

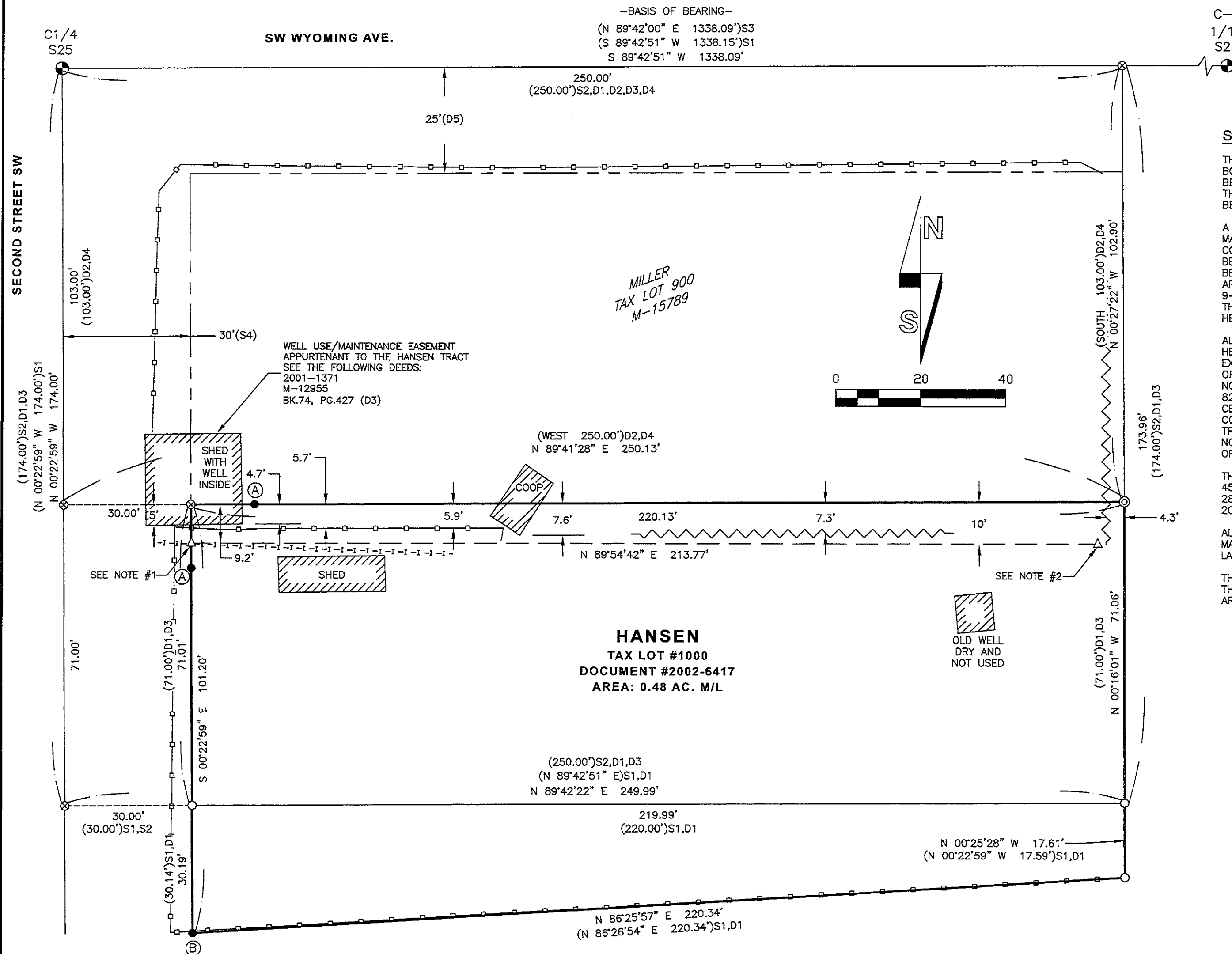
2071

**SURVEY NOTES**

- #1: 1" SQUARE BAR PROTRUDING ABOVE GROUND AND LEANING. MEASURED AT THE POINT OF ENTRY INTO THE GROUND. THIS IS BELIEVED TO BE THE BOUNDARY MARKER ACCORDING TO MILLER. MAPPED HEREON FOR REFERENCE BUT NOT HELD IN THIS SURVEY. BEARS S 00°46'53" E, 9.18 FEET FROM THE TRUE CORNER LOCATION.
- #2: LARGE ROCK NEAR THE BASE OF THE NORTH-SOUTH GRAPEVINE END POST. MILLER CALLS THIS THE "BLUE ROCK". THIS IS BELIEVED TO BE THE BOUNDARY MARKER ACCORDING TO MILLER. MAPPED HEREON FOR REFERENCE BUT NOT HELD IN THIS SURVEY. BEARS S 31°49'24" W, 11.81 FEET FROM THE TRUE CORNER LOCATION.

**RECORD OF SURVEY**

LOCATED IN THE NW1/4 SE1/4 OF SECTION 25,  
TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M.,  
MORROW COUNTY, OR



**SURVEY NARRATIVE**

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF ALFRED HANSEN. THE PURPOSE IS TO MARK THE BOUNDARIES OF THAT TRACT DESCRIBED UNDER DOCUMENT NUMBER 2002-6417 SO THAT A FENCE LINE CAN BE CONSTRUCTED. DETERMINING THE COMMON BOUNDARY LINE BETWEEN THE HANSEN AND MILLER TRACTS IS THE PRIMARY GOAL OF THIS SURVEY AS THIS LINE IS CURRENTLY THE SUBJECT OF A BOUNDARY DISPUTE BETWEEN BOTH PARTIES.

A TEMPORARY FENCE WAS RECENTLY CONSTRUCTED BY MILLER BETWEEN THE SHED AND CHICKEN COOP AS MAPPED HEREON. HANSEN BELIEVED THE FENCE WAS ENCRANCHING ON HIS LAND AT WHICH TIME HE COMMISSIONED THIS SURVEY. TESTIMONY FROM MILLER INDICATED THEY BELIEVE THE BOUNDARY IS LOCATED BETWEEN POINTS FURTHER DESCRIBED IN SURVEY NOTES #1-2, WITH ALL GRAPE VINES AND OUTBUILDINGS BEING LOCATED ON THEIR PROPERTY. AFTER CONSIDERATION OF ALL TESTIMONY AND CAREFUL ANALYSIS OF AREA SURVEY MONUMENTATION AND DEED RESEARCH/HISTORY I DETERMINE THE BOUNDARY TO BE BETWEEN 9-10 FEET NORTHERLY OF THE LOCATION AS DESCRIBED BY MILLER. ALL POSSIBLE ENCRANCHMENTS ONTO THE HANSEN TRACT HAVE BEEN NOTED HEREON. THE DETAILS OF THE BOUNDARY RESOLUTION AS MAPPED HEREON ARE FURTHER DESCRIBED BELOW.

ALL FOUND SURVEY MONUMENTATION REPORTED HEREON AND FURTHER DESCRIBED IN THE LEGEND HAS BEEN HELD FOR BOUNDARY DETERMINATION. THE NORTHWEST CORNER OF THE HANSEN TRACT FALLS INSIDE AN EXISTING SHED BELONGING TO MILLER. THIS CORNER WAS COMPUTED BY HOLDING THE CENTER 1/4 CORNER OF SECTION 25 AND THE SOUTHWEST CORNER OF THE HANSEN TRACT, BEING 30.00 FEET EASTERLY OF THE NORTH-SOUTH CENTERLINE OF SECTION 25 AS SHOWN ON THE PLAT OF GREEN GARDEN ESTATES (FOLDER 829), AND APPLYING RECORD DEED DISTANCE OF 103.00 FEET SOUTHERLY ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 25. I THEN ESTABLISH THE NORTHERLY HANSEN TRACT BOUNDARY BY HOLDING THIS COMPUTED LOCATION AND THE FOUND UNRECORDED IRON PIPE AT THE NORTHEAST CORNER OF THE HANSEN TRACT. THE NORTHWEST CORNER WAS THEN COMPUTED ON LINE AT A POINT 30.00 FEET EASTERLY OF THE NORTH-SOUTH CENTER OF SECTION 25. I SET REFERENCE POINTS ON-LINE, 15.00 FEET ±EAST AND ±SOUTH OF THIS COMPUTED POSITION AS FURTHER IDENTIFIED HEREON.

THE FOLLOWING DEEDS WERE CONSULTED AS PART OF THIS SURVEY: BOOK 58, PAGE 424, BOOK 58, PAGE 456, BOOK 59, PAGE 385, BOOK 65, PAGE 466, BOOK 65, PAGE 467, BOOK 66, PAGE 481, BOOK 67, PAGE 281, BOOK 74, PAGE 427, M-5942, M-12955, M-15789, M-17344, M-45336, 2001-1371, 2002-6417, & 2015-36478.

ALL PERMANENT BOUNDARY MARKERS WERE SET OR IDENTIFIED, AND THE NORTH LINE OF THE HANSEN TRACT MARKED WITH TEMPORARY STAKES ON MAY 10, 2024. MILLER SUBSEQUENTLY PULLED MANY OF THE STAKES LATER THAT DAY.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE EAST-WEST CENTERLINE OF SECTION 25 PER SURVEY FOLDER 829. DISTANCES ARE GROUND, INTERNATIONAL FEET.

**LEGEND**

- ⊙ HELD 1/4 OR 1/16 CORNER AS REPORTED IN S3.
- HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER S1.
- ⊙ HELD 1-1/2" I.D. IRON PIPE, ORIGIN UNKNOWN.
- Ⓐ REFERENCE POINT - SET ON LINE 15.00' FROM TRUE CORNER LOCATION. 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374"
- Ⓑ HELD 5/8" REBAR PER S1. APPLIED 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊗ COMPUTED LOCATION. NOTHING FOUND OR SET.
- △ POINTS MAPPED AT THE REQUEST OF MILLER. SEE NOTES.
- SURVEYED TRACT
- - - EXISTING FENCE LINE
- - - - - APPROXIMATE LOCATION UNDERGROUND IRRIGATION
- ~ ~ ~ EXISTING GRAPE VINES
- - - - - LINE MAPPED BASED ON TESTIMONY PROVIDED BY MILLER. SEE NARRATIVE AND NOTES.
- ( ) # RECORD SURVEY DATA REFERENCE-SEE TABLE
- AC. ACRES

**RECORDS OF REFERENCE**

- S1: GREEN GARDEN ESTATES (SURVEY FOLDER 829), RECORDED 8-31-1995.
- S2: SURVEY FOLDER 198, FILED 9-18-1980.
- S3: PARTITION PLAT NO. 2022-13 (SURVEY FOLDER 1999), RECORDED 7-22-2022.
- S4: SUBDIVISION OF SECTION 25, SURVEY FOLDER 760, DATED AUGUST, 1906.
- D1: WARRANTY DEED, DOCUMENT #2002-6417, RECORDED 12-31-2002.
- D2: BARGAIN & SALE DEED, M-15789, RECORDED 7-18-1979.
- D3: BARGAIN & SALE DEED, BOOK 74, PAGE 427, RECORDED 4-24-1967.
- D4: BARGAIN & SALE DEED, M-5942, RECORDED 8-15-1973.
- D5: RIGHT-OF-WAY EASEMENT, BOOK 67, PAGE 281.

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Matthew Patrick Kenny*  
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-25

<p><b>KENNY LAND SURVEYING</b></p>	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.
CLIENT:	<b>ALFRED HANSEN</b>
PROJECT: 2403	DR: MPK CH: MPK DATE: JUNE 11, 2024 SHEET 1 OF 1

2071