

LS02

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PROPERTY LINE ADJUSTMENT

NW 1/4, SE 1/4, SECTION 27,
T.4S., R.28E., W.M., MORROW COUNTY, OR.
PLA-S-218-23

SURVEYOR'S CERTIFICATE & NARRATIVE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MAPPED THIS APPROVED PROPERTY LINE ADJUSTMENT, PLA-S-218-23, IN ACCORDANCE TO WITH MY CLIENTS REQUESTS AND WITH ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF MORROW COUNTY, OR.

THIS RECORD OF SURVEY HAS BEEN PREPARED AT THE REQUEST OF MONTY CRUM AND GENE HELIKER TO SATISFY THE CONDITIONS OF A PURCHASE AND SALE AGREEMENT INVOLVING BOTH PARTIES, IN PART. THE AGREEMENT PROVIDES A LEGAL DESCRIPTION FOR THAT PORTION OF THE HELIKER TRACT TO BE ADDED TO THE CRUM TRACT, TERMED THE "OPTION PROPERTY". THE DESCRIPTION AS TRANPOSED READS AS FOLLOWS:

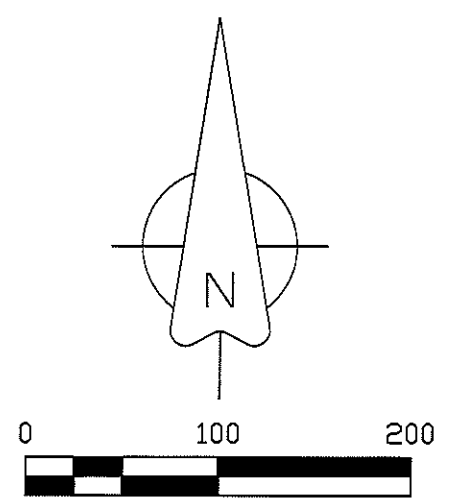
A TRACT OF LAND LOCATED IN THE NW1/4 OF SE1/4 OF SECTION 27, T.4S., R.28E., W.M., MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 IRON PIN WITH AN ORANGE "FSE SURVEY MARKER" CAP, SAID POINT BEING 309.37 FT. SOUTH AND 319.59 FT. EAST OF THE NORTHWEST CORNER OF THE SAID NW1/4 OF SE1/4; THENCE S51°07'40" E, 156.12 FT. TO A 5/8 IRON PIN WITH AN ORANGE "FSE SURVEY MARKER" CAP; THENCE S57°06'41" E, 142.78 FT. TO A 5/8 IRON PIN WITH AN ORANGE "FSE SURVEY MARKER" CAP; THENCE S58°32'59" E, 269.19 FT. TO A 5/8 IRON PIN WITH AN ORANGE "FSE SURVEY MARKER" CAP; THENCE S78°04'58" E, 119.69 FT. TO A 5/8 IRON PIN WITH AN ORANGE "FSE SURVEY MARKER" CAP; THENCE S01°39'22" W ALONG THE SAID EAST LINE OF THE NW1/4 OF SE1/4 TO THE LINE OF LATITUDE AT 45°11'17.5" N; THENCE WEST ALONG THE LINE OF LATITUDE 45°11'17.5" N TO THE INTERSECTION OF 45°11'17.5" N LATITUDE AND 119°19'05.0" W LONGITUDE; THENCE NORTHERLY ALONG THE LINE OF LATITUDE 119°19'05.0" W TO THE EDGE OF THE ESTABLISHED POND; THENCE FOLLOWING THE FRONTAGE OF THE POND UNTIL THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINING ROUGHLY 1.88 ACRES. REFERENCE POINTS CALLED OFF OF MORROW COUNTY SURVEY #1689.

I SPOKE WITH GENE HELIKER REGARDING THE ORIGIN OF THE OPTION PROPERTY LEGAL DESCRIPTION. IT WAS HIS UNDERSTANDING THAT THE LATITUDE AND LONGITUDE REFERENCES WERE MEASURED WITH A HAND HELD GPS UNIT, AND COLLECTED OVER AN EXISTING T-POST MARKING THE SOUTHWEST CORNER OF THE PROPOSED NEW BOUNDARY. HELIKER SHOWED ME THE LOCATION OF THE T-POST WHICH WAS WITHIN 25' OF MY COMPUTED LATITUDE AND LONGITUDE POSITION PER THE DESCRIPTION. WITH THE HELIKER TESTIMONY, I HOLD THE PHYSICAL LOCATION OF THE T-POST TO CONTROL THE LOCATION OF THE SOUTHWEST CORNER OF THE OPTION PROPERTY. IN A PHONE CONVERSATION WITH MONTY CRUM, HE CONFIRMED HIS APPROVAL OF THIS METHOD. THE SOUTH AND WEST LINES OF THE OPTION PROPERTY WERE EXTENDED NORTH AND EAST FROM THE T-POST, PARALLEL WITH THE SOUTH AND EAST LINES OF THE NW1/4, SE1/4 OF SECTION 27. THE REMAINDER OF THE OPTION PROPERTY DESCRIPTION WAS COMPUTED BASED UPON TIES TO THE TOP OF BANK OF THE EXISTING POND, CREEK CENTERLINE, AND MONUMENTS FOUND OR RE-ESTABLISHED PER SURVEY FOLDER 1689. I HELD ALL FOUND MONUMENTATION REPORTED IN SURVEY FOLDER 1689. ANY CORNERS NOT FOUND WERE COMPUTED AND REPLACED USING RECORD DATA.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. DISTANCES ARE GROUND, INTERNATIONAL FEET. BASIS OF BEARING IS THE SOUTH LINE OF THE NW1/4, SE1/4 OF SECTION 27 PER SURVEY FOLDER 1689.

Matthew Kenny
MATTHEW PATRICK KENNY, PLS
CERTIFICATE NO. 89374
DATE: 3/4/2024

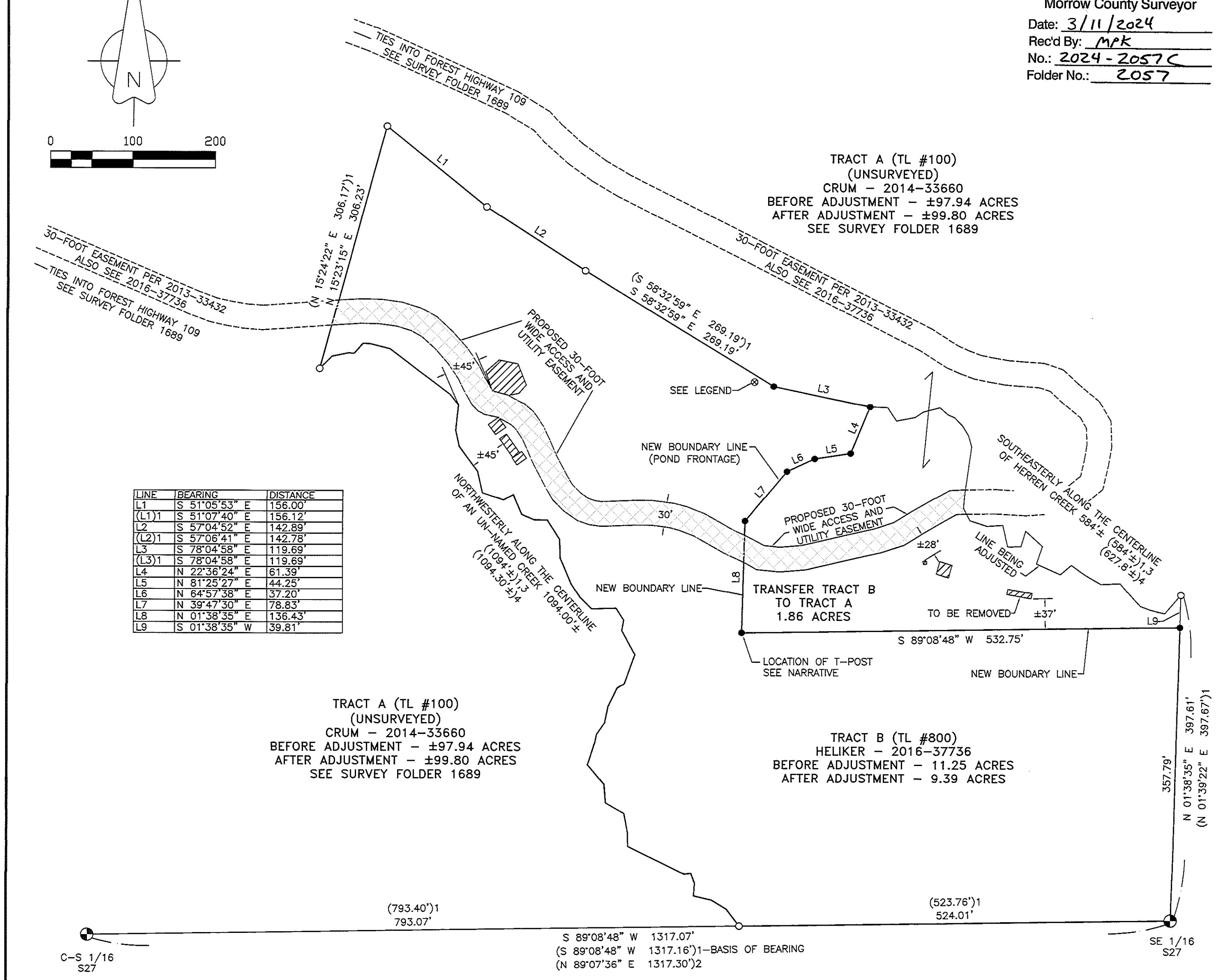


LINE	BEARING	DISTANCE
L1	S 51°05'53" E	156.00'
(L1)1	S 51°07'40" E	156.12'
L2	S 57°04'52" E	142.88'
(L2)1	S 57°06'41" E	142.78'
L3	S 78°04'58" E	119.69'
(L3)1	S 78°04'58" E	119.69'
L4	N 22°36'24" E	61.39'
L5	N 81°25'27" E	44.25'
L6	N 64°57'38" E	37.20'
L7	N 39°47'30" E	78.83'
L8	N 01°38'35" E	136.43'
L9	S 01°38'35" W	39.81'

TRACT A (TL #100)
(UNSURVEYED)
CRUM - 2014-33660
BEFORE ADJUSTMENT - ±97.94 ACRES
AFTER ADJUSTMENT - ±99.80 ACRES
SEE SURVEY FOLDER 1689

TRACT B (TL #800)
HELIKER - 2016-37736
BEFORE ADJUSTMENT - 11.25 ACRES
AFTER ADJUSTMENT - 9.39 ACRES

TRACT A (TL #100)
(UNSURVEYED)
CRUM - 2014-33660
BEFORE ADJUSTMENT - ±97.94 ACRES
AFTER ADJUSTMENT - ±99.80 ACRES
SEE SURVEY FOLDER 1689



LEGEND

- SET 5/8" X 30" STEEL REBAR WITH PINK PLASTIC CAP MARKED, "KENNY LS89374".
- ⊙ FOUND 2-1/2" ALUMINUM CAP AS NOTED, PER SURVEY FOLDER 652 (D-802-K).
- FOUND 5/8" STEEL REBAR WITH ORANGE PLASTIC CAP PER SURVEY FOLDER 1689.
- ⊗ FOUND 5/8" STEEL REBAR WITH ORANGE PLASTIC CAP PER SURVEY FOLDER 1689. CRUM WAS CERTAIN THIS MARKER WAS DESTROYED OR MOVED AS A RESULT OF RECENT EARTHWORK. MEASUREMENT CONFIRMS MARKER HAS BEEN DISTURBED/RELOCATED. NOT HELD. BEARS N 77°13'33" W, 24.03' FROM SET LOCATION
- () # RECORD DATA PER NOTED REFERENCE.
- CABINS AND OUTBUILDINGS
- PROPOSED 30-FOOT WIDE ACCESS AND UTILITY EASEMENT TO BE CONVEYED BY SEPARATE DOCUMENT. LOCATION AS SHOWN FOLLOWS EXISTING DIRT ROAD CURRENTLY IN USE.

RECORDS OF REFERENCE

- 1: SURVEY FOLDER 1689 (2013-1689C), FILED 12-5-2013.
- 2: SURVEY FOLDER 652 (D-802-K-652), FILED 1-10-1986.
- 3: INSTRUMENT NO. 2014-33660, RECORDED 1-21-2014.
- 4: INSTRUMENT NO. 2016-37736, RECORDED 2-26-2016.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-25

	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	PROPERTY LINE ADJUSTMENT LOCATED IN THE NW1/4, SE1/4 OF SECTION 27, T.4S., R.28E., WILLAMETTE MERIDIAN, MORROW COUNTY, OR
CLIENT:	CRUM / HELIKER
PROJECT: 23-36	DR: MPK CH: MPK DATE: 2-2-2024 SHEET 1 OF 1

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