; THENCE NORTH 48°30'EAST 13.28 CHAINS; THENCE WEST 37.87 CHAINS TO THE PLACE OF BEGINNING." THIS DESCRIPTION DOES NOT CLOSE. HOLDING THE CALLED DISTANCES, AND STARTING AT THE WEST 1/4 CORNER OF SECTION 14, AS PER THE DESCRIPTION, I FIND THAT THE DISTANCES CALLED FOLLOW THE APPARENT ANGLE POINTS IN THE RUTS LEFT BY THE OLD STAGE ROAD THAT ARE STILL VISIBLE, AS SHOWN ON THIS SURVEY MAP. IT WAS ARGUED THAT THIS DESCRIPTION, AND EARLIER VERSIONS CREATED A THIRD PARCEL, BY IT'S MISCLOSURE. I FIND EVIDENCE IN THE FIELD DISPROVES THAT THEORY, AND CONFIRMS WHAT I BELIEVE TO BE THE INTENT OF THE ORIGINAL DESCRIPTION, FIRST WRITTEN IN MAY OF 1906 FROM EDWARD HIRL TO CATHERINE MULLALY. IT WAS THEN CHANGED SLIGHTLY IN DECEMBER OF 1906 AND TRANSFERRED FROM JOHN AND CATHERINE MULLALY TO DANIEL HIRL. SIDE NOTE: CATHERINE (DOHERTY) MULLALY HAD PROPERTY FILED IN HER NAME BY EDWARD HIRL IN 1886 UNDER THE HOMESTEAD ACT. LOOKING AT THE HISTORY OF THIS AREA I BELIEVE THIS WAS PROBABLY TRANSACTIONS BETWEEN FAMILY MEMBERS.

I TIE EXISTING FENCES THAT WERE INTENDED TO BECOME THE NEW BOUNDARY LINES BETWEEN SPIN & MARTY AND CUNNINGHAM SHEEP AND ROAD RIGHT-OF-WAY FENCES. I USE THAT INFORMATION TO DETERMINE THE ADJUSTED BOUNDARY FROM WHAT WAS DESCRIBED, BY DEED. I WAS ALSO ASKED TO INCLUDE ENOUGH OF THE RIGHT-OF-WAY TO DETERMINE THE AREA IN SECTION 15 THAT WAS GOING TO BE TRANSFERRED TO CUNNINGHAM SHEEP. I USED GLO RECORDS TO DETERMINE THE APPROXIMATE EXTERIOR OF SECTION 15 THAT WAS NOT SURVEYED AND BREAK THE SECTION ACCORDING TO THOSE RECORD CALLS. THE ACREAGE SHOWN SOUTH OF HIGHWAY 74 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 IS APPROXIMATE, LACKING SURVEY TIES TO MONUMENTS IN THE NORTHWEST PORTION OF SECTION 15.

DENNIS GAYLORD FOUND SOME OF THE ORIGINAL GLO CORNERS, AS NOTED, AND MONUMENTED THEM. IT DOESN'T APPEAR THAT HE FOUND, OR MONUMENTED, THE SOUTH QUARTER OF SECTION 14, OR ALONG NORTH SIDE OF SECTION 14. FOLLOWING THE GLO RECORDS OF GEORGE S. PERSHIN, UNDER GLO CONTRACT 154, I SEARCH AND FIND ORIGINAL MOUNDS, AND STONES, SET AT THE SOUTH QUARTER CORNER, NORTHEAST CORNER, NORTH QUARTER CORNER, AND NORTHWEST CORNER OF SECTION 14, AS NOTED. WHEN I WENT TO MONUMENT THE SOUTHWEST CORNER OF SECTION 14, I FOUND A BRASS CAP BURIED UNDER THE MOUND OF STONES THAT WAS SET BY GAYLORD. APPARENTLY LAND CORNER RECORDS MAY NOT HAVE BEEN FILED FOR ALL THE CORNERS GAYLORD SET.

BASIS OF BEARING WAS GENERATED BY APPLYING NOAA NCAT TRANSFORMATION TO RTK GPS OBSERVATIONS ABOUT THE CENTER 1/4 OF SECTION 14. THETA = 0°56'15.52" CLOCKWISE AND A COMBINED SCALE FACTOR OF 0.99974032 GROUND TO GRID.

THIS SURVEY WAS PERFORMED USING A CARLSON GRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH, ORPLS43406LS

REFERENCES:

NOTE: MORROW COUNTY DEED RECORDS = MCDR.

(RI) ASSESSOR'S MAP 2S29
(R2) LAND CORNER RECORD, 2S29NI3, GAYLORD, 2014.
(R3) LAND CORNER RECORD, 2S29NI7, GAYLORD, 2014.
(R4) LAND CORNER RECORD, 2S29PI7, GAYLORD, 2014.
(R5) LAND CORNER RECORD, 2S29RI3, GAYLORD, 2014.
(R6) LAND CORNER RECORD, 2S29RI5, GAYLORD, 2014.
(R7) LAND CORNER RECORD, 2S29RI7, GAYLORD, 2014.
(DI) STATUTORY WARRANTY DEED, DOC.NO.2002-3098, MCDR, MCLAUGHLIN TO SPIN & MARTY, LLC., 2002. T.L.300, 2S29.
(D2) BARGAIN & SALE DEED, DOC.NO.2002-3234, MCDR, HUGHES TO HUGHES, 2002, T.L.2100 1S29.
(D3) STATUTORY BARGAIN & SALE DEED, DOC.NO.2008-2178I, MCDR, JOE P. DOHERTY SHEEP TO ANDERSEN RANCHES, 2008, T.L. 1800, 2S29.
(D4) STATUTORY BARGAIN & SALE DEED, DOC.NO.2010-25669, MCDR, CUNNINGHAM SHEEP TO CUNNINGHAM SHEEP & LAND/PENDLETON RANCHES, 2010, T.L. 1000, 2S29.
(D5) STATUTORY BARGAIN & SALE DEED, DOC.NO.2010-25862, MCDR, FRENCH TO FRENCH, 2010, T.L. 1001, 2S29.
(D6) WARRANTY DEED, M-4057, MCDR, DOHERTY TO JOE P DOHERTY SHEEP, INC., 1971, T.L. 1800, 2S29.

LEGEND

- SET 2-1/2" BRASS CAP ON 1-1/4" GALVANIZED IRON PIPE, IN MOUND OF STONES.
- BRASS CAP MONUMENT, BY GAYLORD, FROM ORIGINAL EVIDENCE.
- X ANGLE POINT IN FENCE, NOTHING SET.
- O CALCULATED POINT, NOTHING SET OR FOUND.
- (RI) OR (DI) REFERENCE DOCUMENT -- SEE REFERENCES.
- PROPERTY BOUNDARY
- EXISTING STATE HIGHWAY 74
- SECTION LINES
- EXISTING FENCELINES, ABSENT OF ROW MARKERS ASSUMED ROAD R-O-W.

RECEIVED BY
Morrow County Surveyor
Date: 11-29-2021
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Folder No.: 1974

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/21

DATE: 09/16/21	DWN. BY: RDE	RECORD OF SURVEY FOR BLA FOR: CUNNINGHAM SHEEP COMPANY 303 SW 3RD STREET PENDLETON, OREGON 97801
SCALE: 1"=500'	CHK. BY: RDE	
JOB NO. 2021-028	REV.DATE: XX/XX/XX	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. CSHEEPMOCO SI4RAW.DWG		

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