

2056

RECORD OF SURVEY

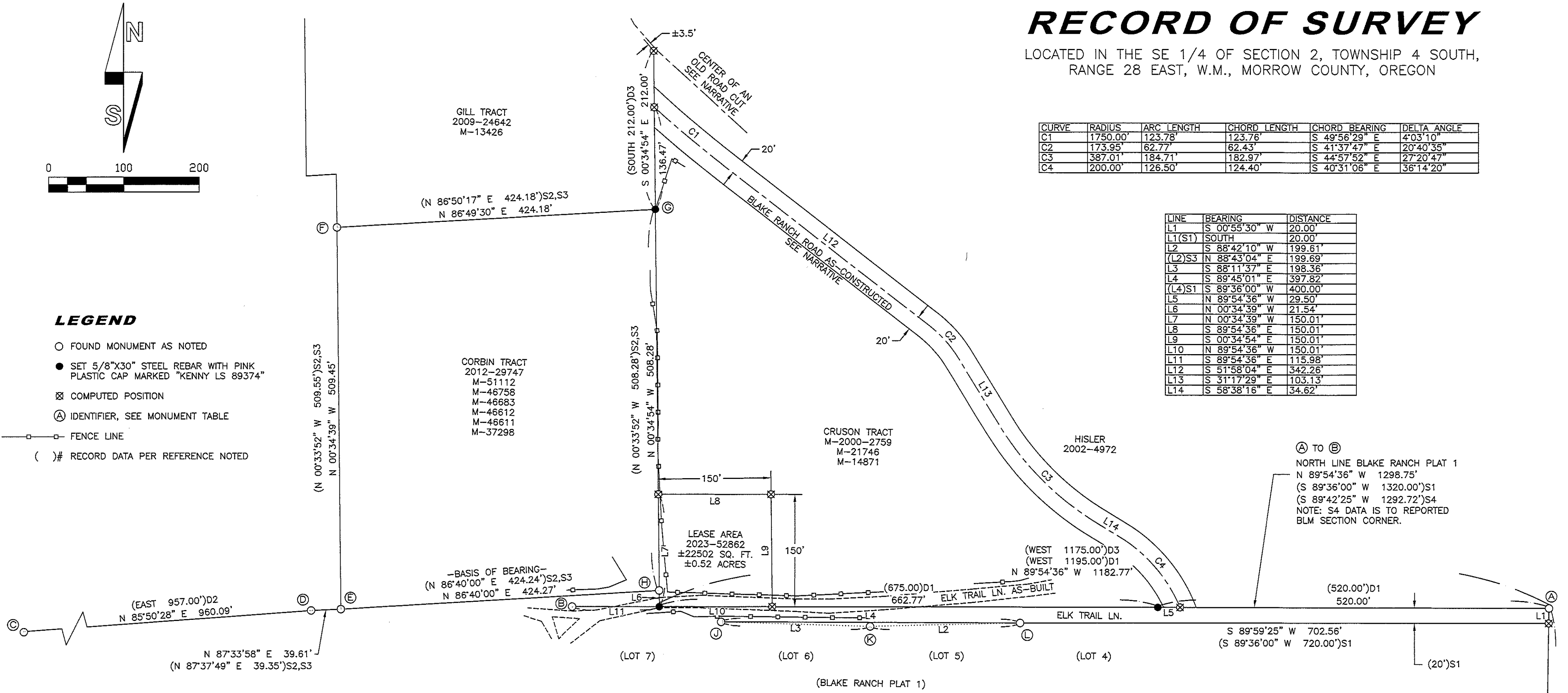
LOCATED IN THE SE 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, W.M., MORROW COUNTY, OREGON

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1750.00'	123.78'	123.76'	S 49°56'29" E	4°03'10"
C2	173.95'	62.77'	62.43'	S 41°37'47" E	20°40'35"
C3	387.01'	184.71'	182.97'	S 44°57'52" E	27°20'47"
C4	200.00'	126.50'	124.40'	S 40°31'06" E	36°14'20"

LINE	BEARING	DISTANCE
L1	S 00°55'30" W	20.00'
L1(S1)	SOUTH	20.00'
L2	S 88°42'10" W	199.61'
(L2)S3	N 88°43'04" E	199.69'
L3	S 88°11'37" E	198.36'
L4	S 89°45'01" E	397.82'
(L4)S1	S 89°36'00" W	400.00'
L5	N 89°54'36" W	29.50'
L6	N 00°34'39" W	21.54'
L7	N 00°34'39" W	150.01'
L8	S 89°54'36" E	150.01'
L9	S 00°34'54" E	150.01'
L10	N 89°54'36" W	150.01'
L11	S 89°54'36" E	115.98'
L12	S 51°58'04" E	342.26'
L13	S 31°17'29" E	103.13'
L14	S 58°38'16" E	34.62'

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X30" STEEL REBAR WITH PINK PLASTIC CAP MARKED "KENNY LS 89374"
- ⊗ COMPUTED POSITION
- Ⓐ IDENTIFIER, SEE MONUMENT TABLE
- FENCE LINE
- ()# RECORD DATA PER REFERENCE NOTED



Ⓐ TO Ⓑ
NORTH LINE BLAKE RANCH PLAT 1
N 89°54'36" W 1298.75'
(S 89°36'00" W 1320.00')S1
(S 89°42'25" W 1292.72')S4
NOTE: S4 DATA IS TO REPORTED
BLM SECTION CORNER.

MONUMENT TABLE

- Ⓐ HELD 1" I.D. IRON PIPE. NORTHEAST CORNER SECTION 11 (SE CORNER S2) PER BLAKE RANCH PLAT 1 (S1).
- Ⓑ HELD 1" I.D. IRON PIPE. NORTHWEST CORNER OF BLAKE RANCH PLAT 1 (S1).
- Ⓒ 2-1/2" O.D. IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SECTION 2. LEANING NORTHEAST. MEASURED AT BASE.
- Ⓓ BENT 5/8" STEEL REBAR, ORIGIN UNKNOWN. MEASURED AT SPIN POINT.
- Ⓔ 5/8" STEEL REBAR, ORIGIN UNKNOWN. FOUND IN SURVEY FOLDER 1554 (S2).
- Ⓕ HELD 5/8" STEEL REBAR, ORIGIN UNKNOWN. FOUND IN SURVEY FOLDER 1554 (S2).
- Ⓖ MONUMENT OF RECORD PER SURVEY FOLDER 1554 (S2) NOT FOUND. RESET IN RECORD LOCATION. SEE NARRATIVE.
- Ⓗ HELD FOUND 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 1554 (S2).
- Ⓙ FOUND 1" BOLT AND NUT PER BLAKE RANCH PLAT 1 (S1).
- Ⓚ FOUND 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 1683 (S3). NOT HELD.
- Ⓛ FOUND 1" BOLT AND NUT PER BLAKE RANCH PLAT 1 (S1).
- Ⓜ CALCULATED LOCATION OF 1" BOLT AND NUT AS REPORTED IN SURVEY FOLDER 1767 (S4).

SURVEY NARRATIVE

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF THE HEPPNER RURAL FIRE PROTECTION DISTRICT. THE PURPOSE IS TO IDENTIFY THE SOUTH AND WEST BOUNDARY LINES OF THE CRUSON TRACT (M-2000-2759) IN ORDER TO DESCRIBE AND STAKE A 150'X150' LEASE AREA SITE FOR USE BY THE FIRE DISTRICT. THE LEASE AREA IS DESCRIBED AS THE SOUTH 150' OF THE WEST 150' OF THE CRUSON TRACT.

THE SOUTH LINE OF THE CRUSON TRACT IS CONTROLLED BY THE SOUTH LINE OF SECTION 2 AT THE TIME THE TRACT WAS FIRST DESCRIBED IN 1977 UNDER M-11601. BLAKE RANCH PLAT 1 ABUTS THE CRUSON TRACT TO THE SOUTH AND ESTABLISHED MONUMENTS IDENTIFYING THE SECTION LINE IN 1968; THEREFORE, THE SECTION CALLS OF THE CRUSON TRACT WILL BE CONTROLLED BY THE SECTION LINE ESTABLISHED PER BLAKE RANCH PLAT 1. I FOUND A 1" I.D. IRON PIPE AT THE SOUTHEAST CORNER OF SECTION 2, AS DESCRIBED ON BLAKE RANCH PLAT 1, AND NOTED HEREON AS MONUMENT "A". IN ADDITION TO THE FOUND PIPE, THIS CORNER HAS TWO ADDITIONAL RECORD LOCATIONS. SEE SURVEY FOLDER 1760 FOR FURTHER INFORMATION. THE PIPE CONTROLS THE RESOLUTION FOR THIS SURVEY. THE NORTHWEST CORNER OF BLAKE RANCH PLAT 1 IS ALSO A 1" I.D. IRON PIPE (SEE SURVEY FOLDER 1760) AND WAS FOUND IN GOOD CONDITION, NOTED HEREON AS MONUMENT "B". I FOUND 1" BOLTS PER BLAKE RANCH PLAT 1 AT THE NORTHEAST CORNER OF LOT 5, AND NORTHWEST CORNER OF LOT 6. THE BOLT LOCATIONS COINCIDE WELL WITH THE NORTH SECTION LINE AS A RESULT OF HOLDING THE PIPES. I SET A MONUMENT ON THE SECTION LINE 520' WEST OF THE SOUTHEAST CORNER OF SECTION 2, THE POINT OF BEGINNING PER M-2000-2759.

I HOLD THE WEST LINE OF THE CRUSON TRACT TO BE CONTROLLED BY THE RESOLUTION OF THE EAST LINE OF THE CORBIN TRACT PER SURVEY FOLDER 1554. I HELD FOUND MONUMENTS AS NOTED AT THE SOUTHEAST AND NORTHWEST CORNERS OF THE CORBIN TRACT AND COMPUTED THE MISSING NORTHEAST CORNER BY DISTANCE-DISTANCE INTERSECTION, USING SURVEY FOLDER 1554. THE CORBIN TRACT IS DESCRIBED AS BEGINNING AT A POINT 967' EASTERLY OF THE SOUTH QUARTER CORNER OF SECTION 2, AND THEN CONTINUES WITH A COURSE AND DISTANCE DESCRIPTION WITH NO BOUNDING CALLS. THE GILL TRACT IS DESCRIBED AS BEGINNING AT A POINT 1175' WESTERLY OF THE SOUTHEAST CORNER OF SECTION 2, AND ALSO CONTINUES WITH A COURSE AND DISTANCE DESCRIPTION WITH THE ONLY BOUNDING CALL BEING A ROAD ALONG THE NORTH LINE. COURSE AND DISTANCE CALLS ALONG ADJOINING LINES BETWEEN THE CORBIN, GILL, AND CRUSON TRACTS ALL MATCH WITH EACH OTHER, INDICATING THE INTENT OF BEING COMMON LINES. I HOLD THE EXISTING 5/8" REBARS (UNRECORDED) AS REPORTED IN SURVEY FOLDER 1554 TO CONTROL THE EASTERLY BOUNDARY OF THE CORBIN AND GILL TRACTS, AND THE WESTERLY BOUNDARY OF THE CRUSON TRACT. THE LOCATION COINCIDES REASONABLY WELL WITH THE EXISTING FENCE LINE. CORBIN, GILL, AND CRUSON COULD NOT TESTIFY TO THE ORIGINATION OF THESE 5/8" REBARS BUT ALSO DID NOT DISPUTE THEIR LOCATIONS. IT APPEARS THAT AREA FENCES HAVE BEEN CONSTRUCTED TO THESE CORNERS, MORE OR LESS. THE CRUSON DESCRIPTION IS THE ONLY ONE THAT CALLS TO FOLLOW THE SOUTH LINE OF SECTION 2; THEREFORE, I ESTABLISHED THE SOUTHWEST CORNER OF THE CRUSON TRACT BY EXTENDING THE EASTERLY BOUNDARY OF THE CORBIN TRACT SOUTHERLY TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 2. THE LEASE AREA WAS THEN COMPUTED AS THE SOUTH 150' OF THE WEST 150' OF THE RESULTING CRUSON TRACT. THE NORTHEASTERLY BOUNDARY OF THE CRUSON TRACT WAS NOT IDENTIFIED AS PART OF THIS SURVEY. THE EXISTING AS-CONSTRUCTED LOCATION OF BLAKE RANCH ROAD AND AN OLD ROAD CUT ARE SHOWN FOR REFERENCE ONLY AND NOT INTENDED TO INDICATE BOUNDARY LINES. RESEARCH INDICATES EASEMENTS EXIST OVER THE CRUSON TRACT. EASEMENT LOCATIONS WERE NOT INVESTIGATED AS PART OF THIS SURVEY.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARING IS THE SOUTH LINE OF THE CORBIN TRACT PER SURVEY FOLDER 1554. DISTANCES ARE GROUND, INTERNATIONAL FEET.

RECORDS OF REFERENCE

- S1: BLAKE RANCH PLAT 1 (BOOK 2, PAGE 31 OF PLATS), RECORDED 5-16-1968.
S2: SURVEY FOLDER 1554, FILED 11-17-2009.
S3: SURVEY FOLDER 1683, FILED 10-5-2013.
S4: SURVEY FOLDER 1767, FILED 7-5-2016.
D1: WARRANTY DEED M-2000-2759, RECORDED 12-19-2000.
D2: STATUTORY WARRANTY DEED 2012-29747, RECORDED 3-9-2012.
D3: STATUTORY WARRANTY DEED 2009-24642, RECORDED 9-4-2009.

RECEIVED BY
Morrow County Surveyor
Date: 2/26/2024
Rec'd By: MPK
No.: 2024-2056C
Folder No.: 2056

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEW: 6-30-25

KENNY LAND SURVEYING		P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com	
LOCATED IN THE SE1/4 OF SECTION 2, T.4S., R.28E., W.M., MORROW COUNTY, OREGON			
CLIENT: HEPPNER RURAL FIRE PROTECTION DISTRICT			
PROJECT: 23-11	DR: MPK	CH: MPK	DATE: JAN. 17, 2024
			SHEET 1 OF 1

2056