

ROAD DEDICATION SURVEY OF PORT DRIVE AND MARKER 40 DRIVE ACROSS PARCELS 1 AND 3 OF PARTITION PLAT NO. 2019-9 AND PARCEL 2 OF PARTITION PLAT NO. 1998-11 LOCATED IN THE SE1/4 OF SECTION 4 AND THE NE1/4 OF SECTION 9, T.4N., R.25E., W.M., CITY OF BOARDMAN, MORROW COUNTY, OREGON W.O. 20-5474

SURVEY FOR

PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

SURVEY BY

ARMSTRONG SURVEYING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- COMPUTED POINT - NOTHING FOUND OR SET.
- ① FOUND 5/8" IRON ROD AS PER C.S. 1866 BY RONALD V. MCKINNIS, LS 2431, RECORDED JULY 25, 2019.
- ② FOUND 5/8" IRON ROD AS PER PARTITION PLAT NO. 1998-11, BY RONALD V. MCKINNIS, LS 2431, RECORDED OCTOBER 30, 1998.
- ③ FOUND 1-5/8" IRON PIPE WITH SCREW AND WASHER AS PER C-645-K-490 BY KENNETH WIGHTMAN, LS 942, RECORDED NOVEMBER 10, 1983.
- 1() RECORD AS PER PARTITION PLAT NO. 1998-11, BY RONALD V. MCKINNIS, LS 2431, RECORDED OCTOBER 30, 1998.
- 2() RECORD AS PER C.S. 1866 BY RONALD V. MCKINNIS, LS 2431, RECORDED JULY 25, 2019.
- 3() RECORD AS PER C-645-K-490 BY KENNETH M. WIGHTMAN, LS 942, RECORDED NOVEMBER 10, 1983.
- 4() RECORD AS PER C.S. 1827 BY KEITH P. PRIMM, LS 48490, RECORDED MAY 4, 2018.
- ⑩ LINE DATA - SEE TABLE
- ⑪ CURVE DATA - SEE TABLE

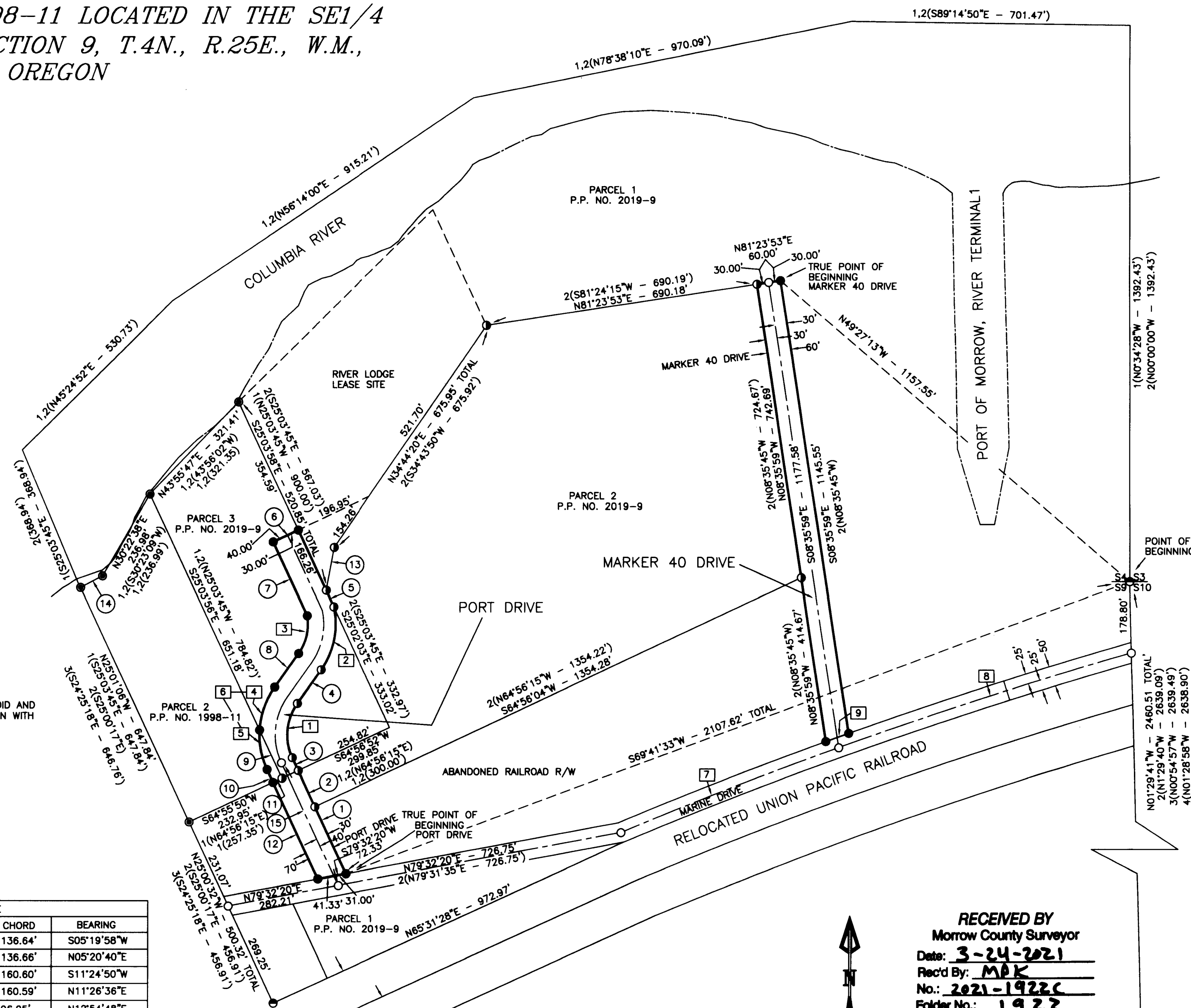
BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

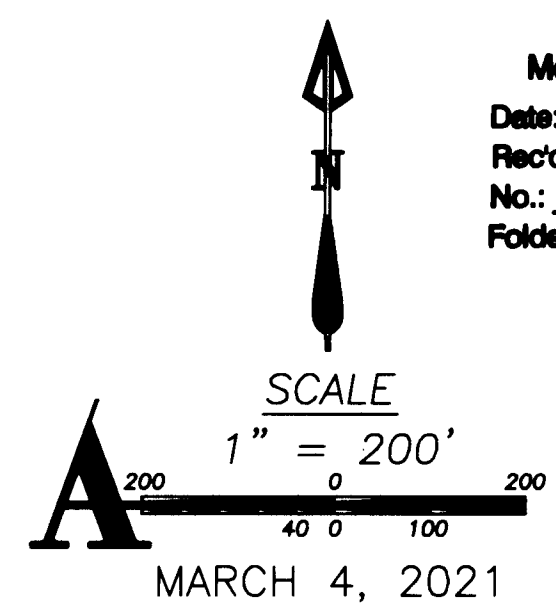
ORIGIN OF LATITUDE = 43°40'00.00000"N
ORIGIN OF LONGITUDE = 120°30'00.00000"W
SCALE FACTOR = 1.000000000

LINE DATA TABLE		
NO.	LENGTH	BEARING
1	184.21'	S25°03'00"E
2	100.01'	S25°03'00"E
2(2)	100.00'	S25°03'45"E
3	35.61'	S25°02'45"E
2(3)	35.60'	N25°03'45"W
4	103.46'	S35°48'17"W
2(4)	103.42'	N35°45'15"E
5	46.23'	S25°02'03"E
2(5)	46.25'	N25°03'45"W
6	70.00'	N64°56'16"E
7	204.10'	S25°03'58"E
8	103.45'	N35°48'17"E
9	133.65'	S25°03'56"E
10	35.61'	N25°02'45"W
11	24.97'	S64°57'35"W
12	266.00'	N25°03'00"W
13	109.13'	N10°35'48"E
2(13)	109.10'	N10°40'00"E
14	62.28'	N62°32'46"E
1(14)	62.21'	S62°34'02"W
2(14)	62.21'	N62°34'02"E
15	338.48'	N25°03'00"W
2(15)	337.85'	N25°03'45"W

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	60°48'16"	135.00'	143.27'	136.64'	S05°19'58"W
2(1)	60°49'00"	135.00'	143.30'	136.66'	N05°20'40"E
2	48°38'09"	195.00'	165.53'	160.60'	S11°24'50"W
2(2)	48°37'39"	195.00'	165.52'	160.59'	N11°26'36"E
3	45°38'13"	125.00'	99.56'	96.95'	N12°54'48"E
4	32°13'51"	205.00'	115.32'	113.80'	N19°37'11"E
5	28°33'56"	205.00'	102.21'	101.15'	N10°46'43"W
6	60°47'47"	205.00'	217.53'	207.46'	N05°20'12"W
7	02°54'28"	11584.16'	587.92'	587.86'	N68°46'42"E
2(7)	02°54'32"	11584.16'	588.07'	588.00'	N68°45'58"E
8	03°50'10"	11584.16'	755.62'	755.47'	N72°09'01"E
2(8)	03°50'06"	11584.16'	755.40'	755.25'	N72°08'16"E
9	00°18'06"	11609.16'	61.15'	61.15'	S70°15'28"W



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Todd R. Catterton
JAN. 15, 2002
TODD R. CATTERTON
59270
RENEWED 12/31/21



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ROAD DEDICATION SURVEY OF PORT DRIVE AND MARKER 40 DRIVE
ACROSS PARCELS 1 AND 3 OF PARTITION PLAT NO. 2019-9 AND
PARCEL 2 OF PARTITION PLAT NO. 1998-11 LOCATED IN THE SE1/4
OF SECTION 4 AND THE NE1/4 OF SECTION 9, T.4N., R.25E., W.M.,
CITY OF BOARDMAN, MORROW COUNTY, OREGON
W.O. 20-5474

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO PORT OF MORROW THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, I HAVE FOUND OR SET THE MONUMENTS AS SHOWN HEREON AND HAVE PREPARED THIS MAP, LEGAL DESCRIPTIONS AND NARRATIVE TO REPRESENT SAID SURVEY.

SURVEY NARRATIVE

WE WERE EMPLOYED BY PORT OF MORROW TO COMPLETE A ROAD DEDICATION SURVEY FOR THE RIGHT-OF-WAY FOR PORT DRIVE AND MARKER 40 DRIVE AS SHOWN ON THIS PLAT. THE RIGHT-OF-WAYS TO BE DEDICATED ARE LOCATED IN PORTIONS OF THE FOLLOWING PARCELS OF LAND, PARCEL 2 OF PARTITION PLAT NO. 1998-11 AND PARCELS 1 AND 3 OF PARTITION PLAT NO. 2019-9. SEARCH IN THE FIELD RECOVERED ALL THE MONUMENTS FOUND OR SET DURING SAID PARTITION PLAT NO. 2019-9. I THEN COMPUTED THE RIGHT-OF-WAY FOR MARINE DRIVE USING MY SURVEY TIED AND RECORD INFORMATION FROM SAID PARTITION PLAT NO. 2019-9. TO ESTABLISH THE RIGHT OF WAY FOR MARKER 40 DRIVE I EXTENDED THE EAST LINE OF SAID PARCEL 2, SOUTH TO THE NORTH RIGHT-OF-WAY LINE OF MARINE DRIVE. I THEN OFFSET THIS LINE 60.00 FEET TO THE EAST TO ESTABLISH THE EAST RIGHT-OF-WAY LINE OF MARKER 40 DRIVE. TO ESTABLISH THE EAST RIGHT-OF-WAY LINE FOR PORT DRIVE I TIED THE EXISTING MONUMENTS ALONG THE WEST LINE OF SAID PARCEL 2. I THEN EXTEND THE SAID WEST LINE OF PARCEL 2 SOUTH TO INTERSECT THE NORTH RIGHT-OF-WAY OF MARINE DRIVE. THE CLIENT DESIRED TO HAVE THE RIGHT-OF-WAY OF PORT DRIVE TO TERMINATE ON THE NORTH END WHERE THE SOUTH LINE OF THE RIVER LODGE LEASE INTERSECTS THE EAST LINE OF SAID PARCEL 3. TO ESTABLISH THE WEST RIGHT-OF-WAY LINE OF MARKER 40 DRIVE, I OFFSET MY ALIGNMENT FOR THE EAST RIGHT-OF-WAY LINE 70.00 FEET TO THE WEST. THE SURVEYED ROADS SHOWN ON THIS PLAT WILL BE DEDICATED BY DEED IN THE FUTURE. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Caterson
3/21/21 OREGON
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWED 12/21/21

PORT DRIVE DEDICATION DESCRIPTION

LEGAL DESCRIPTION FOR A ROAD DEDICATION LOCATED IN PARCEL 3 OF PARTITION PLAT NO. 1998-11, PARCEL 1 OF PARTITION PLAT NO. 2019-9 AND PARCEL 3 OF PARTITION PLAT NO. 2019-9 RECORDS OF MORROW COUNTY, OREGON, LOCATED IN SECTIONS 4 AND 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY OREGON. BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 AND 10, THENCE SOUTH 69°41'33" WEST A DISTANCE OF 2107.82 FEET TO THE NORTH RIGHT OF WAY LINE OF MARINE DRIVE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 25°03'00" WEST A DISTANCE OF 184.21 FEET; THENCE NORTH 25°03'00" WEST A DISTANCE OF 100.01 FEET TO THE SOUTH LINE OF PARCEL 3 OF PARTITION PLAT NO. 2019-9; THENCE NORTH 25°02'45" WEST A DISTANCE OF 35.81 FEET; THENCE AROUND A 135.00 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 143.27 FEET, LONG CHORD BEARS NORTH 05°19'58" EAST, 136.64 FEET; THENCE NORTH 35°48'17" EAST A DISTANCE OF 103.46 FEET; THENCE AROUND A 195.00 FEET RADIUS CURVE TO THE LEFT A DISTANCE OF 185.53 FEET, LONG CHORD BEARS NORTH 11°24'50" WEST, 180.60 FEET TO THE EAST LINE OF SAID PARCEL 3; THENCE NORTH 25°02'03" WEST A DISTANCE OF 46.23 FEET; THENCE NORTH 25°03'58" WEST A DISTANCE OF 166.26 FEET; THENCE SOUTH 64°56'16" WEST A DISTANCE OF 70.00 FEET; THENCE SOUTH 25°03'58" WEST A DISTANCE OF 204.10 FEET; THENCE AROUND A 125.00 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 99.56 FEET, LONG CHORD BEARS SOUTH 12°54'58" WEST, 96.95 FEET; THENCE SOUTH 35°48'17" WEST A DISTANCE OF 103.45 FEET; THENCE AROUND A 205.00 FEET RADIUS CURVE TO THE LEFT A DISTANCE OF 115.32 FEET, LONG CHORD BEARS SOUTH 19°37'10" WEST, 113.81 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE AROUND A 205.00 FEET RADIUS CURVE TO THE LEFT A DISTANCE OF 102.21 FEET, LONG CHORD BEARS SOUTH 10°46'43" WEST, 101.51 FEET; THENCE SOUTH 25°02'45" EAST A DISTANCE OF 35.81 FEET TO THE SOUTH LINE OF PARCEL 2 OF PARTITION PLAT NO. 1998-11; THENCE SOUTH 25°03'00" EAST A DISTANCE OF 266.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF MARINE DRIVE; THENCE NORTH 79°32'20" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 72.33 TO THE TRUE POINT OF BEGINNING, CONTAINING 1.50 ACRES MORE OR LESS.

MARKER 40 DRIVE DEDICATION DESCRIPTION

LEGAL DESCRIPTION ROAD DEDICATION LOCATED IN PARCEL 1 OF PARTITION PLAT NO. 2019-9 RECORDS OF MORROW COUNTY, OREGON, LOCATED IN SECTIONS 4 AND 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON. BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 AND 10, THENCE NORTH 49°27'13" WEST A DISTANCE OF 1157.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 08°35'59" EAST A DISTANCE OF 1145.55 FEET TO THE NORTH RIGHT OF WAY LINE OF MARINE DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE AROUND A 11809.16 FEET RADIUS CURVE TO THE LEFT A DISTANCE OF 61.15 FEET, LONG CHORD BEARS SOUTH 70°15'28" WEST, 61.15 FEET; THENCE NORTH 08°35'59" WEST A DISTANCE OF 414.67 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2019-9; THENCE NORTH 08°35'59" WEST ALONG THE EAST LINE OF SAID PARCEL 2 A DISTANCE OF 742.69 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 81°23'53" EAST A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.59 ACRES MORE OR LESS.

APPROVALS

Matt Kamps
MORROW COUNTY SURVEYOR

3-24-2021
DATE

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