

2029

RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 24 EAST, W.M., CITY
OF IONE, MORROW COUNTY, OREGON

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, OREGON STATE PLANE, NORTH ZONE, NAD83(11), BASED ON GNSS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99985253 (1.000147492) AT LATITUDE: 45°30'15.52"N LONGITUDE: 119°49'35.10"W
2. ● = DENOTES FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS", SET PER (R6) OR MONUMENT AS NOTED
3. * = DENOTES FOUND 5/8" REBAR W/ PURPLE PLASTIC CAP STAMPED "WELLS SURVEYING 54657" SET PER (R4)
4. ● = DENOTES FOUND 5/8" REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "KRUMBEIN ENG PLS 933" SET PER (R1)
5. ✕ = DENOTES FOUND 1/2" REBAR NO CAP SET PER (R3)
6. ○ = DENOTES SET 5/8"x30" REBAR W/ BLUE PLASTIC CAP STAMPED "GRIFFIN RSI LS93754"
7. ○ = DENOTES SET MAD NAIL W/ WASHER STAMPED "GRIFFIN RSI LS93754"
8. ⊕ = DENOTES FOUND BRASS CAP
9. ✕ = DENOTES MONUMENT NOT FOUND NOT SET
10. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED
(R1) = RECORD PER SURVEY REF#B-505-K TL # = TAX LOT PER MAP 01S24E09AB
(R2) = RECORD PER SURVEY REF#B-658-K (R3) = RECORD PER SURVEY REF#C-900-E
(R4) = RECORD PER SURVEY REF#2014-1721C (R5) = RECORD PER SURVEY REF#1499-C
(R6) = RECORD PER SURVEY REF#C-1365-M
10. SEE SHEET 2 FOR DEED DESCRIPTIONS OF TAX LOTS
11. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. GNSS OBSERVATIONS WERE PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS)

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	140.25	1591.34	5°02'59"	S86°35'26"W	140.21
C2	134.94	208.68	37°02'57"	N70°35'27"E	132.60
C3	192.02	210.00	52°23'29"	N25°52'14"E	185.40
C4	141.09	1531.34	5°16'44"	S86°28'34"W	141.04
C5	173.73	268.68	37°02'57"	S70°35'27"W	170.72
C6	48.15	270.00	10°13'08"	N46°57'25"E	48.09

SURVEYOR'S CERTIFICATE

I, BRENTON A. GRIFFIN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE BOUNDARY AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP IN ACCORDANCE WITH ORS CHAPTER 209 AS REVISED.

Brenton A. Griffin
BRENTON A. GRIFFIN
93754 PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brenton A. Griffin
OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS

RENEWALS: 06/30/2023

REV: NONE

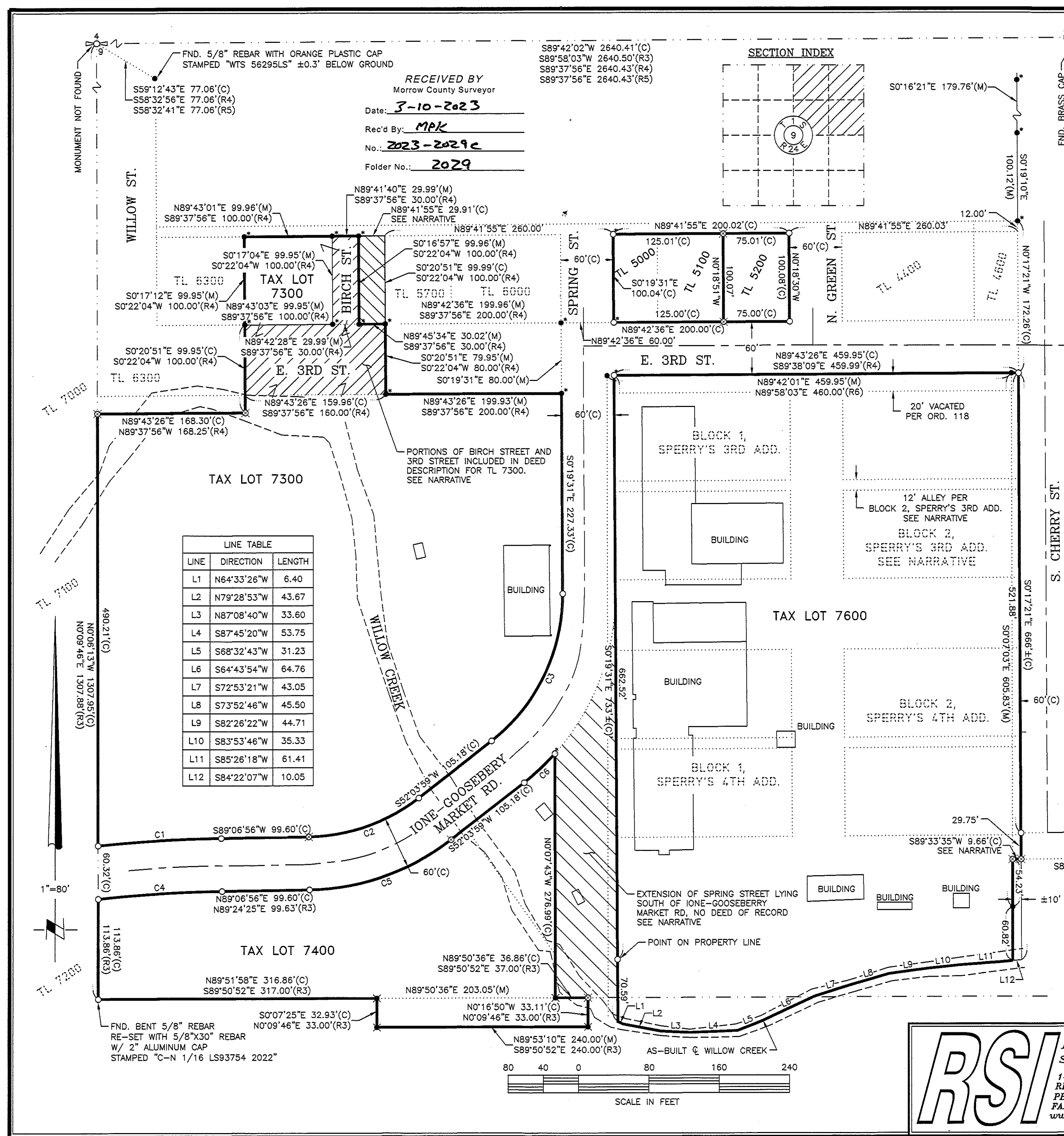
DATE: 2/28/2023

RSI

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CLIENT	IONE SCHOOL DISTRICT		JOB	16622
PROJECT	RECORD OF SURVEY PTN NE1/4 SEC 9, T.1S., R.24E., W.M.			
DRN. BY	DCP	SCALE	1"= 80'	F. B. NO.
APPROVED	BAG	DATE	10/26/22	ACAD VER - C3D21 FILE: 16622.DWG
				SHEET 1 OF 2

2029



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF THE TAX LOTS LISTED IN THE "SURVEYED LEGAL DESCRIPTIONS" AND PERFORM A TOPOGRAPHIC SURVEY WITHIN PORTIONS OF TAX LOTS 5000, 5100, 5200, 7300 AND 7600 FOR USE IN DESIGN OF FUTURE SCHOOL DISTRICT FACILITIES.

CONFLICTING EVIDENCE WAS FOUND REGARDING THE LOCATION OF THE PROPERTY BOUNDARIES FROM VARIOUS SURVEYS WHEN RESEARCHING THE SUBJECT PROPERTIES. MORROW COUNTY SURVEY C-1365-M PERFORMED BY WAGNER APPEARS TO HAVE ERRONEOUSLY SURVEYED THE LOCATION OF TAX LOT 7600 BY ASSUMING THE WESTERLY RIGHT-OF-WAY OF WILLOW STREET TO BE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 AS STATED BY WELLS IN SURVEY 2014-1721-C. THE LEGAL DESCRIPTION FOR TAX LOT 7400 AS LISTED BY DEED 05014773, AND PARTIALLY SURVEYED BY EDWARDS IN SURVEY C-900-E, SHOWS THE WESTERLY RIGHT-OF-WAY OF SPRING STREET TO BE LOCATED 520 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9.

STEVE HADDOCK IN SURVEY 1499-C FOUND AND REMONUMENTED ORIGINAL EVIDENCE MARKING THE NORTHWEST CORNER OF BLOCK 1 OF THE ORIGINAL TOWN OF IONE AND SHOWS THAT THE SUBDIVISION BOUNDARY (THE WESTERLY R/W OF WILLOW STREET) AND THE 1/16TH LINE ARE NOT COINCIDENT.

I AGREE WITH THE DETERMINATION OF HADDOCK AND WELLS AND REJECT THE MONUMENTS SET BY WAGNER AND UTILIZE THOSE MONUMENTS SET BY WELLS IN SURVEYS 2014-1721-C AND 2013-28C TO CONTROL THE LOCATION FOR SPERRY'S SECOND ADDITION. FROM THESE MONUMENTS I REESTABLISH THE BLOCKS FOR SPERRY'S THIRD AND FOURTH ADDITIONS. THE SOLUTION CREATED BY UTILIZING THE MONUMENTS FROM HADDOCK AND WELLS COINCIDES WITH IMPROVEMENTS ALONG PLATTED LINES FURTHER EAST OF THIS SURVEY.

TO ESTABLISH THE LOCATION OF IONE-GOOSEBERRY MARKET ROAD I UTILIZE THE MONUMENTS SET BY EDWARDS FROM SAID SURVEY C-900-E TO REBUILD THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID ROAD. I THEN OFFSET THIS SOUTHERLY MARGIN 60.00 FEET NORTHERLY TO ESTABLISH THE NORTHERLY RIGHT-OF-WAY MARGIN THEREOF. EDWARDS SOLUTION FITS WELL WITH THE AS-BUILT LOCATION OF SAID ROAD. WHERE GOOSEBERRY ROAD INTERSECTS WITH SPRING STREET I ESTABLISH THE ROAD CENTERLINE ON A BEST FIT CURVE WHICH I OFFSET NORTHWESTERLY AND SOUTHEASTERLY TO ESTABLISH THE RIGHT-OF-WAY MARGINS FOR SAID CURVE. A LEGAL DESCRIPTION FOR THE RIGHT-OF-WAY FOR THIS STRETCH OF ROAD IS DESCRIBED IN DEED RECORDED IN BK. 33, PG. 313 FILED NOV. 14, 1919. THE CENTERLINE POSITION DESCRIBED IN SAID DEED GENERALLY FOLLOWS THE ASBUILT ALIGNMENT OF GOOSEBERRY ROAD BUT DOES NOT FIT WITH CURRENT SURVEY MONUMENTATION AND ROAD LOCATION. THEREFORE I ELECT TO REBUILD THE RIGHT-OF-WAY USING EDWARDS RECORD AS STATED ABOVE.

THE STATUS OF THE RIGHT-OF-WAY SHOWN FOR SPRING STREET LYING SOUTHERLY OF THE INTERSECTION WITH GOOSEBERRY ROAD IS UNKNOWN. THE PLATS OF SPERRY'S 3RD AND FOURTH ADDITIONS DO NOT INCLUDE THAT AREA AS DEDICATED AND THE DEED DESCRIPTION IN THE RIGHT-OF-WAY DEDICATION TERMINATES AT THE INTERSECTION OF THIRD STREET AND CHERRY STREET. TITLE TO THAT SECTION OF "ROADWAY" MIGHT BE HELD BY THE ORIGINAL SUBDIVIDER BUT THE SCHOOL DISTRICT HAS OCCUPIED AND MAINTAINED THAT SECTION OF PROPERTY FOR MANY YEARS.

THE LEGAL DESCRIPTION FOR TAX LOT 7300 INCLUDES PORTIONS OF THIRD STREET AND BIRCH STREET BUT NO ORDINANCE STATING THEM TO BE VACATED WAS FOUND. IN 2005 A DEED WAS EXECUTED BETWEEN MORROW COUNTY SCHOOL DISTRICT AND IONE SCHOOL DISTRICT CONVEYING A PORTION OF THE RIGHT-OF-WAY FOR BIRCH STREET WEST OF BLOCK 9, DENOTED HEREON AS "PROPERTY I".

SIMILARLY AN ORDINANCE WAS NOT FOUND VACATING THE EAST-WEST ALLEY RUNNING THROUGH THE CENTER OF BLOCK 2, SPERRY'S THIRD ADDITION. A DEED FROM THE CITY OF IONE TO SCHOOL DISTRICT NO. 35 OF MORROW COUNTY WAS EXECUTED FEB. 13, 1947 IN BK. 50, PG. 21 CONVEYING ALL OF BLOCK 2 OF SPERRY'S 3RD ADDITION FOR THE PURPOSES OF A SCHOOL GROUND AND A PARK, AND THE GRANTOR RESERVED THE RIGHT TO USE THE PROPERTY AS A PUBLIC PARK.

A POTENTIAL ENCROACHMENT EXISTS IN THE SOUTHEAST CORNER OF TAX LOT 7600 BETWEEN TAX LOT 7600 AND THE NEIGHBORING PROPERTY TAX LOT 9200. IT APPEARS THAT WHEN THE LEGAL DESCRIPTIONS WERE WRITTEN FOR THESE PROPERTIES THE PRESUMED ASSUMPTION WAS THAT ALL RECORD DATA WAS PERFECT. THE DESCRIPTION FOR TAX LOT 9200 COMMENCES AT THE SOUTHEAST CORNER OF BLOCK 3 SPERRY'S FOURTH ADDITION AND HEADS WEST AND THE DESCRIPTION FOR TAX LOT 7600 COMMENCES AT THE SOUTHWEST CORNER OF BLOCK 2 SPERRY'S FOURTH ADDITION AND HEADS EAST. GIVEN THE CURRENT SURVEY MONUMENTATION, AN OVERLAP IS CREATED BETWEEN THE TWO DESCRIPTIONS. THE INTENT HOWEVER, IS TO FORM A HARMONIOUS BOUNDARY. TAX LOT 9200 WAS PARTIALLY SURVEYED BY KRUMBEIN IN SURVEY B-658-K AND SURVEY B-505-K IN WHICH HE MONUMENTED THE INTERSECTION OF "A" STREET AND FIFTH STREET AND MONUMENTED THE NORTH LINE OF TAX LOT 9200. GIVEN THE CHAIN OF DEEDS THE SCHOOL DISTRICT PROPERTY DESCRIPTION IS SENIOR AS IT WAS CONVEYED FROM KINCAID IN 1960 TO MORROW COUNTY SCHOOL DISTRICT NO. R-1 IN BK. 65, PG.517. KINCAID CONVEYED TO MILLER IN 1963 BK.69, PG.408 THE DESCRIPTION FOR TAX LOT 9200. THE SOLUTION TO THE BOUNDARY LOCATION BETWEEN THESE TWO PROPERTIES IS NOT AS SIMPLE AS A JUNIOR/SENIOR RELATIONSHIP AS A POTENTIAL ADVERSE CLAIM MIGHT BE HELD BY THE OWNER OF TAX LOT 9200 GIVEN THE ERRONEOUS MONUMENT LOCATION SET BY WAGNER AS STATED ABOVE WITH THE PRESENCE OF AN EXISTING FENCE BUILT TO SAID MONUMENT WHICH APPEARS TO BE THE OCCUPATION LINE IN GOOD FAITH BY THE EASTERLY ADJOINER. THIS SURVEY SHOWS THE EASTERLY BOUNDARY OF TAX LOT 7600 TO FOLLOW THE WESTERLY RIGHT-OF-WAY MARGIN OF CHERRY STREET UNTIL ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY MARGIN OF 5TH STREET WHERE IT JOGS WEST ALONG THE WESTERLY PROJECTION OF SAID SOUTHERLY MARGIN TO INTERSECT THE MONUMENTED EAST LINE OF TAX LOT 7600 PER WAGNER IN SURVEY C-1365-M, THENCE SOUTHERLY ALONG THE PROJECTION OF WAGNER'S LINE TO WILLOW CREEK.

SURVEYED LEGAL DESCRIPTIONS:

TAX LOT 7300: (SEE DEED #05014774)

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, IN TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IONE, COUNTY OF MORROW, STATE OF OREGON AND THE NORTH LINE OF IONE-GOOSEBERRY MARKET ROAD; THENCE ALONG THE NORTHERLY LINE AND WESTERLY LINE OF SAID ROAD TO THE SOUTHERLY LINE OF THIRD STREET; THENCE WEST 200 FEET; THENCE NORTH 172 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 9, SPERRY'S SECOND ADDITION; THENCE WEST 162 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 10, SPERRY'S SECOND ADDITION; THENCE SOUTH 200 FEET; THENCE WEST 160 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 460 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 9, SPERRY'S SECOND ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW, STATE OF OREGON; THENCE WEST 30 FEET; THENCE SOUTH 100 FEET; THENCE EAST 30 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

TAX LOT 7400: (SEE DEED #05014773)

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, IN TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IONE, COUNTY OF MORROW, STATE OF OREGON; THENCE EAST 520 FEET; THENCE NORTH 285 FEET, MORE OR LESS, TO THE SOUTH LINE OF IONE-GOOSEBERRY MARKET ROAD; THENCE IN A SOUTHWESTERLY DIRECTION TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 144 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT 317 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 33 FEET; THENCE EAST 240 FEET; THENCE NORTH 33 FEET; THENCE WEST 240 FEET TO THE POINT OF BEGINNING.

PROPERTY I: (SEE DEED #05014775)

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 9, SPERRY'S SECOND ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW, STATE OF OREGON; THENCE WEST 30 FEET; THENCE SOUTH 100 FEET; THENCE EAST 30 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

TAX LOT 5000 & 5100: (SEE DEED #2015-35614)

LOTS 9, 10, 11, 12 AND 13, BLOCK 8, SPERRY'S SECOND ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON.

TAX LOT 5200: (SEE DEED #2018-42825)

LOTS 14, 15 AND 16, BLOCK 8, SPERRY'S SECOND ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON.

TAX LOT 7600: (SEE DEEDS 05014772, 05014776, 05014777, 05014778, 05014779, 05014780, 05014781 AND ORD. 163 [M-17011] AND ORD. 118 [BK.52, PG.382])

(DEED 05014772)
COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 2, SPERRY'S THIRD ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON; THENCE SOUTH 320 FEET TO THE POINT OF BEGINNING; THENCE WEST 260 FEET; THENCE SOUTH TO THE CENTERLINE OF WILLOW CREEK; THENCE EAST ALONG SAID CENTERLINE 260 FEET; THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED FIFTH STREET THAT ADHERES THERETO.

(DEED 05014776)
BEGINNING AT A POINT LYING 80 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 8, SPERRY'S SECOND ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON; THENCE WEST 200 FEET; THENCE SOUTH 212 FEET; THENCE EAST 200 FEET; THENCE NORTH 212 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS BLOCK 1, SPERRY'S THIRD ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON.)

TOGETHER WITH THAT PORTION OF THE VACATED STREETS AND ALLEYS THAT ADHERE THERETO.

(DEED 05014777)
THE SOUTH 75 FEET OF BLOCK 1, SPERRY'S FOURTH ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED STREETS AND ALLEYS THAT ADHERE THERETO.

RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST, W.M., CITY OF IONE, MORROW COUNTY, OREGON

CONTINUING SURVEYED LEGAL DESCRIPTIONS:

(DEED 05014779)
BEGINNING AT A POINT LYING 60 FEET SOUTH OF THE SOUTHWEST CORNER OF BLOCK 2, SPERRY'S FOURTH ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON; THENCE RUNNING EAST 200 FEET; THENCE SOUTH 125 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLOW CREEK; THENCE WEST ALONG SAID CENTERLINE 200 FEET; THENCE NORTH 115 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE VACATED STREETS AND ALLEYS THAT ADHERE THERETO.

(DEED 05014780)
BLOCK 2, SPERRY'S FOURTH ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED STREETS AND ALLEYS THAT ADHERE THERETO.

(DEED 05014781)
BLOCK 2, SPERRY'S THIRD ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED STREETS AND ALLEYS THAT ADHERE THERETO.

ORDINANCE 118 (BK.52, PG.382)
THE SOUTH 20 FEET OF THIRD STREET BEGINNING AT THE INTERSECTION OF THIRD AND SPRING STREETS AND EAST TO "A" STREET, ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF IONE, MORROW COUNTY, OREGON.

ORDINANCE 163 (M-17011)
ALL THAT PORTION OF GREEN STREET LYING BETWEEN THIRD AND FIFTH STREETS, SPERRY ADDITION TO THE CITY OF IONE; ALL THAT PORTION OF FOURTH STREET BETWEEN CHERRY AND SPRING STREETS, SPERRY ADDITION AND ALL THAT PORTION OF FIFTH STREET LYING BETWEEN CHERRY AND SPRING STREETS, SPERRY ADDITION TO THE CITY OF IONE, MORROW COUNTY, OREGON.

OTHER LEGAL DESCRIPTIONS:

TAX LOT 9200: (SEE DEED #2007-19759)

BEGINNING 10 FEET EAST AND 60 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 3, SPERRY'S FOURTH ADDITION TO TOWN OF IONE; THENCE WEST 75 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 195 FEET; THENCE SOUTH 150 FEET TO THE CENTERLINE OF WILLOW CREEK; THENCE EAST ALONG THE CENTERLINE OF WILLOW CREEK 195 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING. ALL SITUATE IN THE COUNTY OF MORROW, STATE OF OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS

RENEWS: 06/30/2023

2/28/2023
DATE

REV: NONE

RECEIVED BY
Morrow County Surveyor

Date: 3-10-2023

Rec'd By: MPK

No.: 2023-2029C

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CLIENT		IONE SCHOOL DISTRICT		JOB
				16622
PROJECT		RECORD OF SURVEY		
		PTN NE1/4 SEC 9, T.1.S., R.24E., W.M.		
DRN. BY	DCP	SCALE	N/A	F. B. NO.
APPROVED	BAG	DATE	10/26/22	ACAD VER - C3D21
				FILE: 16622.DWG
				SHEET 2
				OF 2

2029