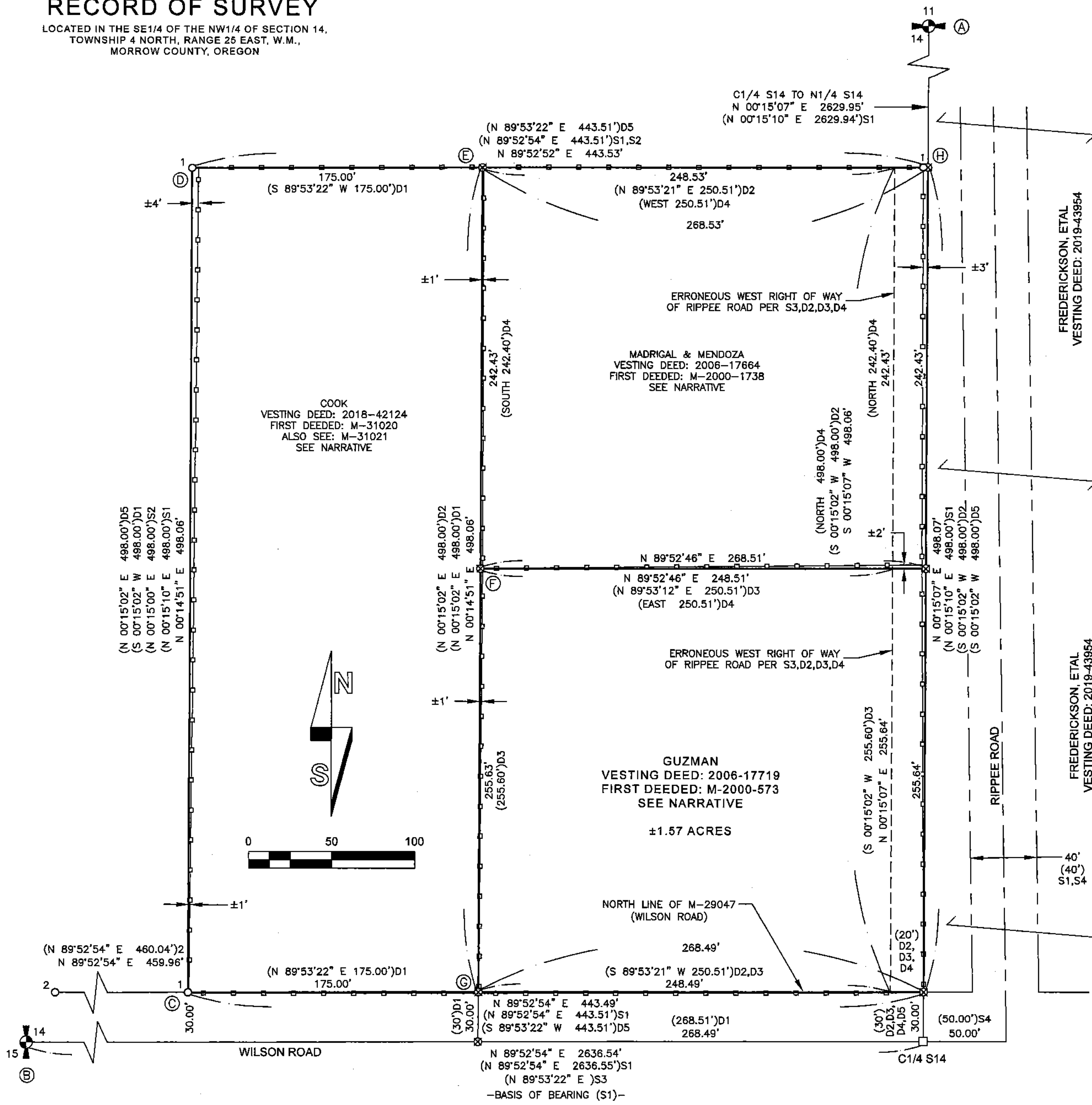


2078

RECORD OF SURVEY

LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,
MORROW COUNTY, OREGON



SEE SHEET 2 FOR NARRATIVE AND GUZMAN TRACT LEGAL DESCRIPTION

MONUMENT TABLE & SURVEY NOTES

- (A) NORTH ONE-QUARTER CORNER OF SECTION 14. FOUND BRASS CAP PER PARTITION PLAT 1995-7.
- (B) WEST ONE-QUARTER CORNER OF SECTION 14. FOUND BRASS CAP PER PARTITION PLAT 1992-2.
- (C) HELD 5/8" REBAR PER S1. 1" PIPE BEARS N 42°17'33" E, 1.06'. ORIGIN UNKNOWN.
- (D) HELD 5/8" REBAR PER S1. 1" PIPE BEARS N 87°25'26" E, 3.90'. ORIGIN UNKNOWN.
- (E) COMPUTED LOCATION ON LINE FROM HELD 5/8" REBARS "D" & "H" PER S1, AT 175.00' (D1) FROM THE NORTHWEST CORNER OF THE SENIOR DEED (COOK). 1" PIPE BEARS N 58°56'00" E, 0.85' FROM COMPUTED LOCATION. ORIGIN UNKNOWN.
- (F) COMPUTED LOCATION ON LINE BETWEEN MONUMENTS "E" & "G" BY PROPORTION USING RECORD DISTANCES FROM D3 & D4. 1" PIPE BEARS N 56°53'50" E, 1.05' FROM COMPUTED LOCATION. ORIGIN UNKNOWN.
- (G) COMPUTED LOCATION ON THE NORTHERLY RIGHT OF WAY LINE OF WILSON ROAD PER S1, AT 175.00' (D1) FROM THE SOUTHWEST CORNER OF THE SENIOR DEED (COOK). 1" PIPE BEARS S 33°45'25" E, 0.77' FROM COMPUTED LOCATION. ORIGIN UNKNOWN.
- (H) COMPUTED LOCATION PER S1. HELD FOUND 5/8" REBAR REFERENCE POINT PER S1 FOR LINE, LOCATED S 89°52'52" W, 2.00' (S 89°52'54" W, 2.00')S1 FROM COMPUTED CORNER LOCATION.

LEGEND

- ⊙ HELD ONE-QUARTER SECTION CORNER AS NOTED.
- HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 1481 (S1).
- HELD 5/8" REBAR WITH ORANGE PLASTIC CAP PER BONNER MEADOWS SUBDIVISION (S2).
- CENTER ONE-QUARTER CORNER OF SECTION 14. HELD RAILROAD SPIKE PER PARTITION PLAT 1992-2.
- ⊠ CALCULATED POSITION ONLY. NOTHING FOUND OR SET, UNLESS NOTED OTHERWISE.
- (A) MONUMENT IDENTIFIER, SEE MONUMENT TABLE.
- ()# RECORD DATA REFERENCE. SEE TABLE FOR CORRESPONDING RECORD.
- SURVEYED BOUNDARY LINES.
- - - EXISTING FENCE LINE.

RECORDS OF REFERENCE

- S1: SURVEY FOLDER 1481, FILED 10-19-2006.
- S2: BONNER MEADOWS SUBDIVISION (SURVEY FOLDER 1609), RECORDED 4-6-2011.
- S3: UNSURVEYED AND UNRECORDED PARTITION MAP BY PLS 1756 FOR WILLIAM NAGL ON FILE AT THE MORROW COUNTY PLANNING OFFICE UNDER LP-N-23-87
- S4: COUNTY ROAD SURVEY FOR ROAD PETITION NO. 393, DATED 5-1-1922.
- D1: WARRANTY DEED M-31020, RECORDED 5-25-1988.
- D2: WARRANTY DEED M-2000-572, RECORDED 3-10-2000.
- D3: WARRANTY DEED M-2000-573, RECORDED 3-10-2000.
- D4: BARGAIN & SALE DEED M-2000-1738, RECORDED 8-7-2000.
- D5: WARRANTY DEED M-59976, RECORDED 11-30-1999.

RECEIVED BY
 Morrow County Surveyor
 Date: 9-24-2024
 Rec'd By: MPK
 No.: 2024-2078C
 Folder No.: 2078

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

 OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS
 RENEWS: 6-30-25

 KENNY LAND SURVEYING	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 14 TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OR.
CLIENT:	MARIA SANCHEZ
PROJECT: 2417	DATE: SEPTEMBER 18, 2024
SHEET 1 OF 2	

2078

RECORD OF SURVEY

LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,
MORROW COUNTY, OREGON

SURVEY NARRATIVE

THIS RECORD OF SURVEY HAS BEEN PREPARED AT THE REQUEST OF MARIA SANCHEZ. THE PURPOSE IS TO SURVEY THAT PROPERTY OWNED BY GUZMAN IN PREPARATION FOR A POSSIBLE LAND TRANSACTION. THE NEED FOR A SURVEY WAS DISCOVERED BY FIRST AMERICAN TITLE COMPANY. DURING THEIR INVESTIGATION THEY FOUND THAT THE EXISTING LEGAL DESCRIPTION FOR THE GUZMAN PROPERTY DESCRIBED UNDER 2006-17719 HAD POSSIBLE CONFLICTS WITH THE LOCATION OF RIPPEE ROAD AND THE ABUTTING PROPERTY TO THE EAST OWNED BY FREDERICKSON UNDER 2019-43954. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARIES OF THE GUZMAN TRACT AND IF APPLICABLE, PROVIDE REVISED LEGAL DESCRIPTIONS TO THE TITLE COMPANY. THIS SURVEY ALSO INCLUDES BOUNDARY ANALYSIS AND MAPPING FOR THE COOK, AND MADRIGAL & MENDOZA TRACTS AS WAS NECESSARY TO RESOLVE THE GUZMAN PROPERTY.

THESE THREE TRACTS WERE ORIGINALLY PART OF ONE LARGER TRACT OWNED BY NAGL AND SONS (NAGL) WHICH WAS DESCRIBED AS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14. THE COOK TRACT WAS THEN CREATED UNDER M-31020 (NAGL AND SONS TO MORRIS AND RUTH NAGL) ON 5-25-1988 AND WAS SUBSEQUENTLY CONVEYED 5 MINUTES LATER THAT SAME DAY UNDER M-31021 (MORRIS AND RUTH NAGL TO ROBERT AND SUE ALLISON). THE LEGAL DESCRIPTION FOR THIS TRACT HAS REMAINED CONSISTENT OVER TIME TO THE CURRENT VESTING DEED TO COOK UNDER 2018-42124. THE GUZMAN AND MADRIGAL & MENDOZA TRACTS WERE THEN CONVEYED TOGETHER AS ONE TRACT UNDER M-2000-572 (NAGL AND SONS TO MORRIS WILLIAM NAGL) ON 3-10-2000. THE GUZMAN TRACT WAS THEN SUBSEQUENTLY CONVEYED 2 MINUTES LATER ON THAT SAME DAY UNDER M-2000-573 (MORRIS WILLIAM NAGL TO JAMES GRIFFITH). THE MADRIGAL & MENDOZA TRACT WAS THE LAST TO BE CONVEYED UNDER M-2000-1738 (MORRIS WILLIAM NAGL TO MORRIS W NAGL FAMILY TRUST) ON 8-7-2000. THE LEGAL DESCRIPTIONS FOR THE GUZMAN TRACT AND THE MADRIGAL & MENDOZA TRACTS HAVE REMAINED CONSISTENT OVER TIME TO THE CURRENT VESTING DEEDS UNDER 2006-17719 AND 2006-17664 RESPECTIVELY.

THE CREATION OF THE GUZMAN AND MADRIGAL & MENDOZA TRACTS WAS APPROVED BY MORROW COUNTY LAND DIVISION LP-N-23-87 IN 1987/1988. A PARTITION PLAT WAS NEVER FORMALLY RECORDED; HOWEVER, A COPY OF AN UNSURVEYED MAP COMPLETED BY PLS 1756 (DRIVER) WAS PROVIDED TO ME BY THE MORROW COUNTY PLANNING DEPARTMENT. THIS MAP GRAPHICALLY DEPICTS ALL THREE TRACTS AS MAPPED HEREON AND ALSO PROVIDES LEGAL DESCRIPTIONS. THESE DESCRIPTIONS APPEAR TO BE THE ORIGIN OF THE DESCRIPTIONS USED IN M-2000-573 (GUZMAN) AND M-2000-1738 (MADRIGAL & MENDOZA). THEY ARE NOT IDENTICAL IN FORMAT; HOWEVER, MANY OF THE CALLS AND BEARINGS AND/OR DISTANCES DO MATCH. THE DRIVER MAP ALSO GRAPHICALLY DEPICTS THE COOK TRACT AND AGAIN PROVIDES LEGAL DESCRIPTION; ALTHOUGH, IT'S CLEAR FROM THE MAP THAT THIS TRACT WAS NOT A PART OF THE APPROVED LAND DIVISION. THE GUZMAN AND MADRIGAL & MENDOZA TRACTS WERE NOTED AS PARCEL 1 AND PARCEL 2 RESPECTIVELY, WHERE THE COOK TRACT WAS NOTED AS PARCEL "C", MAP 2. IN ADDITION, THE POINT OF BEGINNING FOR THE LEGAL DESCRIPTION USED TO CONVEY THE COOK TRACT UNDER M-31020 DIFFERS FROM THAT SHOWN ON THE DRIVER MAP (POINT "G" AS MAPPED HEREON). THE DRIVER MAP NOTES THE POINT OF BEGINNING AS BEING 270.51 FEET WESTERLY OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (C1/4 CORNER) OF SECTION 14. M-31020 CALLS FOR A DISTANCE OF 268.51 FEET WESTERLY OF THIS SAME CORNER, A DIFFERENCE IN DISTANCE OF 2 FEET. THIS HAS BEEN RESOLVED BY HOLDING EXISTING SURVEY MONUMENTATION FROM SURVEY FOLDER 1481 AND THE SENIOR DEED DIMENSIONS FROM M-31020 (COOK TRACT), ELIMINATING ANY POTENTIAL OVERLAP. THE DRIVER MAP APPEARS TO BE UNSURVEYED AS THERE ARE NO MONUMENTS REPORTED AS FOUND OR SET; HOWEVER, ITS WORTH NOTING THAT BEARINGS REPORTED ON THE DRIVER MAP MATCH THOSE REPORTED IN SURVEY FOLDER 426 BY EDWARDS WHICH IS REFERENCED IN A NEARBY SURVEY BY DRIVER (FOLDER 505). THIS INDICATES THE UNRECORDED DRIVER MAP WAS LIKELY COMPUTED USING INFORMATION FROM ONE OR BOTH OF THESE RECORDED MAPS.

THE DRIVER MAP AND LEGAL DESCRIPTIONS, AND SUBSEQUENT DEEDS M-2000-572 (D2), M-2000-573 (D3), AND M-2000-1738 (D4) ALL ERRONEOUSLY CALL FOR THE CENTER OF RIPPEE ROAD TO BE LOCATED ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 14. ESTABLISHMENT DOCUMENTS FOR RIPPEE ROAD (ROAD APPLICATION #393) CLEARLY STATE THE ROAD CENTERLINE TO BEGIN AT THE NORTH QUARTER CORNER OF SECTION 14 AND RUN SOUTHEASTERLY TO A POINT 50 FEET EAST OF THE C1/4 OF SECTION 14, WITH A WIDTH OF 20 FEET ON EACH SIDE OF THE CENTERLINE (40' TOTAL). AS MAPPED HEREON, THE NORTH-SOUTH CENTERLINE OF SECTION 14 AND THE CENTERLINE OF RIPPEE ROAD ARE NOT COINCIDENT. THE LAND LOCATED WEST OF THE WESTERLY RIGHT OF WAY OF RIPPEE ROAD AND EAST OF THE NORTH-SOUTH CENTERLINE OF SECTION 14 IS OWNED BY FREDERICKSON PER 2019-43954. THE ERRONEOUS LOCATION OF THE WEST RIGHT OF WAY OF RIPPEE ROAD PER S3, D2, D3, AND D4 TOGETHER WITH RECORD DEED REFERENCES PER D2, D3, AND D4 HAVE BEEN REPORTED HEREON FOR REFERENCE ONLY AND WERE NOT HELD IN THIS SURVEY.

SURVEY FOLDER 1481 MARKED THE BOUNDARY OF THAT TRACT DESCRIBED UNDER M-59976, SUBSEQUENTLY ESTABLISHING THE SOUTHWEST AND NORTHWEST CORNERS OF THE COOK TRACT, THE NORTH LINE OF THE COOK AND MADRIGAL & MENDOZA TRACTS, AND THE NORTHEAST CORNER OF THE MADRIGAL & MENDOZA TRACT. MONUMENTS AT OR REFERENCING THESE CORNERS LOCATIONS WERE FOUND AND HELD IN THIS SURVEY. THE PLAT OF BONNER MEADOWS SUBDIVISION (SURVEY FOLDER 1608) ALSO HELD THESE MONUMENTS FOR BOUNDARY RESOLUTION. I ALSO FOUND AND HELD THE NORTH 1/4 CORNER, WEST 1/4 CORNER, AND CENTER 1/4 AS SHOWN. THE SENIOR DEED (COOK TRACT) WAS THEN COMPUTED AT A WIDTH OF 175.00 FEET PER M-31020. THE EAST LINE OF THE GUZMAN AND MADRIGAL & MENDOZA TRACTS IS THE NORTH-SOUTH CENTER OF SECTION 14 PER D2, D3, AND D4. THE GUZMAN AND MADRIGAL & MENDOZA TRACTS WERE INTENDED TO BE CREATED SIMULTANEOUSLY ACCORDING TO LAND DIVISION APPROVAL LP-N-23-87 EVEN THOUGH THE ACTUAL CONVEYANCE DOCUMENTS WERE RECORDED MONTHS APART. FOR THIS REASON I HAVE PROPORTIONED THE NORTHEAST AND NORTHWEST CORNERS OF THE GUZMAN TRACT USING DISTANCES PROVIDED IN D3 AND D4. RESULTING NORTH-SOUTH DISTANCES ARE NEARLY IDENTICAL TO THOSE REPORTED IN D3 AND D4.

DURING THE COURSE OF THIS SURVEY I FOUND UNRECORDED 1" PIPES AS NOTED HEREON. THE PIPES ARE LOCATED AT OR VERY NEAR THE EXISTING FENCE CORNERS. I ATTEMPTED TO GATHER PAROL EVIDENCE REGARDING THESE PIPES BUT NONE OF THE AREA PROPERTY OWNERS WERE AWARE OF THEIR EXISTENCE. THERE IS ALSO NO CONSISTENCY IN MEASUREMENT BETWEEN THE PIPE LOCATIONS WHEN COMPARING TO RECORD DEED BEARING/DISTANCE. SOME OF THESE PIPES WERE ALSO FOUND BUT NOT HELD IN SURVEY FOLDER 1481. FOR THESE REASONS I HAVE NOT HELD THE PIPE LOCATIONS. THEIR LOCATION RELATIVE TO THE BOUNDARY CORNERS HELD OR COMPUTED IN THIS SURVEY HAVE BEEN NOTED HEREON.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 PER SURVEY FOLDER 1481. DISTANCES ARE GROUND, INTERNATIONAL FEET.

GUZMAN TRACT LEGAL DESCRIPTION

THIS DESCRIPTION IS INTENDED TO REPLACE THE ERRONEOUS DESCRIPTION CONTAINED IN 2006-17719.

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14 (FROM WHICH THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14 BEARS SOUTH 89°52'54" WEST, 2636.54 FEET); THENCE NORTH 00°15'07" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 FOR A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF WILSON ROAD AS CONVEYED UNDER M-29047, MORROW COUNTY MICROFILM RECORDS, BEING TRUE POINT OF BEGINNING; THENCE LEAVING THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 89°52'54" WEST ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF SAID WILSON ROAD FOR A DISTANCE OF 268.48 FEET TO THE SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED UNDER M-31021, MORROW COUNTY MICROFILM RECORDS; THENCE LEAVING THE NORTHERLY RIGHT OF WAY MARGIN OF SAID WILSON ROAD, NORTH 00°14'51" EAST ALONG THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED UNDER SAID M-31021 FOR A DISTANCE OF 255.63 FEET; THENCE LEAVING THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED UNDER SAID M-31021, NORTH 89°52'46" EAST, 268.51 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00°15'07" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 FOR A DISTANCE OF 255.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.57 ACRES, MORE OR LESS.

RECEIVED BY
Morrow County Surveyor


Date: 9-24-2024
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Folder No.: 2078

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-25

 KENNY LAND SURVEYING	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 14 TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OR.
CLIENT:	MARIA SANCHEZ
PROJECT: 2417	DATE: SEPTEMBER 18, 2024
SHEET 2 OF 2	