

MAP OF SURVEY
MONUMENTED FENCE LINE
SHEET 1 OF 2
APRIL, 2023

SHORT LINE TABLE			SHORT LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 77°17'47"	250.33'	L28	S 21°13'49"	262.88'
L2	S 38°54'07"	62.02'	L29	S 33°51'24"	66.55'
L3	S 38°54'07"	92.81'	L30	S 38°18'12"	402.99'
L4	S 30°57'08"	379.09'	L31	S 39°04'28"	273.56'
L5	S 47°13'00"	344.68'	L32	S 35°24'48"	261.15'
L6	S 50°32'44"	26.40'	L33	S 46°56'21"	247.67'
L7	S 50°32'44"	326.86'	L34	S 51°29'41"	156.61'
L8	S 49°10'30"	308.39'	L35	S 53°25'10"	255.97'
L9	S 49°10'30"	47.14'	L36	S 55°51'56"	125.48'
L10	N 19°21'17"	13.36'	L37	S 03°59'15"	240.63'
L11	S 71°26'53"	223.22'	L38	S 58°23'36"	149.56'
L12	S 84°31'30"	372.98'	L39	S 82°06'23"	414.58'
L13	S 84°41'34"	34.28'	L40	S 11°16'33"	137.23'
L14	S 89°24'57"	11.80'	L41	S 51°16'33"	114.59'
L15	S 60°30'09"	228.91'	L42	S 46°48'33"	113.85'
L16	S 60°30'09"	222.76'	L43	S 55°58'45"	170.42'
L17	S 57°58'57"	3.35'	L44	S 55°58'45"	14.92'
L18	S 69°59'02"	312.23'	L45	S 77°17'47"	13.94'
L19	S 49°28'48"	285.32'	L46	WESTERLY	135'
L20	S 44°33'04"	106.62'	L47	NORTHERLY	135'
L21	S 44°33'04"	192.26'	L48	SOUTHWESTERLY	155'
L22	S 44°33'04"	8.77'	L49	NORTHEASTERLY	120'
L23	S 57°27'25"	84.84'	L50	WESTERLY	223'
L24	S 63°05'35"	148.12'	L51	NORTHERLY	100'
L25	S 59°27'40"	201.90'	L52	WESTERLY	300'
L26	S 65°20'14"	310.43'	L53	NORTHERLY	115'
L27	S 27°30'47"	254.45'			

- LEGEND**
- 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.
 - ✱ — SET 5/8 BY 24" REBAR WITH 2" ALUM. CAP FROM ORIGINAL EVIDENCE OF CORNER. CORNER RECORD FILED CONCURRENTLY WITH THIS SURVEY.
 - — FOUND 2 1/2" BRASS CAP ON 1" GALV. IRON PIPE SET BY PLS 1832 FROM EXISTING ORIGINAL EVIDENCE. CORNER RECORD ON FILE IN MORROW COUNTY SURVEYOR'S OFFICE.
 - — FOUND 2 1/2" INCH BRASS CAP ON 2" GALV. IRON PIPE SET FROM EXISTING ORIGINAL EVIDENCE ON SURVEY NO. C-647-K.
 - ⊙ — 5/8" REBAR WITH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", SET PER SURVEY NO. 2022-2018C.
 - — OTHER MONUMENT OF RECENT RECORD, AS NOTED.
 - x — MAPPING POINT ONLY. NOT SET OR FOUND.
 - INDICATES OLD FENCE LINE.
 - AC. — INDICATES ACRES.
 - S.N. — INDICATES SURVEY NUMBER OF SURVEY FILED IN MORROW COUNTY SURVEY RECORDS.
 - R/W — INDICATES COUNTY ROAD RIGHT-OF-WAY.
 - PLA — INDICATES PROPERTY LINE ADJUSTMENT.
 - POB — INDICATES "POINT OF BEGINNING".
 - TPOB — INDICATES "TRUE POINT OF BEGINNING".
 - L39 — INDICATES LINE BETWEEN REBAR MONUMENTS TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.
 - (XOX)2 — RECORD DIMENSION FROM ORIGINAL GLO SURVEY BY EVERETT A. THATCHER UNDER CONTRACT NO. 325 DATED JUNE 4, 1879.
- NOTE: DIMENSIONS BETWEEN REBARS IN THE NE1/4 NE1/4 OF SECTION 25, REPORTED ON SURVEY NO. 2022-2018C, ARE IDENTICAL WITH THOSE SHOWN ON THIS SURVEY.

NARRATIVE OF SURVEY

THIS SURVEY AND MAP SHEETS 1 AND 2 OF 2 WERE PREPARED AT THE REQUEST OF GEORGE ANDERSON, REPRESENTING CAROL J. OTTMAR AND PAT GREGG, REPRESENTING MCGILLIGOTT, LLC. THE PURPOSE OF THIS SURVEY AND MAP DEPICTION IS TO DOCUMENT MONUMENTS ESTABLISHED FOR TWO PROPERTY LINE ADJUSTMENTS BY REPLAT. SURVEY NO. 2022-2018C REPORTS REBAR MONUMENTS SET IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN T5S, R26E, W.M., IN AN EARLIER, APPROVED, PROPERTY LINE ADJUSTMENT. SURVEY NO. 2022-2018C, DOCUMENTS AN EARLIER, APPROVED, PROPERTY LINE ADJUSTMENT WITH NO NEW MONUMENTS ESTABLISHED. THIS SURVEY AND MAP SHEETS REPORT THE REMAINING MONUMENTS ESTABLISHED TO CREATE THE NEW BOUNDARY LINE BETWEEN THE CAROL J. OTTMAR OWNERSHIP NORTHERLY OF THE NEW BOUNDARY LINE AND THE MCGILLIGOTT, LLC, OWNERSHIP SOUTHERLY OF THE NEW BOUNDARY LINE. LEGAL DESCRIPTIONS FOR PROPERTY LINE ADJUSTMENT BY REPLAT DEEDS ARE PREPARED 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 RECORD 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.

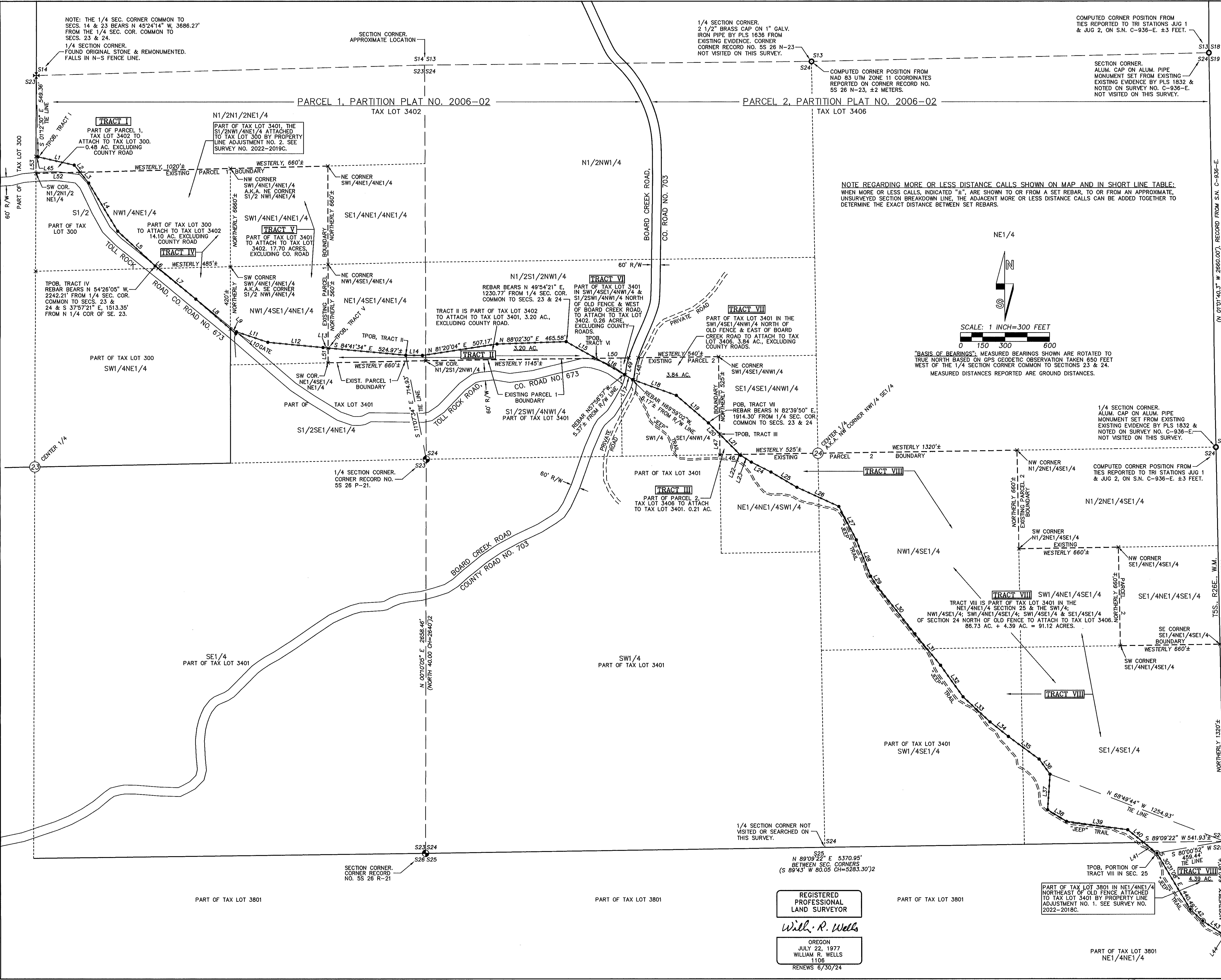
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Morrow County Surveyor
Date: 4-4-2023
Rec'd By: MPK
No.: 2023-2031D
Folder No.: 2031

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

PROJECT:
SURVEY FOR:
CAROL J. OTTMAR
& MCGILLIGOTT, LLC

SITUATED IN SECTIONS 23 & 24
TOWNSHIP 5 SOUTH, RANGE 26 EAST, W.M.
MORROW COUNTY, OREGON.

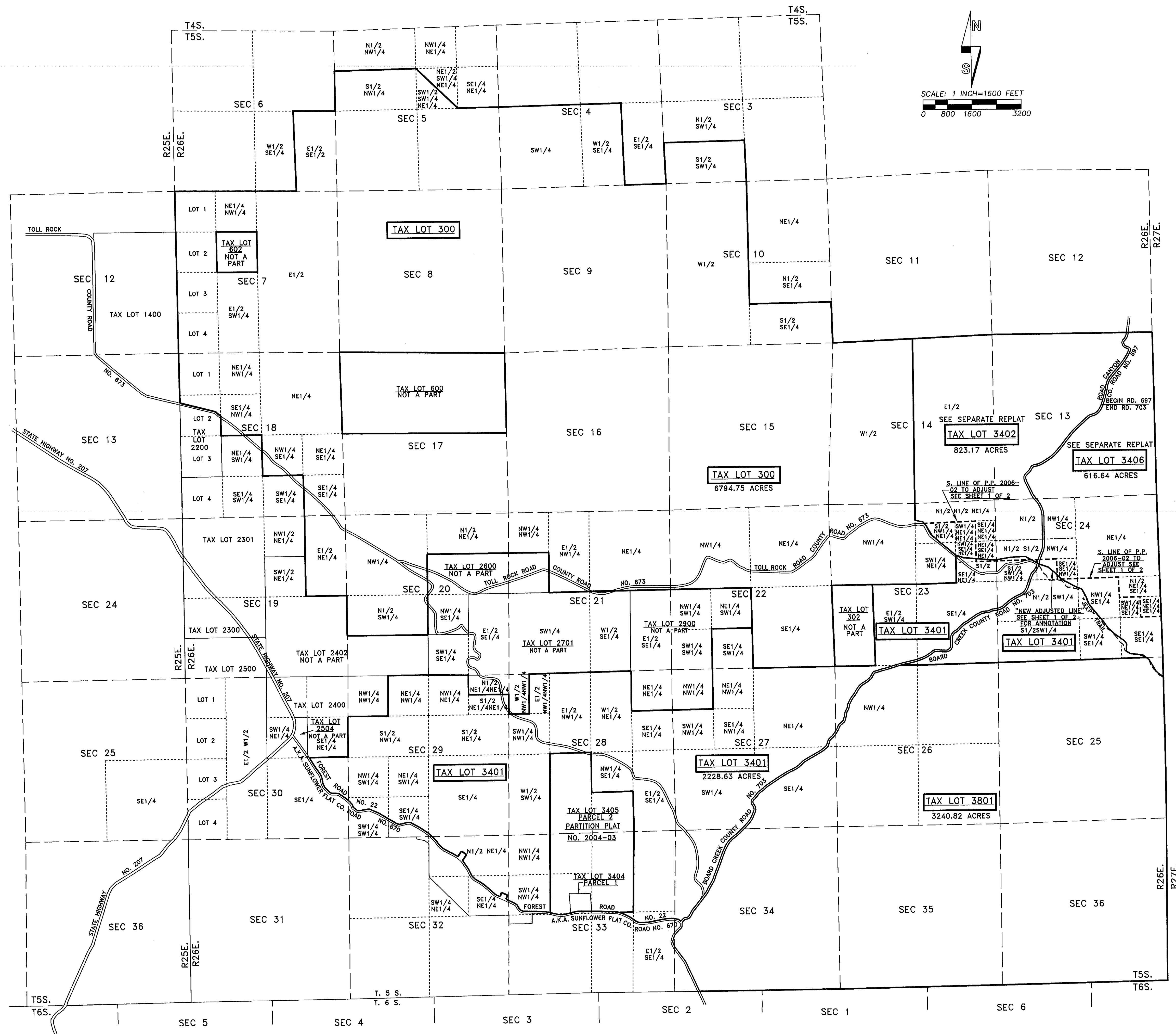
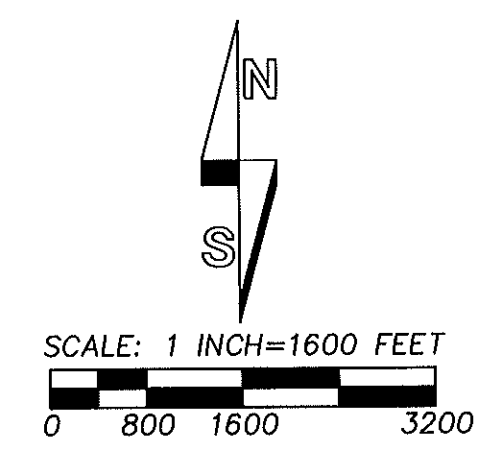
DATE: 12/22 **DR. BY:** WRW
CK. BY: WRW **NO.:** 21-1794



REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/24

2031

CAROL J. OTTMAR/McELIGOTT, LLC SURVEY
MAP SHOWING FINAL ADJUSTED
TAX LOT LINES AND AREAS AFTER
PROPERTY LINE ADJUSTMENTS
SHEET 2 OF 2
APRIL, 2023



REVISED TAX LOT OWNERS	FINAL REVISED AREAS
TAX LOT 300: McELIGOTT, LLC.	6794.75 ACRES
TAX LOT 3401: McELIGOTT, LLC.	2228.63 ACRES
TAX LOT 3801: McELIGOTT, LLC.	3240.82 ACRES
TAX LOT 3402: CAROL J. OTTMAR.	823.17 ACRES
TAX LOT 3406: CAROL J. OTTMAR.	616.64 ACRES

NOTE:
TAX LOT 3402, PARCEL 1 OF PARTITION PLAT NO. 2006-02 AND TAX LOT 3406,
PARCEL 2 OF PARTITION PLAT NO. 2006-02 ARE TO BE REPLATTED TO INCLUDE
LAND PORTIONS NORTH OF THE "NEW ADJUSTED LINE". SEE SHEET 1 OF 2
FOR ANNOTATIONS AND MONUMENTATION OF THE "NEW ADJUSTED LINE".

RECEIVED BY
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REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM R. WELLS OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/24	WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1896 PENDLETON, OR 97801 PHONE: (541) 276-6362 DATE: 12/22 DR. BY: WRW CK. BY: WRW NO: 21-1794	PROJECT: FINAL ADJUSTED TAX LOT LINES AND AREAS FOR TAX LOTS 300, 3401, 3801, 3402 & 3406, ASSESSOR MAP 55 26, IN TOWNSHIP 5 SOUTH, RANGE 26 EAST W.M., MORROW COUNTY, OREGON
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2031

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