

RECORD SURVEY

LOCATED IN A PORTION OF SECTIONS 27 & 28
TOWNSHIP 1 NORTH, RANGE 23 EAST, W.M.
MORROW COUNTY, OREGON

RECORD LEGAL DESCRIPTIONS

M-25499 (TAX PARCEL NO. 5700)

WEST HALF OF EAST HALF; SOUTHWEST QUARTER; SOUTH HALF OF NORTHWEST QUARTER;
SOUTH HALF OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 27;
EAST HALF OF SOUTHEAST QUARTER; SOUTHEAST QUARTER OF NORTHEAST QUARTER OF
SECTION 28;

ALL IN TOWNSHIP 1 NORTH, RANGE 23, EAST OF THE WILLAMETTE MERIDIAN, IN THE
COUNTY OF MORROW, STATE OF OREGON.

EXCEPTING RIGHT OF WAY OVER SAID PREMISES OWNED BY THE OREGON RAILROAD & NAVIGATION
COMPANY AND ALSO RESERVING A STRIP OF LAND 90 FEET WIDE UPON THE WEST SIDE OF THE
RAILROAD RIGHT OF WAY; AND SUBJECT TO ALL RIGHTS OF WAY, WHETHER FOR RAILROADS AND
IRRIGATION DITCHES OR ROADWAYS, AND SUBJECT TO ANY WATER RIGHTS AFFECTING THE SAME.

(TAX PARCEL NO. 7402)

ALL THOSE STRIPS OF LAND COMPRISING THE "HEPPNER BRANCH" RIGHT OF WAY OF THE UNION
PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE OREGON RAILWAY & NAVIGATION
COMPANY AND THE OREGON-WASHINGTON & NAVIGATION COMPANY, SITUATED IN THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,
AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1
NORTH, RANGE 23 EAST, WILLAMETTE MERIDIAN.

NEW LEGAL DESCRIPTIONS

PARCEL 1 (NEW TAX LOT 5700)

REAL PROPERTY LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 1 NORTH, RANGE 23 EAST
OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 88°59'29" EAST, 301.45
FEET ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 16°51'43" EAST,
484.64 FEET; THENCE SOUTH 58°23'52" EAST, 480.03 FEET; THENCE SOUTH 82°23'12" EAST,
787.33 FEET; THENCE SOUTH 61°10'47" EAST, 383.23 FEET; THENCE SOUTH 82°29'20" EAST,
695.64 FEET; THENCE SOUTH 28°13'07" EAST, 1180.02 FEET; THENCE
SOUTH 47°03'46" EAST, 455.37 FEET; THENCE SOUTH 00°15'16" WEST, 1561.88 FEET
TO THE SOUTH LINE OF SAID SECTION 27; THENCE NORTH 89°04'40" WEST, 3572.80
FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 27;
THENCE NORTH 89°28'58" WEST, 1318.49 FEET ALONG THE SOUTH LINE OF SAID
SECTION 28 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 00°24'58" EAST, 3945.85
FEET ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE
WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE
NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SAID SECTION 28; THENCE SOUTH 89°53'02" EAST, 1321.07 FEET TO THE POINT OF
BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS ACROSS AN EXISTING DRIVEWAY LOCATED
IN THE NORTH HALF OF SAID SECTION 27 AND RUNNING FROM HIGHWAY 74 TO A POINT ON
THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

SUBJECT TO ANY WATER RIGHTS AFFECTING THE SAME.
CONTAINS 363.17 ACRES.

PARCEL 2 (NEW TAX LOT 7402)

REAL PROPERTY LOCATED IN SECTION 27, TOWNSHIP 1 NORTH, RANGE 23 EAST OF THE
WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 88°59'29" EAST, 301.45
FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;

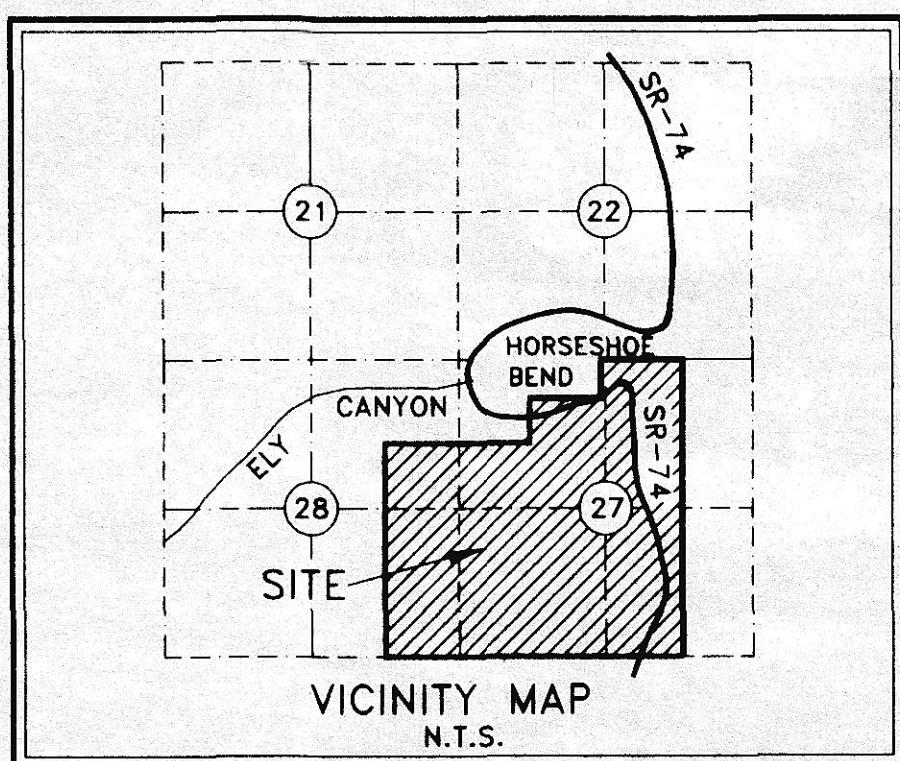
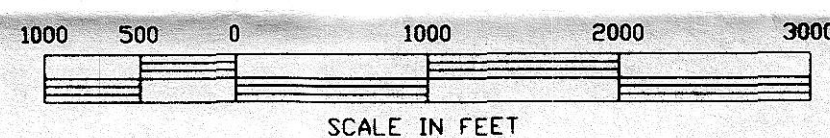
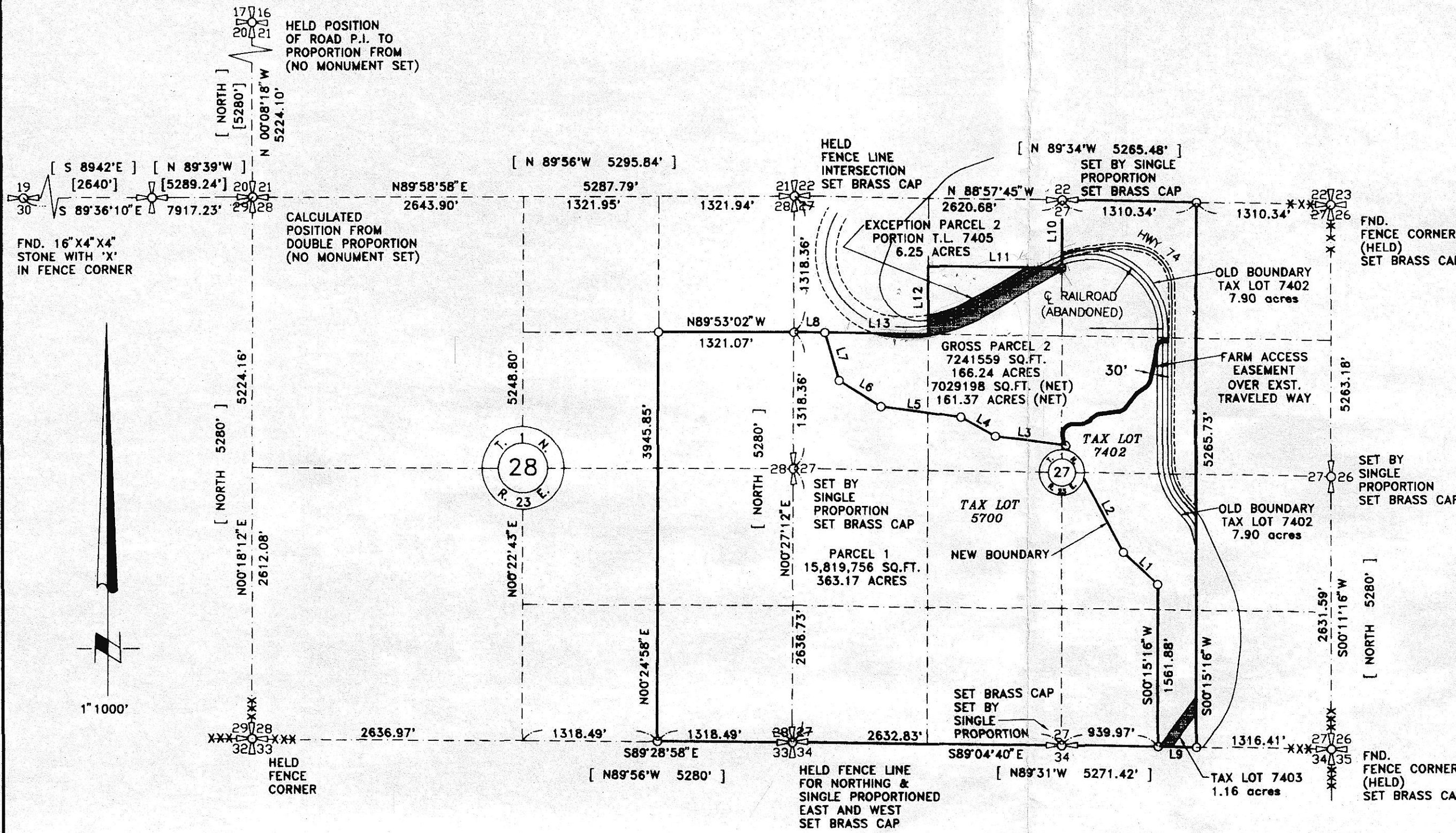
THENCE SOUTH 16°51'43" EAST, 484.64 FEET; THENCE SOUTH 58°23'52" EAST,
480.03 FEET; THENCE SOUTH 82°23'12" EAST, 787.33 FEET; THENCE SOUTH 61°10'47"
EAST, 383.23 FEET; THENCE SOUTH 82°29'20" EAST, 695.64 FEET; THENCE
SOUTH 28°13'07" EAST, 1180.02 FEET; THENCE SOUTH 47°03'46" EAST, 455.37 FEET;
THENCE SOUTH 00°15'16" WEST, 1561.88 FEET TO THE SOUTH LINE OF SAID SECTION 27;
THENCE SOUTH 89°04'40" EAST, 376.45 FEET ALONG SAID SOUTH LINE TO THE
SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SAID SECTION 27; THENCE NORTH 00°15'16" EAST, 5265.73 FEET ALONG THE EAST LINE
OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE EAST LINE OF THE WEST
HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO THE NORTHEAST CORNER OF
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE
NORTH 89°57'45" WEST, 1310.34 FEET TO THE NORTH QUARTER CORNER OF SAID
SECTION 27; THENCE SOUTH 00°19'15" WEST, 658.54 FEET TO THE SOUTHWEST CORNER
OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SAID SECTION 27; THENCE NORTH 88°58'38" WEST, 1311.10 FEET TO THE SOUTHWEST
CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SAID SECTION 27; THENCE SOUTH 00°23'13" WEST, 658.86 FEET TO THE
NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SAID SECTION 27; THENCE NORTH 88°59'29" WEST, 1010.41 FEET TO THE TRUE POINT OF
BEGINNING.

SUBJECT TO AN EASEMENT FOR ACCESS ACROSS AN EXISTING DRIVEWAY LOCATED IN
THE NORTH HALF OF SAID SECTION 27 AND RUNNING FROM HIGHWAY 74 TO A POINT ON
THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

EXCEPTING THAT STRIP OF LAND COMPRISING THE "HEPPNER BRANCH" RIGHT OF WAY OF THE UNION
PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE OREGON RAILWAY & NAVIGATION
COMPANY AND THE OREGON-WASHINGTON & NAVIGATION COMPANY, SITUATED IN THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, AND THAT PORTION IN THE NORTHWEST
QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 23 EAST, WILLAMETTE MERIDIAN.

EXCEPTING RIGHT OF WAY OVER SAID PREMISES WHETHER FOR IRRIGATION DITCHES
OR ROADWAYS, AND SUBJECT TO ANY WATER RIGHTS AFFECTING THE SAME.
CONTAINS 161.37 ACRES MORE OR LESS.

REV:



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN
TAX LOTS 5700 (PARCEL 1) AND 7402 (PARCEL 2) INTO 2 PARCELS.
EXPANDING TAX LOT 7402 (PARCEL 2), AND SHRINKING TAX LOT 5700.
SECTION SUBDIVISION IS FROM FOUND EVIDENCE AS SHOWN.
STANDARD 2-1/2" BRASS CAPS ON 2" X 24" PIPE WERE SET AS
SHOWN. CORNER RECORD FORMS HAVE BEEN FILED. ALIGNMENT
OF THE HIGHWAY IS FROM FIELD TIES TO THE EXISTING ROAD AND
FROM OREGON D.O.T. RIGHT OF WAY PLANS. NO MONUMENTATION
OF THE CENTERLINE OR RIGHT OF WAY WERE FOUND.

LINE	DIRECTION	DISTANCE
L1	S47°03'46" E	455.37'
L2	S28°13'07" E	1180.02'
L3	S82°29'20" E	695.64'
L4	S61°10'47" E	383.23'
L5	S82°23'12" E	787.33'
L6	S58°23'52" E	480.03'
L7	S16°51'43" E	484.64'
L8	S88°59'29" E	301.45'
L9	N89°04'40" W	376.45'
L10	S00°19'15" W	658.54'
L11	S88°58'38" E	1311.10'
L12	N00°23'13" E	658.86'
L13	S88°59'29" E	1010.41'

SURVEYOR'S CERTIFICATION

I, JOHN A. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON
HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY
CONDUCTED UNDER MY DIRECT SUPERVISION IN JULY 1998, AND FURTHER
CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED
FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF
THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
John A. Baalman
OREGON
JANUARY 16, 1998
JOHN A. BAALMAN
02735LS
RENEWS 12-99

DATE 8/27/98

EASEMENT NOTE

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO EASEMENTS AS FOLLOWS:

- 1.) A PERPETUAL EASEMENT AND RIGHT OF WAY IN FAVOR OF THE STATE OF
OREGON - DEPARTMENT OF TRANSPORTATION OVER THAT PORTION OCCUPIED
BY STATE HIGHWAY 74.
- 2.) PERPETUAL EASEMENTS OVER, ALONG OR ACROSS THE ABANDONED RAILROAD
PARCELS FOR ALL WIRES, PIPES, ROADWAYS AND OTHER FACILITIES PRESENTLY
SITUATED THEREON IN FAVOR OF THE UNION PACIFIC RAILROAD CO., ITS
SUCCESSORS AND ASSIGNS AND WHICH ARE SUBJECT TO AGREEMENTS WITH:
 - A. COLUMBIA BASIN ELECTRIC CO.-OP., FOR AN OVERHEAD POWER
TRANSMISSION CROSSING.
 - B. PACIFIC NORTHWEST BELL TELEPHONE CO. FOR AN OVERHEAD
COMMUNICATION CABLE CROSSING.

RECEIVED BY
Morrow County Surveyor
Date 8-98
Rec'd By LC
No. C-1186-E 960

NOTES:

1. BASIS OF BEARING IS TRUE; BASED ON GPS OBSERVATIONS TIED TO STATION:
SADDLE BUTTE; CONVERGENCE ANGLE=00°24'44", DISTANCES SHOWN ARE AT
GROUND LINE, COMBINED SCALE FACTOR=0.99983406 TO GRID, NAD 83/91,
OREGON NORTH.
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
3. [GLO] = GLO DISTANCES
4. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED
'RSI-JAB 02735LS'.
5. ● = DENOTES FOUND MONUMENT AS NOTED.
6. EQUIPMENT AND PROCEDURES USED: TRIMBLE 4000 SSI G.P.S.
RECEIVERS UTILIZING REAL TIME KINEMATIC METHODS.

ROGERS SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR. 97838
PHONE (541) 567-5859
FAX: (541) 567-5788

CLIENT	TRIPLE H FARMS		JOB NO.	OR03597
PROJECT	BOUNDARY LINE ADJUSTMENT PORTION OF SECTIONS 27 & 28 T.1N., R.23E.			
DRAWN BY:	MFH	SCALE:	1" = 1000'	F. B. NO.: GPS-RTK VERSION- ACAD12 FILE: OR03597.DWG
APPROVED:	JAB	DATE:	8/17/98	SHEET 1 OF 1