

Found and held 1 1/2" iron pipe held as center 1/4 in survey 1500-C. Monument assumed to have been set by Harry Tamblin in survey 1163-A.

BASIS OF BEARINGS

Bearings are based on GPS observed NAD83 grid bearings rotated 0°50'37" clockwise to true bearings. Distances are true ground. To convert grid to ground apply a combined scale factor of 0.99968416.

A BOUNDARY SURVEY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, T4S, R28E, W.M., MORROW COUNTY, OREGON

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Jim Bolender. The purpose of the survey was to monument the corners of Tax Lot 912 as shown hereon in preparation for building fences along the deed lines as described in Morrow County deed 2024-55012. The SE1/4 of Section 11 was purchased by Earl and Margaret Blake in August of 1948. In the 1970's, they began to divide the land by deeds creating boundaries that are governed by the principles of junior - senior rights. The Blakes exclusively used metes and bounds descriptions citing cardinal directions. The Assessor's map shows both Tax Lots 912 and 914 as consisting of two former tracts. For this narrative I have labeled those parts as A, B, C, and D. The deed call for the point of beginning of part D is 1360' south of the center 1/4. For parts A, B, and C, the point of beginning is either at or north of the south 1/4 corner. The Assessor's description file identifies part C as beginning at a point 930 feet north of the south 1/4 corner citing deed M-6876. However, deed M-6876 actually describes part D. Calling for corner locations by measuring from two different directions is part of the source of the gap shown between parts C and D. The tax map shows Tax Lot 914 consisting of parts C and D with north-south dimensions of 270' and 330 feet respectively. I was unable to find any deed citing a dimension of 270 feet or any point described at 930 feet from the 1/4 corners. Those dimensions appear to only exist in the Assessor's record. While parts C and D are shown as two parts of Tax Lot 914, each part is currently deeded to separate owners. Parts A and B were created by deeds M5575 and M7572 respectively. The descriptions in the original deeds overlapped by 30 feet as shown. The current deed, 2024-55012, describes each piece separately but parts A and B as those tracts are described in that deed do not overlap. Given the number of correction deeds filed in this area, along with the dimensional discrepancies and incomplete ownership data in the Assessor's record, the scope of this survey is limited to stating that the monuments set by this survey are at the positions described in deed 2024-55012. This survey was performed with a Trimble R8S RTK GPS base/rover pair. Control monuments were visited at the time of this survey.

LEGEND

- FOUND MONUMENT AS NOTED
SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
FOUND 3/8" IRON REBAR ORIGIN UNKNOWN
COMPUTED POINT
LINE PER DEED M-7572.
FENCES IN VARIOUS STAGES OF REPAIR
DIRT OR GRAVEL ROAD
RECORD DATA FROM SURVEY AS NOTED.
RECORD DATA FROM COUNTY ASSESSOR RECORD

SURVEY RECORDS

- GLO CONTRACT #507 DATED JUNE 28, 1884 BY FRANK W. CAMPBELL
COUNTY SURVEY 1163-A
COUNTY SURVEY B-1140-E
COUNTY SURVEY 1760-C
CORNER CERT 4S28J19
CORNER CERT 4S28J21
COUNTY SURVEY 1834-C

RECEIVED BY

Morrow County Surveyor
Date: 12-24-2024
Rec'd By: MPK
No.: 2024-2082C
Folder No.: 2082

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-25

Found a 2 1/2" BC on a 2 1/2" g.i.p. See R7.

SURVEY FOR
Mr. Jim Bolender
9307 SE Blue Jay Lane
Boring, OR 97009

LOCATION: SE1/4, S11, T4S, R28E, W.M., Morrow County, Oregon

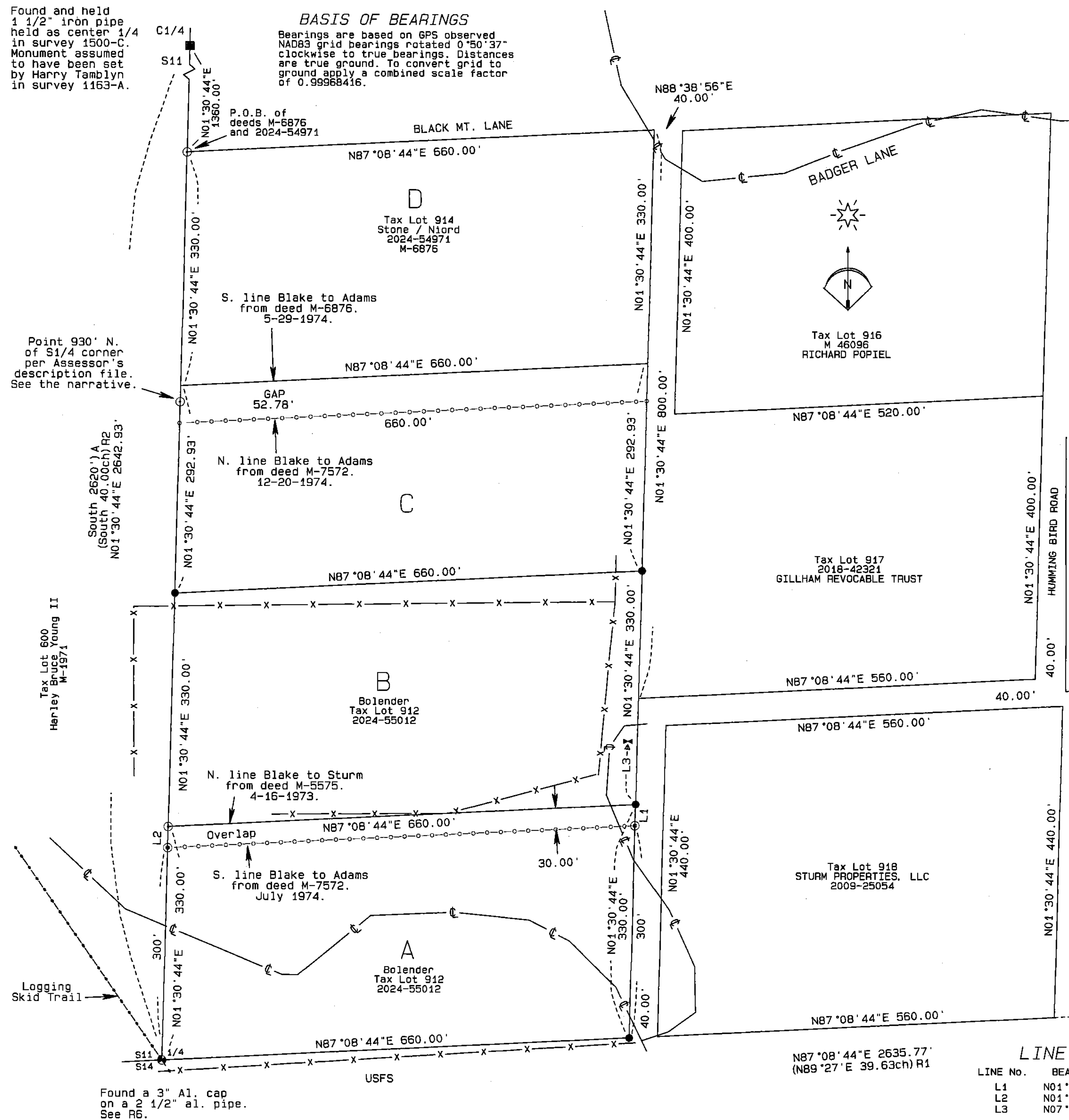
October 25, 2024

Project No. 24-24 SCALE: 1" = 100'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

LINE TABLE

Table with 3 columns: LINE No., BEARING, DISTANCE. Rows include L1 (N01°30'44"E 30.00'), L2 (N01°30'44"E 30.00'), L3 (N07°00'22"W 89.82')



Found a 3" Al. cap on a 2 1/2" al. pipe. See R6.