

RECORD OF SURVEY

SE 1/4, SW 1/4, SECTION 29,
T.5S., R.26E., W.M., MORROW COUNTY, OR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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



SURVEY NARRATIVE

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF CYNTHIA FLATT. THE PURPOSE IS TO SURVEY AND MONUMENT THAT TRACT DESCRIBED UNDER DOCUMENT NO. 2023-53558, MORROW COUNTY CLERK RECORDS, DESCRIBED AS FOLLOWS:

TOWNSHIP 5 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON
SECTION 29: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, THENCE NORTH 396 FEET; THENCE EAST 264 FEET; THENCE SOUTH 396 FEET; THENCE WEST 264 FEET TO THE POINT OF BEGINNING.

THE ORIGINAL CONVEYANCE FOR THIS TRACT WAS MADE BY GRANTOR EMMA WHITE TO OWEN & NONA LEATHERS IN BOOK 67, PAGE 550 (1962). CYNTHIA FLATT, AS PERSONAL REPRESENTATIVE OF NONA (NOW LAST NAME STANDERFER-DECEASED) CONVEYED THE SUBJECT PROPERTY TO HERSELF IN SAID 2023-53558; HERINAFTER CALLED THE FLATT TRACT.

DURING THE COARSE OF MY RESEARCH I FOUND THAT THE EXISTING DEED FOR MCELLIGOTT, LLC OVERLAPPED A SMALL PORTION OF THE NORTHEAST CORNER OF THE FLATT TRACT. THE MCELLIGOTT, LLC TRACT CLAIMS EVERYTHING NORTH OF THE COUNTY ROAD AND THE SURVEYED FLATT TRACT EXTENDS JUST NORTH OF THE COUNTY ROAD AT THE NORTHEAST CORNER. I RESOLVED THIS APPARENT OVERLAP AS FOLLOWS:

SOME TIME AFTER THE SAID ORIGINAL CONVEYANCE OF THE FLATT TRACT BY EMMA WHITE IN 1962, WHITE BECAME A WIDOW AND MARRIED PERCY CECIL. SHE CONVEYED PERCY CECIL 1/2 OF HER INTEREST TO PROPERTY DESCRIBED UNDER BOOK 72, PAGE 69. THIS INCLUDED, IN PART, THE EAST HALF OF THE WEST HALF OF SECTION 29, EXCLUDING THE FLATT TRACT, AMONG OTHER PROPERTY. PERCY AND EMMA CECIL THEN CONVEYED, IN PART, THE EAST HALF OF THE WEST HALF OF SECTION 29 EXCEPTING THAT PORTION SOUTHERLY OF THE COUNTY ROAD TO BLUE MOUNTAIN HUNTING LODGE ASSOCIATES IN M-10828 (1977). DESCRIPTIONS IN THE CHAIN THEREAFTER FOR THE MCELLIGOTT, LLC TRACT ALL REFER TO THE SAME EXCEPTION OF "SOUTHERLY OF THE COUNTY ROAD". THE SENIOR DEED (WHITE TO LEATHERS) CONTROLS AND THE OVERLAP IS RESOLVED IN FAVOR OF THE FLATT TRACT AS MAPPED HEREON.

THE BRASETH TRACT (2009-23434) IS MAPPED HEREON, SHOWN WEDGED BETWEEN THE SOUTHERLY MARGIN OF THE COUNTY ROAD, THE NORTH LINE OF THE FLATT TRACT, AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29. THIS TRACT WAS QUITCLAIMED BY PERCY CECIL TO BRASETH IN 2009 IN WHAT APPEARS TO BE AN ATTEMPT TO CLEAR THE TITLE. THIS TRACT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AS AN ADJOINING PROPERTY ACCORDING TO ASSESSMENT RECORDS. NO INVESTIGATION WAS MADE INTO THE TITLE STATUS AS PART OF THIS SURVEY.

SEE SHEET 2 FOR CONTROLLING CORNERS AND RESULTING SUBDIVISION OF SECTION 29. DETAILED INFORMATION ON SECTION AND QUARTER SECTION CORNERS USED IN THIS SURVEY IS FURTHER DESCRIBED IN THE MONUMENT TABLE ON SHEET 2. SECTION SUBDIVISION WAS PERFORMED ACCORDING TO THE MANUAL OF SURVEYING INSTRUCTIONS. BASED UPON EARLY DEEDS USING ALIQUOT PART DESCRIPTIONS FOR THIS AREA, THE INTENT OF THE CARDINAL DEED CALLS USED IN THE FLATT TRACT DESCRIPTION WERE TO FOLLOW THE ORIGINAL ALIQUOT LINES. AS A RESULT, THE NORTH AND EAST FLATT TRACT BOUNDARIES HAVE BEEN COMPUTED PARALLEL TO THE ALIQUOT LINES FROM WHICH THE DESCRIPTION BEGAN.

THE FLATT TRACT IS CURRENTLY ACCESSED BY AN UNRECORDED DRIVEWAY THAT RUNS NORTHWESTERLY THROUGH THE JEWELL MANUFACTURING TRACT TO THE COUNTY ROAD. THIS DRIVEWAY APPEARS TO BE PRESCRIPTIVE IN NATURE AS IT HAS BEEN IN PLACE AND UTILIZED FOR ACCESS FOR MANY YEARS, DATING BACK TO THE ORIGINAL PURCHASE BY LEATHERS IN 1962, AND POSSIBLY THE ACCESS FOR THE REED LUMBER COMPANY MILL SITE (1940). THIS DRIVEWAY HAS BEEN SURVEYED AS MAPPED HEREON AT MY CLIENTS REQUEST TO PROVIDE LEGAL DESCRIPTION FOR POTENTIAL EASEMENT ACQUISITION.

DURING THE COURSE OF THIS SURVEY I SPOKE WITH RICK REA REGARDING THE AREA HISTORY AND BOUNDARY LINES. HE SHOWED ME THE LOCATION OF A LARGE ±36" STUMP WITH 3 HORIZONTAL SAW CUTS INTO THE STUMP BASE. ACCORDING TO RICK, AND THE KNOWLEDGE PASSED DOWN TO HIM, THIS STUMP MARKED THE OLD CORNER OF THE REED MILL SITE AND WHAT HE THOUGHT TO BE THEIR SOUTHWEST CORNER. REED LUMBER COMPANY LEASED THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 FOR 5 YEAR INCREMENTS IN 1940 AND 1945 (SEE 1940-63360 & 1945-71213). HE ALSO STATED THAT HE WAS TOLD THE BOUNDARY RAN NORTHEASTERLY ON A STRAIGHT LINE FROM THIS CORNER UP THE TOP OF THE APPROXIMATE ROCKY KNOLL AS MAPPED HEREON TO THE COUNTY ROAD. ACCORDING TO RICK, THE MILL DEVELOPED A POND WHICH WAS USED TO FLOAT LOGS FOR PROCESSING JUST EAST OF THE KNOLL (WHICH WAS USED AS A DAM). I BELIEVE THIS STUMP WAS LIKELY USED IN THE DAM CREATION FOR POND CONSTRUCTION AS IT COINCIDES WITH RICK'S TESTIMONY, BUT I DO NOT BELIEVE IT WAS UTILIZED TO MARK A POINT ON THE MILL SITE LEASE BOUNDARY OR MARK THE BOUNDARY OF THE FLATT OR REA TRACTS. THE MILL SITE LEASE ENDED 12 YEARS PRIOR TO THE FLATT TRACT BEING CREATED SO ITS NOT POSSIBLE THIS WAS INTENDED TO MARK THE SOUTHWEST CORNER OF THE FLATT TRACT (SW CORNER OF THE REA TRACT). IF THE STUMP WERE UTILIZED AS THE SOUTHWEST CORNER OF THE MILL LEASE SITE, THE EASTERLY FLATT TRACT BOUNDARY WOULD MOVE APPROXIMATELY 70 FEET FURTHER EAST INTO THE REA TRACT. ALL INDICATING THE STUMP WAS NOT INTENDED TO MARK A PROPERTY OR LEASE BOUNDARY LINE. THE STUMP LOCATION BEARS SOUTH 52°41'50" EAST, 90.20' FROM THE ESTABLISHED W1/16 CORNER BETWEEN SECTION 29 AND 32 PER THIS SURVEY (AKA THE SOUTHWEST CORNER OF THE MILL LEASE SITE BOUNDARY).

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ OR HIPER HR GNSS UNITS OPERATED IN RTK MODE, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29 PER SURVEY FOLDER 1063. DISTANCES ARE GROUND, INTERNATIONAL FEET.

RECORDS OF REFERENCE

- R1: SURVEY FOLDER 1063, DATED 3-19-1971.
- R2: SURVEY FOLDER 812, DATED FEBRUARY, 1995.
- R3: SUBDIVISION OF T5S, R26E BY EVERETT THATCHER, CONTRACT NO. 325, DATED 6-4-1879.

CYNTHIA FLATT
2023-53558
± 2.40 AC. (GROSS)
± 2.24 AC. (NET)

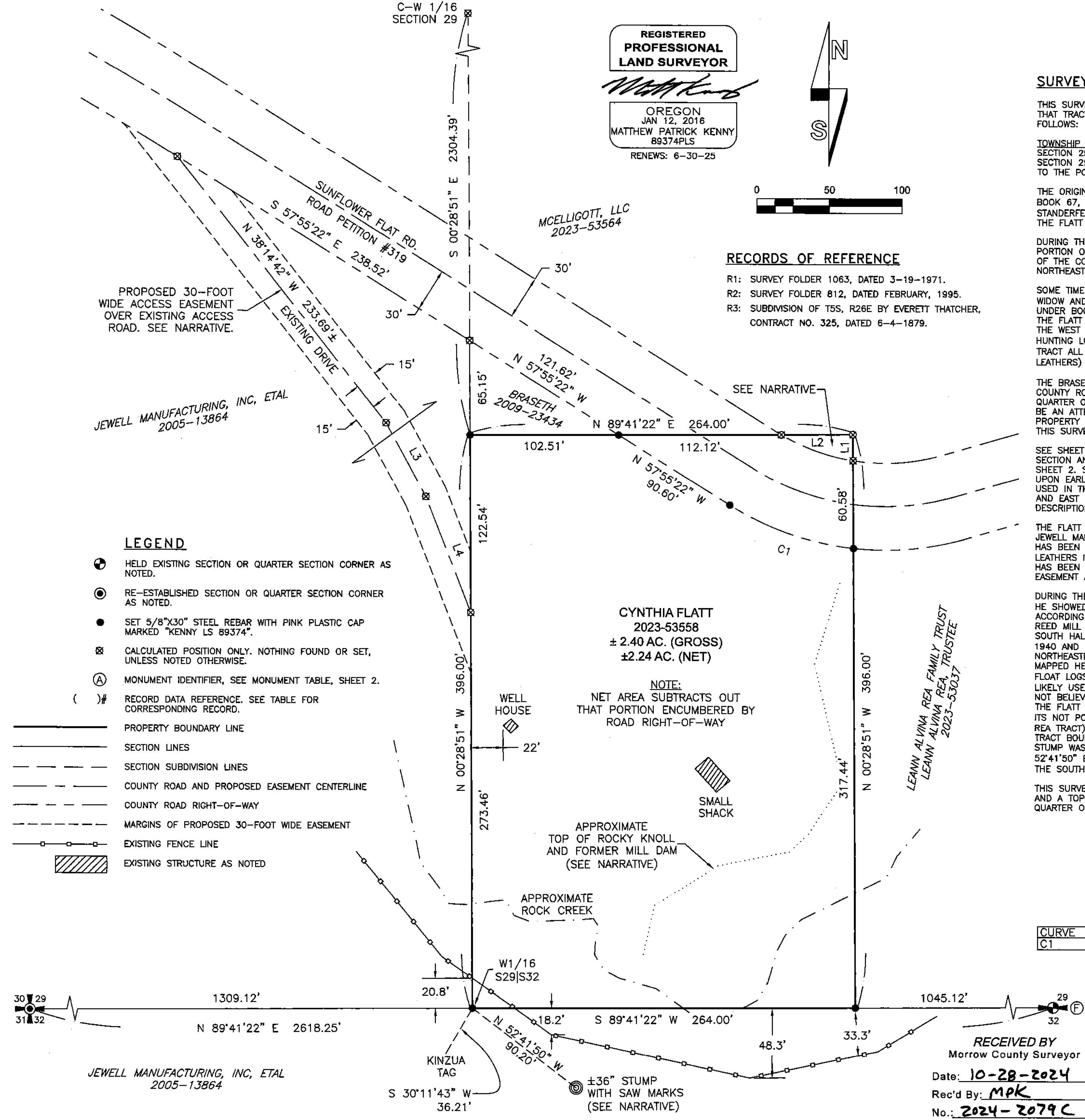
NOTE:
NET AREA SUBTRACTS OUT
THAT PORTION ENCUMBERED BY
ROAD RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	N 00°28'51" W	17.99'
L2	N 89°41'22" E	49.37'
L3	N 28°35'40" W	57.89'
L4	N 21°22'49" W	85.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	201.24'	91.13'	90.35'	S 70°53'45" E	25°56'46"

LEGEND

- ⊕ HELD EXISTING SECTION OR QUARTER SECTION CORNER AS NOTED.
- ⊙ RE-ESTABLISHED SECTION OR QUARTER SECTION CORNER AS NOTED.
- SET 5/8"X30" STEEL REBAR WITH PINK PLASTIC CAP MARKED "KENNY LS 89374".
- ⊠ CALCULATED POSITION ONLY. NOTHING FOUND OR SET, UNLESS NOTED OTHERWISE.
- Ⓐ MONUMENT IDENTIFIER, SEE MONUMENT TABLE, SHEET 2.
- ()# RECORD DATA REFERENCE. SEE TABLE FOR CORRESPONDING RECORD.
- PROPERTY BOUNDARY LINE
- - - SECTION LINES
- - - SECTION SUBDIVISION LINES
- - - COUNTY ROAD AND PROPOSED EASEMENT CENTERLINE
- - - COUNTY ROAD RIGHT-OF-WAY
- - - MARGINS OF PROPOSED 30-FOOT WIDE EASEMENT
- EXISTING FENCE LINE
- ▨ EXISTING STRUCTURE AS NOTED



P.O. BOX 447, HEPPNER, OR 97836
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www.kennylandsurveying.com

LOCATED IN THE SE1/4, SW1/4 OF SECTION 29, T.5S., R.26E.,
WILLAMETTE MERIDIAN, MORROW COUNTY, OR

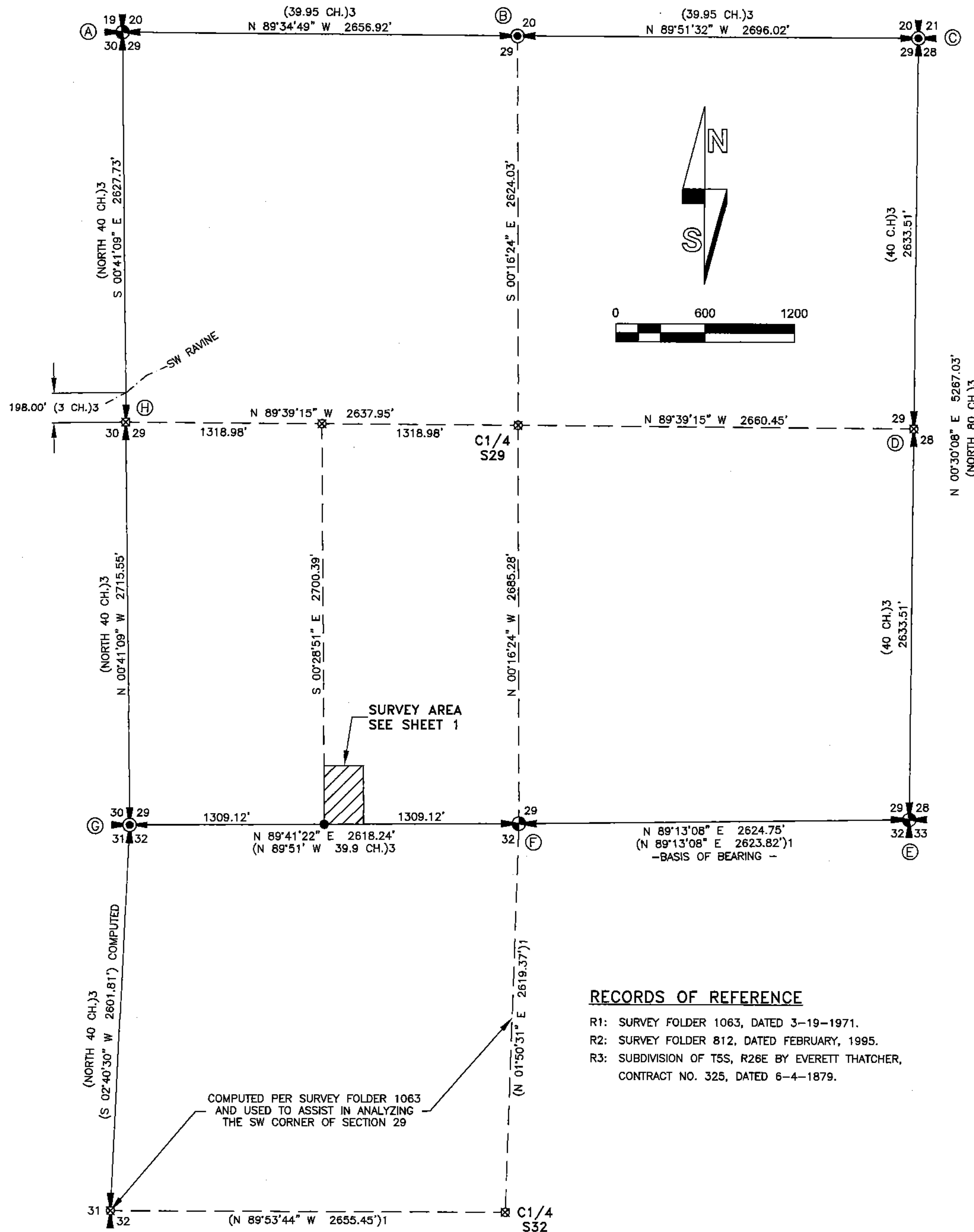
CLIENT: **CYNTHIA FLATT**
PROJECT: 23-53 DATE: OCTOBER 3, 2024 SHEET 1 OF 2

RECEIVED BY
Morrow County Surveyor
Date: 10-28-2024
Rec'd By: MPK
No.: 2024-2079C
Folder No.: 2079

2079

RECORD OF SURVEY

SE 1/4, SW 1/4, SECTION 29,
T.5S., R.26E., W.M., MORROW COUNTY, OR.



MONUMENT TABLE

- (A) NORTHWEST CORNER OF SECTION 29. FOUND REMAINS OF BENT ALUMINUM PIPE AND CAP PER SURVEY FOLDER 812 IN SMALL MOUND OF STONE. THE CORNER HAS BEEN DISTURBED BY LOGGING ACTIVITY. HELD POINT AT WHICH THE PIPE RUNS VERTICALLY INTO THE GROUND. RECORD BEARING TREES PER FOLDER 812 REMAIN.
- (B) NORTH ONE-QUARTER CORNER OF SECTION 29. FOUND RECORD STONE INSIDE SMALL STONE MOUND, NO OBVIOUS MARKINGS FOUND. SET 2-1/2" BRASS CAP ON 30" FLARED GALVANIZED STEEL PIPE. SEE CORNER CERTIFICATE.
- (C) NORTHEAST CORNER OF SECTION 29. FOUND SMALL STONE MOUND AND 1" STEEL PIPE WITH REMAINS OF A KINZUA CORNER IDENTIFICATION TAG. I FIND A RECORD SIZE STONE BUT NO OBVIOUS MARKINGS. SET 2-1/2" BRASS CAP ON 30" FLARED GALVANIZED STEEL PIPE IN THE CENTER OF MOUND. SEE CORNER CERTIFICATE.
- (D) EAST ONE-QUARTER CORNER OF SECTION 29. MADE EXTENSIVE SEARCH FOR RECORD STONE AND BEARING TREES, NONE FOUND. THE AREA HAS BEEN DISTURBED BY LOGGING ACTIVITY. COMPUTED LOCATION BY SINGLE PROPORTION. KINZUA CORNER TAG BEARS SOUTH 63°46'23" EAST, 9.46 FEET FROM COMPUTED LOCATION.
- (E) SOUTHEAST CORNER OF SECTION 29. HELD 2-1/2" IRON PIPE IN STONE MOUND PER SURVEY FOLDER 1063.
- (F) SOUTH ONE-QUARTER CORNER OF SECTION 29. HELD 1-1/2" I.D. IRON PIPE IN STONE MOUND PER SURVEY FOLDER 1063.
- (G) SOUTHWEST CORNER OF SECTION 29. AREA HAS BEEN DISTURBED BY LOGGING ACTIVITY AND FALLS ON A ROCKY KNOLL. I FOUND NO EVIDENCE OF THE ORIGINAL STONE OR MOUND IN THE VICINITY. IN MAKING A SEARCH FOR THE STONE, I FIND EVIDENCE OF OLD BARBED WIRE FENCING RUNNING EAST, WEST, AND SOUTH. I HELD THE INTERSECTION OF THE MEASURED WIRE AS BEST AVAILABLE EVIDENCE OF ORIGINAL CORNER LOCATION. SET 2-1/2" BRASS CAP ON 30" FLARED GALVANIZED STEEL PIPE WITH STONE MOUND TO CAP. SEE CORNER CERTIFICATE.
- (H) WEST ONE-QUARTER CORNER OF SECTION 29. AREA DISTURBED BY LOGGING ACTIVITY AND A ROAD CUT RUNS THROUGH THE AREA. CORNER IS NEAR THE NORTHERLY LIMITS OF AN OPEN MEADOW. I FOUND NO EVIDENCE OF THE ORIGINAL STONE OR MOUND IN THE VICINITY. COMPUTED LOCATION ON LINE BETWEEN SOUTHWEST AND NORTHWEST CORNERS OF SECTION 32, 3 CHAINS SOUTH OF AN EXISTING SOUTHWEST RAVINE PER ORIGINAL NOTES (3). A KINZUA CORNER TAG BEARS SOUTH 51°59'29" WEST, 9.09 FEET FROM COMPUTED LOCATION.

LEGEND

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- SECTION LINES
- - - SECTION SUBDIVISION LINES

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Matthew Patrick Kenny

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RENEWS: 6-30-25

KENNY LAND SURVEYING

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CLIENT:
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PROJECT: 23-53

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SHEET 2 OF 2

2079