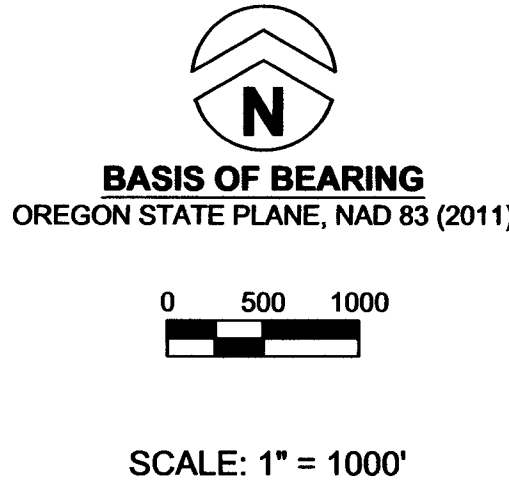


RECORD OF SURVEY/ PROPERTY LINE ADJUSTMENT

PLA-N-200-21 AND PLA-N-201-21
LOCATED IN THE SOUTH HALF OF SECTIONS 14, AND 15, AND THE NORTH HALF OF SECTIONS 22, 23, AND 24,
TOWNSHIP 4 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDAN, MORROW COUNTY, OREGON
SURVEYED: JUNE 1, 2021



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LINE BETWEEN PROPERTIES DESCRIBED IN DEED DOC. 2019-44584, DEED DOC. 2019-44866 AND DEED DOC. 2016-39449 OF THE MORROW COUNTY DEED RECORDS. THE APPLICATIONS ARE PLA-N-200-21 AND PLA-N-201-21 AS ASSIGNED BY THE MORROW COUNTY PLANNING DEPARTMENT.

THE BASIS OF BEARING IS BASED UPON STATE PLANE COORDINATES, NAD 83 (2011), OREGON NORTH, FROM PREVIOUS WORK COMPLETED IN THE AREA.

PER THE NARRATIVE OF PARTITION PLAT 1996-1, THE EAST LINE OF SECTION 15 WAS ESTABLISHED IN 1973 AS A STRAIGHT LINE BETWEEN THE EXISTING NE CORNER OF SECTION 15 AND THE COMPUTED POSITION OF THE SE CORNER. IN 1991, THE EAST 1/4 CORNER WAS ESTABLISHED AND CREATED AN ANGLE POINT IN THE SECTION LINE, AND MOVES THE SECTION LINE EAST OF ITS LOCATION IN 1973. THE RECORD DISTANCE OF 147.39' FROM THE SECTION LINE AS SHOWN ON SURVEY NO. 542 AND CALLED FOR IN DEED DOC. NO. 2019-44866, IS NOW 84.00 FEET BASED UPON THE LOCATION OF THE CORRECTED SECTION LINE.

THE CENTERLINE OF PATERSON FERRY ROAD (CO. RD. 930) WAS ESTABLISHED 40.00 FEET EASTERLY OF THE N.-S. SECTION LINE BETWEEN SECTIONS 15 AND 16. THE RIGHT-OF-WAY LINES WERE ESTABLISHED 40.00 FEET LEFT AND RIGHT OF THE CENTERLINE PER MORROW COUNTY ROAD PETITION NO. 400, DATED DECEMBER 3, 1953, AND ENTERED INTO THE MINUTES OF COMMISSIONER'S JOURNAL H, PAGE 521, MORROW COUNTY, OREGON.

THE CENTERLINE OF THE U.P.R.R. WAS ESTABLISHED PER RTK GPS OBSERVATION. THE CENTERLINE WAS OFFSET 90.00 FEET TO THE SOUTH TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY LINE.

THE CORNER TO SECTIONS 15, 16, 21, AND 22, WAS ESTABLISHED PER S.N. 678 FROM THE FOUND AND HELD O.S.H. B.M. 614-1967, AT RECORD DISTANCE AND AT RECORD DISTANCE FROM A FOUND AND HELD 2 1/2" BRASS CAP AT THE QUARTER CORNER BETWEEN SECTIONS 15 AND 22.

THE QUARTER CORNER BETWEEN SECTIONS 15 AND 16 WAS ESTABLISHED AT ITS COMPUTED LOCATION FROM A 2 1/2" BRASS CAP WITNESS CORNER PER S.N. 1456.

THE CORNERS ALONG THE NORTHERLY LINE OF PROPERTY DESCRIBED IN DEED DOC. NO. 2019-44584 AND DEED DOC. NO. 2019-44866 WERE ESTABLISHED AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PATERSON FERRY ROAD WITH THE SOUTHERLY LINE OF AN EXISTING 40.00 FOOT WIDE ACCESS EASEMENT, SAID EASEMENT RECORDED MARCH 12, 1998, AS MICROFILM NO. M-53612, AND ALSO DESCRIBED AS PARCEL 2 IN DEED DOC. NO. 2019-44584, MORROW COUNTY DEED RECORDS.

THE ANGLE POINT ON THE EAST RIGHT-OF-WAY LINE OF PATERSON FERRY ROAD WAS ESTABLISHED FROM RECORD INFORMATION AS SHOWN ON SN 542 AND DEED DOCUMENT NO. 2019-44866.

THE SOUTHERLY AND EASTERLY LINES WERE ESTABLISHED FROM RECORD INFORMATION AS SHOWN ON SN 542 AND DEED DOCUMENT NOS. 2019-44866 AND 2019-44584.

THE RIGHT-OF-WAY OF INTERSTATE 84 WAS ESTABLISHED FROM ODOT MAP 9B-36-5, PATERSON FERRY ROAD INTCHGE. SEC. OLD OREGON TRAIL HIGHWAY. BRASS DISKS IN CONCRETE WERE FOUND AND HELD AT P.O.T. 425+65.00 AND AT 459+99.17 P.O.T. BK. = 460+00.00 P.C. AH.

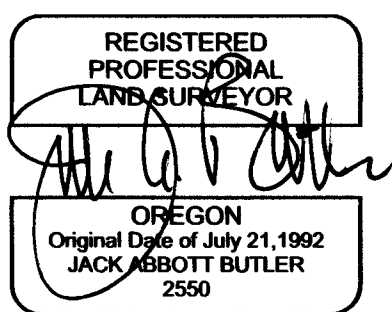
THE ADJUSTED PROPERTY LINE WAS ESTABLISHED AT A 50.00 FEET OFFSET FROM THE ORIGINAL SOUTHERLY AND EASTERLY PROPERTY LINES OF PROPERTY DESCRIBED IN DEED DOCUMENT NOS. 2019-44866 AND 2019-44584.

OWNER DEED DOC. 2016-39449:

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

OWNER DEED DOC. 2019-44584 AND DEED DOC. 2019-44866:

CLEAVER STORAGES, LLC
1000 HWY 395 SOUTH, #423
HERMISTON, OR 97838



Parcel Line Table		
Line #	Direction	Length
L1	N72°10'32"W	427.07
L2	S17°52'57"W	597.41
L3	N72°07'03"W	225.23
L4	N02°36'51"W	205.86
L5	N00°04'56"E	424.47
L6	S72°10'32"E	540.00
L7	S17°52'57"W	597.96
L8	N72°07'03"W	540.00
L9	N00°04'56"E	42.00
L10	N72°10'32"W	4091.58
L11	S01°13'47"E	26.45
L12	N72°10'32"W	1411.99
L13	S01°17'30"E	26.46
L14	N72°10'32"W	2941.58
L15	N86°36'03"E	138.12
L16	N72°10'32"W	2442.89
L17	S00°31'07"E	52.68

Parcel Line Table		
Line #	Direction	Length
L18	N72°10'32"W	5568.48
L19	S77°06'37"E	5433.65
L20	N00°31'07"W	71.96
L21	N77°06'37"W	2724.82
L22	N76°40'59"W	2005.61
L23	S78°34'27"E	3716.27
L24	S79°01'09"E	1299.31
L25	S67°01'56"E	303.76
L26	S49°15'53"E	299.71
L27	S35°04'50"E	477.94
L28	S51°43'12"E	222.14
L29	N02°36'51"W	426.60
L30	S02°16'00"E	87.29
L32	S72°10'32"E	84.00

RECEIVED BY
Morrow County Surveyor
Date: 8-9-2021
Rec'd By: MPK
No.: 2021-1951 C
Folder No.: 1951

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD W/YPC MARKED "TOTH & ASSOCIATES"

YPC YELLOW PLASTIC CAP

B.C. BRASS CAP

FND. FOUND

- (1) RECORD DATA PER S.N. 542
- (2) RECORD DATA PER S.N. 1456
- (3) RECORD DATA PER O.D.O.T. MAP 9B-36-5 PATERSON FERRY (SAND SPRINGS)

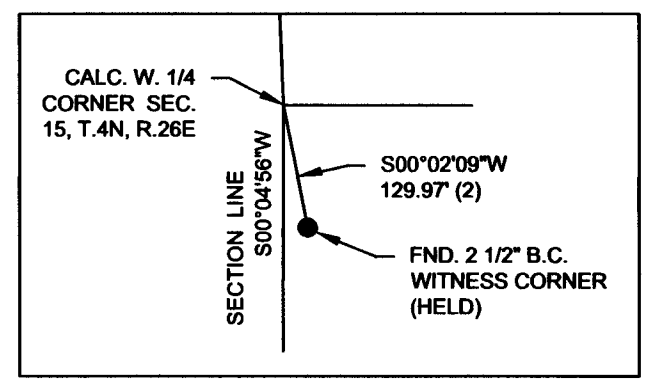
REFERENCE SURVEYS:

S.N. 542 S.N. 678 S.N. 698
S.N. 1761 S.N. 1712 S.N. 1456 S.N. 945
O.D.O.T. MAP 9B-36-5 PATERSON FERRY (SAND SPRINGS)
U.P.R.R. RIGHT-OF-WAY MAP - MAIN LINE - MESSNER TO HINKLE

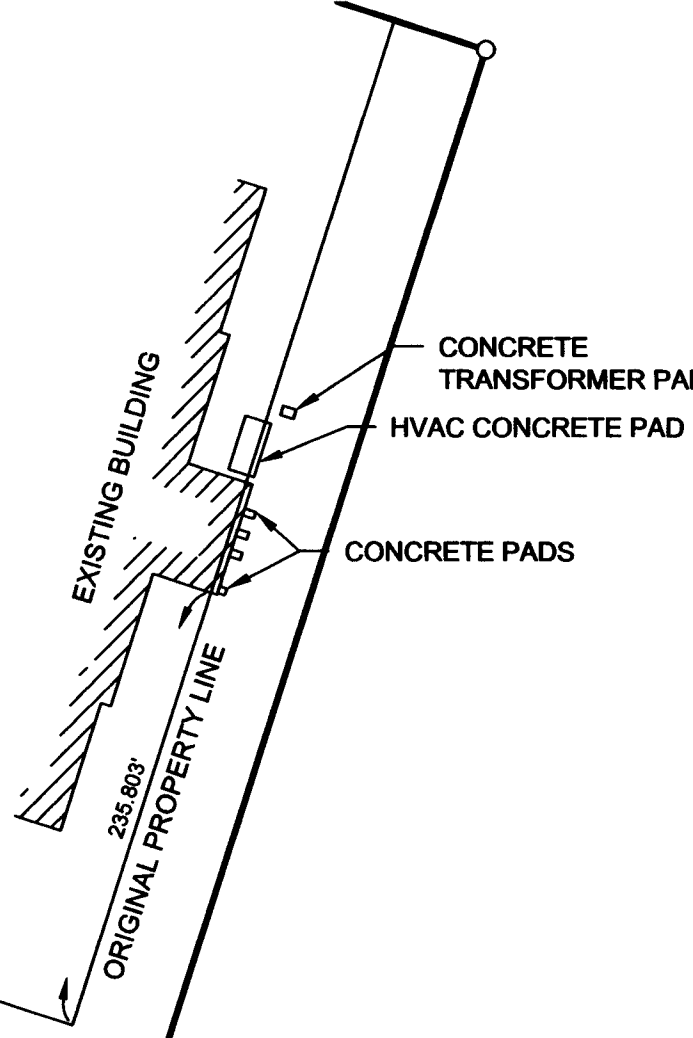
DEED REFERENCES:

SPECIAL WARRANTY DEED DOC. NO. 2016-39449
SPECIAL WARRANTY DEED DOC. NO. 2019-44866
BARGAIN AND SALE DEED DOC. NO. 2019-44584

DETAIL "C"
NTS



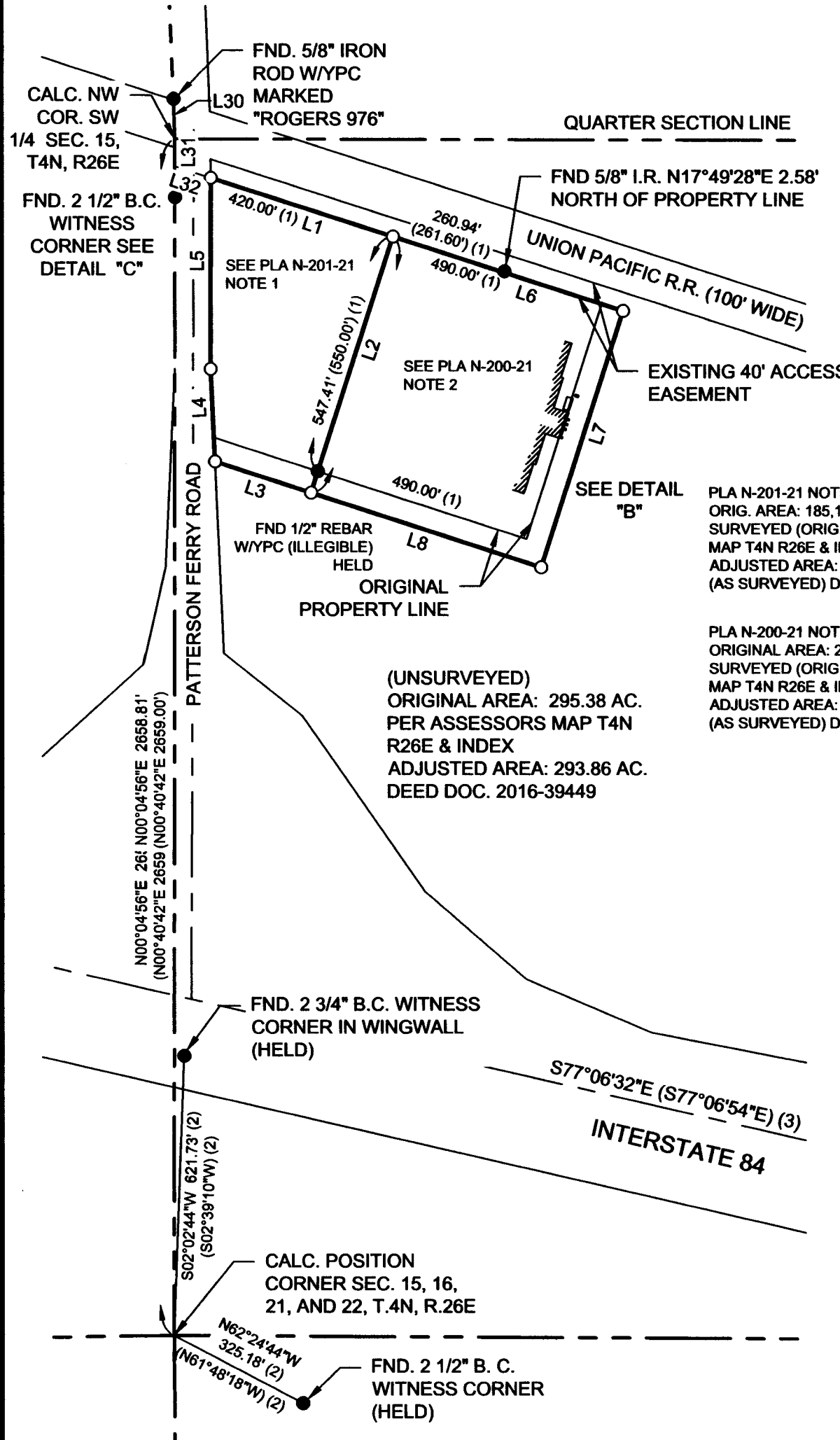
DETAIL "B"
SCALE 1" = 100'



PLA N-201-21 NOTE 1:
ORIG. AREA: 185,123 S.F. OR 4.25 AC. AS
SURVEYED (ORIG. AREA PER ASSESSORS
MAP T4N R26E & INDEX IS 4.19 AC.)
ADJUSTED AREA: 196,852 S.F. OR 4.52 AC.
(AS SURVEYED) DEED DOC. 2019-44866

PLA N-200-21 NOTE 2:
ORIGINAL AREA: 268,354 S.F. OR 6.16 AC. AS
SURVEYED (ORIG. AREA PER ASSESSORS
MAP T4N R26E & INDEX IS 4.19 AC.)
ADJUSTED AREA: 322,751 S.F. OR 7.41 AC.
(AS SURVEYED) DEED DOC. 2019-44584

DETAIL "A"
SCALE 1" = 300'



c:\org\proj\4\transpdx-01 and spring\drawing\pda 2405-2413 combined.dwg(Jul. 27, 2:19:47 AM)dwg

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