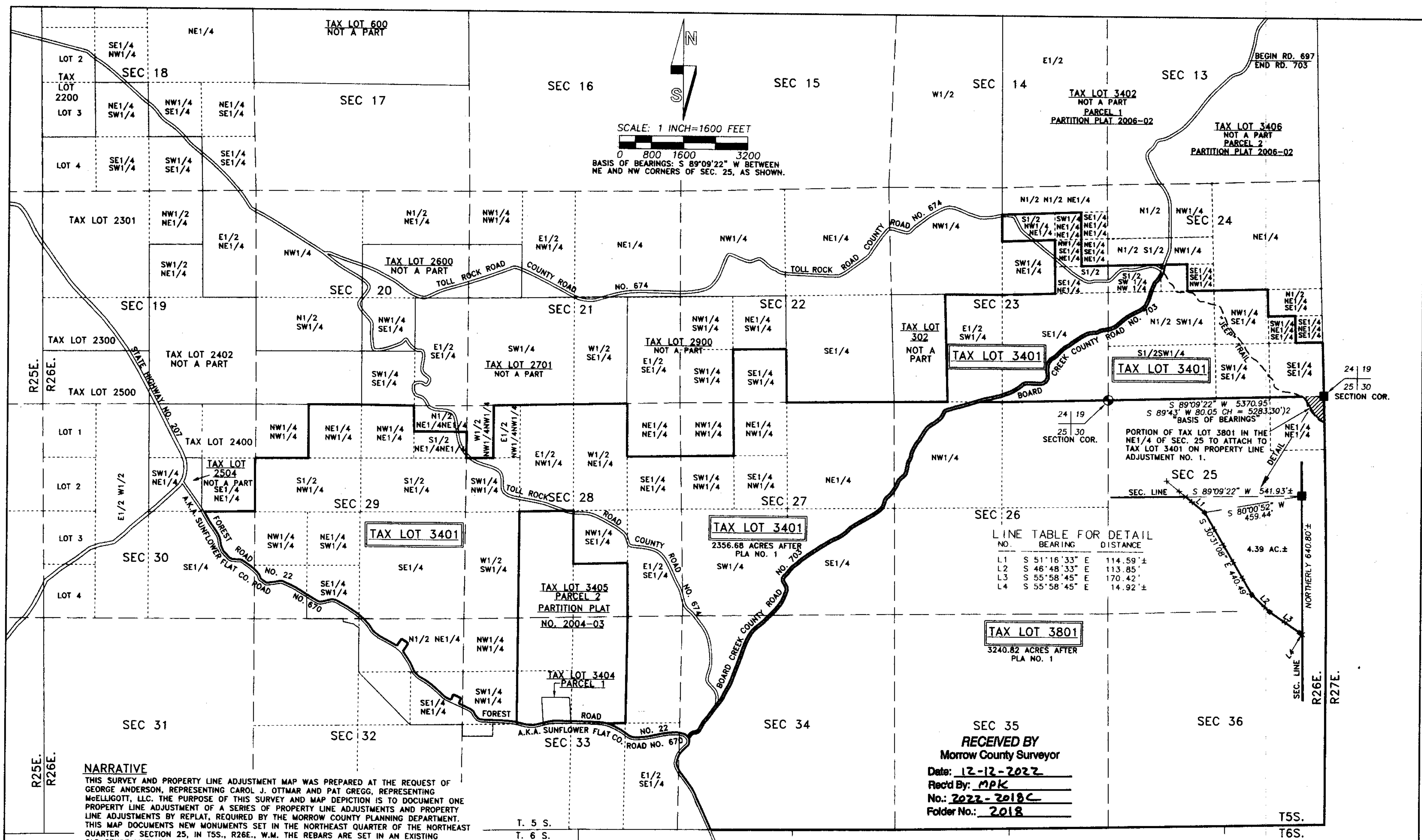


8102



NARRATIVE

THIS SURVEY AND PROPERTY LINE ADJUSTMENT MAP WAS PREPARED AT THE REQUEST OF GEORGE ANDERSON, REPRESENTING CAROL J. OTTMAR AND PAT GREGG, REPRESENTING McELGOTT, LLC. THE PURPOSE OF THIS SURVEY AND MAP DEPICTION IS TO DOCUMENT ONE PROPERTY LINE ADJUSTMENT OF A SERIES OF PROPERTY LINE ADJUSTMENTS AND PROPERTY LINE ADJUSTMENTS BY REPLAT, REQUIRED BY THE MORROW COUNTY PLANNING DEPARTMENT. THIS MAP DOCUMENTS NEW MONUMENTS SET IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, IN T5S., R26E., W.M. THE REBARS ARE SET IN AN EXISTING OLD FENCE LINE, TO CREATE PART OF A NEW BOUNDARY LINE BETWEEN ADJOINING OWNERS, AND ARE NOT PART ON AN EXISTING RECORD BOUNDARY. NEW REBARS ARE REFERENCED TO EXISTING SECTION CORNER MONUMENTS AS SHOWN. LEGAL DESCRIPTIONS FOR THIS PROPERTY LINE ADJUSTMENT WERE PREPARED AND APPROVED SEPARATELY.

EXISTING CORNER MONUMENTS WERE VISITED AND NEW REBARS WERE ESTABLISHED IN A SURVEY COMPLETED IN EARLY SEPTEMBER, 2021. AN OVERALL PRELIMINARY MAP WAS FILED WITH THE MORROW COUNTY SURVEYOR IN OCTOBER, 2021, DEPICTING EXISTING MONUMENTS VISITED AND NEW MONUMENTS SET, THE PRELIMINARY FILING BEING NECESSARY BECAUSE OF THE TIME REQUIRED TO RECEIVE COUNTY APPROVALS AND HAVE THE SEQUENTIAL PROPERTY LINE ADJUSTMENT DEEDS REVIEWED, APPROVED AND RECORDED.

THIS SURVEY WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS. SURVEY POINTS AND MONUMENTS TIED BY GPS MEASUREMENTS WERE MEASURED ON THE OREGON STATE PLANE COORDINATE SYSTEM AND SCALED FROM GRID DISTANCE TO GROUND DISTANCE USING A COMBINED SCALE AND ELEVATION FACTOR OF 1.00030899045. GRID BEARINGS WERE ROTATED TO TRUE BEARINGS AT A POINT 650 FEET WEST ON THE 1/4 CORNER COMMON TO SECTIONS 23 AND 24. IN AREAS WHERE VEGETATION OBSCURED GPS RECEPTION, SURVEY MEASUREMENTS WERE MADE WITH A TRIMBLE S6 ROBOT TOTAL STATION FROM NEARBY GPS CONTROL POINTS. EXISTING CORNER TIES AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

LEGEND

- - FOUND 2 1/2" BRASS CAP ON 2" GALV. IRON PIPE, REMONUMENTED FROM EXISTING ORIGINAL EVIDENCE ON MORROW COUNTY SURVEY RECORD NO. 652-K.
- - FOUND 2 1/2" BRASS CAP ON 2" GALV. IRON PIPE, REMONUMENTED FROM EXISTING ORIGINAL EVIDENCE ON MORROW COUNTY SURVEY RECORD NO. 55 26 R21.
- - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" IN EXISTING OLD FENCE LINE.
- (XOX)2 - RECORD DIMENSION FROM ORIGINAL GLO SURVEY BY EVERETT A. THATCHER UNDER CONTRACT NO. 325 DATED JUNE 4, 1879.
- - INDICATES OLD FENCE LINE.

AREA SUMMARY:

AREA OF EXISTING TAX LOT 3401 BEFORE PROPERTY LINE ADJUSTMENT NO. 1 = 2352.29 ACRES.
AREA OF EXISTING TAX LOT 3801 BEFORE PROPERTY LINE ADJUSTMENT NO. 1 = 3245.21 ACRES.
AREA OF EXISTING TAX LOT 3801 TO ATTACH TO TAX LOT 3401 ON PROPERTY LINE ADJUSTMENT NO. 1 = 4.39 ACRES.
REVISED AREA OF TAX LOT 3401 AFTER PLA NO. 1 = 2356.68 ACRES.
REVISED AREA OF TAX LOT 3801 AFTER PLA NO. 1 = 3240.82 ACRES.
OWNERS OF BOTH TAX LOTS 3401 AND 3801, ASSESSOR MAP 5S 26 IS McELGOTT, LLC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWES 6/30/24

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 12/22 DR. BY: WRW
CK. BY: WRW NO: 21-1794

PROJECT: \OM PLA1
SURVEY DOCUMENTATION AND
EXHIBIT MAP FOR PROPERTY LINE
ADJUSTMENT NO. 1
BETWEEN TAX LOTS 3401 & 3801
ASSESSOR MAP NO. 5S 26,
MORROW COUNTY, OREGON.
SPECIFIC LOCATION OF NEW MONUMENTS
ESTABLISHED: NE1/4 SECTION 25,
T5S., R26E., W.M. MORROW COUNTY, OREGON.

2018