

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. David Jones. The purpose of the survey was to locate the adjusted line as described in Morrow County deed M-2001-48. Two boundary adjustments affecting Lot 3 were approved in December of 2000. The deeds for these adjustments were recorded in January of 2001 and each deed contains an identical map bearing the name Jack Bozarth, however, no map of survey was recorded until May of 2002. The Bozarth survey is missing from the Morrow County Survey Records and requests for a copy from Bozarth's surveyor have been denied.

Both of the adjustment deeds contain significant errors. I was unable to find any monumentation from the adjustments so base this determination on other monuments found and the existing fence line between lots 3 and 4. Deed M-2001-47 cites the purpose of the deed being to conform the description of the property to the existing fence. The location of the true southerly corner to lots 3 and 4 falls in the lid of a power transformer. Based on the location of the existing fence, it appears that the pin from the survey for Joe Hopkins (folder 917) may have been mistaken in the adjustment process as the corner to lots 3 and 4. The Hopkins survey shows a pin set 5.08 west of the original lot corner. Mistaking this pin for the true lot corner would make it appear that the line between lots 3 and 4 needed to be moved 6 feet easterly so that the fence, which was already correct, would be on the right property.

Deed M-2001-48 does not call for the fence but does state that the included map shows the real property affected by the adjustment. The included map shows the east line of Lot 3 with an adjusted length of 282.38 feet. The original length of that line was 292.38 feet. Both the description and map show the adjusted line as beginning at a point 6 feet east of the SW corner of Lot 3 and running on a bearing of N79°11'55"E. Calculating the adjustment using that bearing agrees with 282.38 feet being the length of the adjusted east line. Based on the guidance given in ORS93.310(6), I have held the adjusted line between lots 3 and 5 as running from a point on the east line of lot 3 that is 282.38 feet south of the northeast corner of Lot 3 to a point on the original south line of lot 3 that lies 6.00 feet easterly from the original southwest corner of lot 3. This solution utilizes the greatest number of description and map calls and appears to be the only solution that does not leave portions of the long term structures (see folder 120) over the property line.

Given that I was unable to find monumentation identifying the adjusted lines as described in the deeds, I searched for and made measurements to additional monumentation in the plat of South Boardman to confirm which lines were correctly located. For this survey I calculated the NE corner of Lot 3 by single proportion between the found original north corner to lots 3 & 4 and the PK nail set on the north line of Lot 1 by survey folder 1864. I calculated the angle point in the south line of Lot 3 by holding the monuments on the south line of lots 1 & 2 and projecting that line westerly record distance to the angle. I then calculated the true location for the original southwest corner of lot 3 on line between the angle point and the found 1/2" pin at the west end of the line between lots 4 & 5 at record distance east of the found 1/2" pin.

This survey was performed with a Trimble R8S base / rover pair operating in RTK mode.

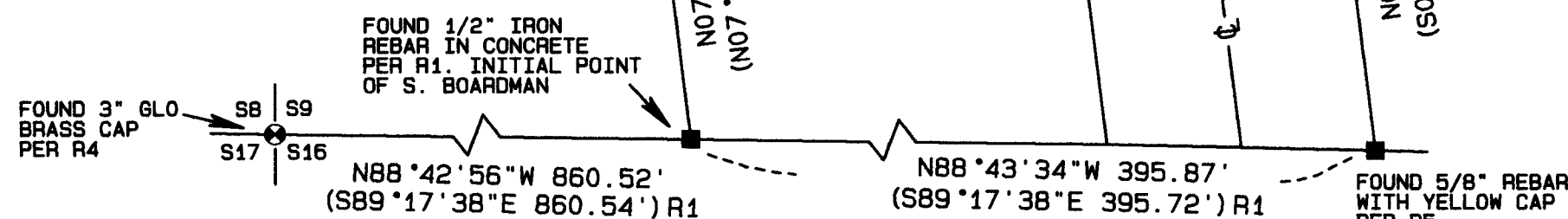
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Morrow County Surveyor

Date: 8-9-2021
Rec'd By: MPK
No.: 2021-1950C
Folder No.: 1950

LINE No.	BEARING	DISTANCE
L1	S88°49'09"E	94.11'
(L1) Deed	S89°17'38"E	94.20'
L2	N70°25'42"E	54.63'
(L2) R1	N69°49'25"E	54.63'
L3	N07°08'24"W	9.70'
L4	S79°47'41"W	146.68'
(L4) Deed	S79°11'55"W	143.44'
L5	N60°56'36"E	57.50'
(L5) Deed	N58°46'11"E	54.63'

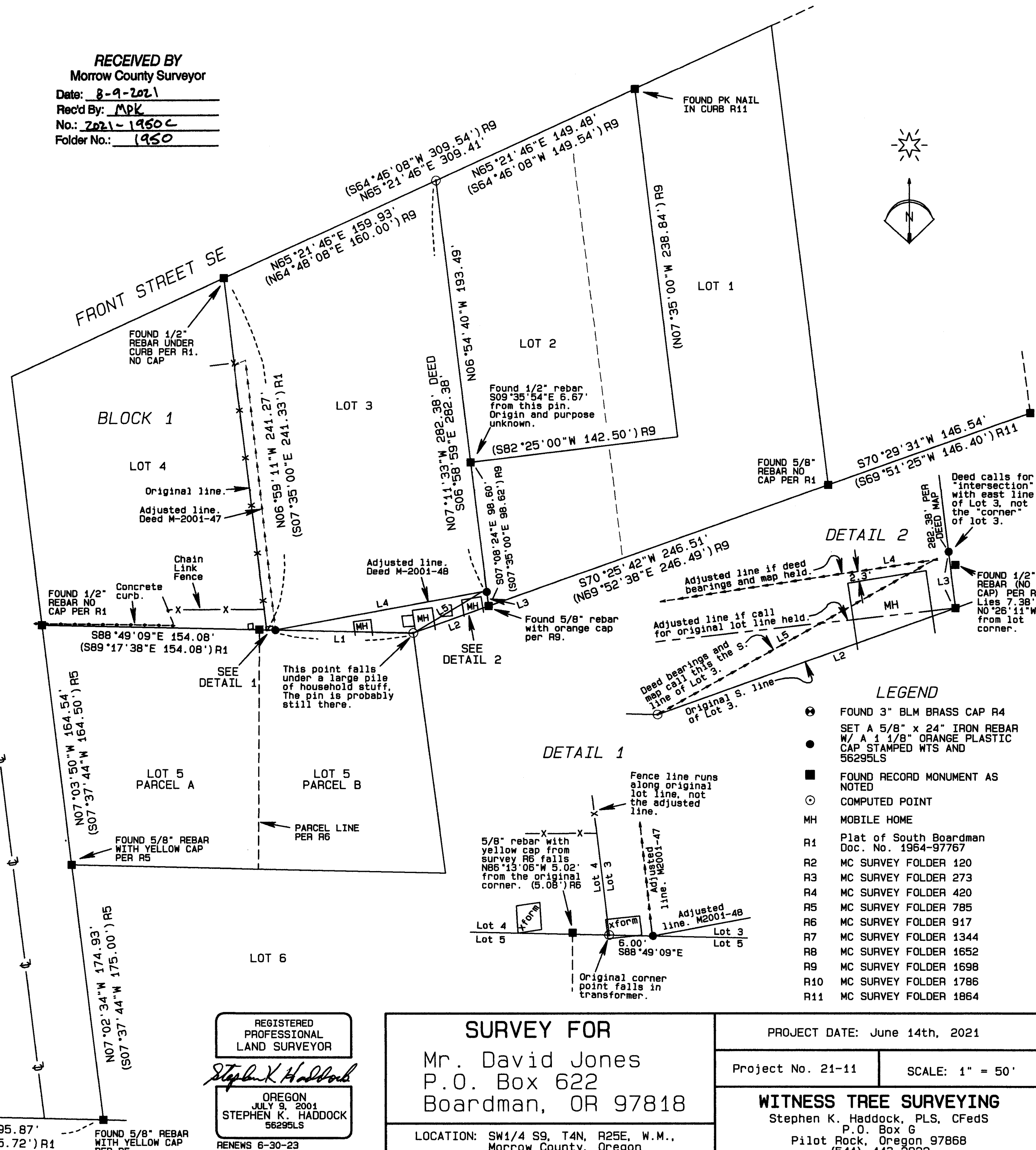
BASIS OF BEARINGS

Bearings are based on GPS observed NAD83 grid bearings rotated 0°33'55" clockwise to true bearings.



S. MAIN STREET

FRONT STREET SE



LEGEND

- FOUND 3" BLM BRASS CAP R4
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND RECORD MONUMENT AS NOTED
- COMPUTED POINT
- MOBILE HOME
- Plat of South Boardman Doc. No. 1964-97767
- MC SURVEY FOLDER 120
- MC SURVEY FOLDER 273
- MC SURVEY FOLDER 420
- MC SURVEY FOLDER 785
- MC SURVEY FOLDER 917
- MC SURVEY FOLDER 1344
- MC SURVEY FOLDER 1652
- MC SURVEY FOLDER 1698
- MC SURVEY FOLDER 1786
- MC SURVEY FOLDER 1864

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-23

SURVEY FOR

Mr. David Jones
P.O. Box 622
Boardman, OR 97818

LOCATION: SW1/4 S9, T4N, R25E, W.M.,
Morrow County, Oregon

PROJECT DATE: June 14th, 2021

Project No. 21-11

SCALE: 1" = 50'

WITNESS TREE SURVEYING

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

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