

RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT A PORTION OF THE NE 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M., MORROW COUNTY, OREGON

NOTES:

1. BASIS OF BEARING IS GRID, OREGON STATE PLANE (NAD_83 2011), NORTH ZONE, BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND SCALED FROM GRID USING A COMBINED FACTOR OF 0.99996722 (1.00003278) CALCULATED FROM LAT: 45°54'25.9"N LON: 119°26'28.3"W

2. ○ = SET 5/8"X30" REBAR WITH BLUE PLASTIC CAP STAMPED "GRIFFIN, RSI LS93754"

3. ○* = DENOTES FOUND 5/8"X30" REBAR WITH PINK CAP STAMPED "RSI DPB 6684PLS" PER (R6)

4. ● = DENOTES FOUND 5/8" REBAR MONUMENT AS NOTED

5. ●* = DENOTES FOUND 1/2" REBAR ±0.3' BELOW GROUND

6. ● = DENOTES FOUND 4" USACE ALUMINUM CAP AS NOTED

7. ✕ = DENOTES CORNER MONUMENT FOUND DESTROYED

8. ✕ = DENOTES CORNER MONUMENT NOT FOUND OR SET

9. (M) = MEASURED (C) = COMPUTED

(P) = RECORD PER PLAT OF BIRCH LAKE ACRES IN VOL. 2 OF PLATS, PG. 28 (1966)

(R1) = RECORD PER SURVEY B-920-E-685 (GLENN BATES, 1979)

(R2) = RECORD PER SURVEY C-229-K (USACE, 1979)

(R3) = RECORD PER SURVEY C-216-K-393 (GLEN BATES, REV. 1982)

(R4) = RECORD PER SURVEY C-703-K-510 (GANDY, 1984)

(R5) = RECORD PER SURVEY 1465-B (GERALD KINGERY, 2006)

(R6) = RECORD PER PARTITION PLAT 2021-7

(D1) = RECORD PER BARGAIN AND SALE DEED M-2001-1281

(D2) = RECORD PER QUIT CLAIM DEED 2006-18132

10. EQUIPMENT AND PROCEDURES USED:

DUAL FREQUENCY GNSS RECEIVERS

USING REAL TIME KINEMATIC METHODS.

11. "GROSS" AREA FOR EACH PARCEL

INCLUDES LAND LYING WITHIN THE

HIGHWAY/RAILROAD EASEMENT AGREEMENT.

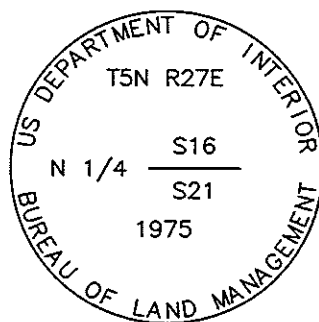
"NET" AREA IS THE ACREAGE NOT ENCUMBERED

BY HIGHWAY RIGHT-OF-WAY.

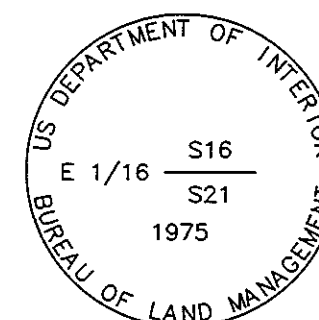
N89°34'13"W 1317.91'(R1)
S89°39'32"W 1317.89'(M)

89°32'54"(C)&(R1)

FND. 3-1/4" BLM BRASS CAP
STAMPED AS SHOWN
FLUSH W/GROUND
AT SOUTH EDGE OF BOG



USCOE
JOHN DAY PROJECT



FND. 3-1/4" BLM BRASS CAP
STAMPED AS SHOWN
FLUSH W/GROUND
±1.0' SW OF FENCE-TEE S-SW-NE
T-POST AND FADED SIGN ±3' N

FND. 4" ALUMINUM CAP
ON CONC REMAINS
DESTROYED W/ T-POST
AND FADED SIGN
STAMPING UNREADABLE

PROPERTY B
5.15 ACRES (GROSS)

PROPERTY 3
PARCEL 1
PARTITION PLAT 2021-7

PROPERTY A
4.26 ACRES (GROSS)

PROPERTY 1: #2

EAST LINE OF BENEFITED
PROPERTY PER DEED M-17057

PROPERTY 1: #1

10' SLOPE EASEMENT AGREEMENT
PER RR564 (M-13133)
SEE ODOT HIGHWAY PLAN 8B-18-20
SEE NARRATIVE OF PARTITION PLAT 2021-7

RECEIVED BY
Morrow County Surveyor

Date: 7-1-2024

Rec'd By: MPK

No.: 2024-2070 C

Folder No.: 2070

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brenton A. Griffin

OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS

RENEWS: 06/30/2025

6/20/2024

DATE:

1" = 60'

SCALE IN FEET REV: 6/14/2024 BAG

RSI ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	GERALD KINGERY	JOB	18923
PROJECT	PROPERTY LINE ADJUSTMENT PORTION OF S.21, T.5N., R.27E., W.M.		
DRN. BY	BAG	SCALE	1" = 60'
APPROVED	BAG	DATE	3/14/24
F. B. NO.	none	ACAD VER	- C3D21
FILE:	18923.dwg	SHEET	1
		OF	2

2070

2070

EXISTING LEGAL DESCRIPTIONS:

PROPERTY 1:

(REFERENCE PARCEL #1 AND #2 OF QUIT CLAIM DEED 2006-18132, RECORDED NOV. 29, 2006)

#1: T5N, R27E, W.M., SECTION 21, BEGINNING AT A POINT ON THE NORTH LINE OF COLUMBIA RIVER HIGHWAY, 40 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE NORTH LINE OF SAID HIGHWAY 100 FEET TO A POINT ON WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTHEASTERLY PARALLEL TO THE NORTH LINE OF COLUMBIA RIVER HIGHWAY AND 100 FEET DISTANT THEREFROM 272 FEET TO SOUTHWEST CORNER BIRCH LAKE ACRES; THENCE SOUTHEASTERLY, PERPENDICULAR TO SAID PARALLEL LINE 100 FEET TO NORTH LINE OF SAID HIGHWAY; THENCE SOUTHWESTERLY ALONG NORTH LINE OF SAID HIGHWAY, 272 FEET TO THE POINT OF BEGINNING.

#2: T5N, R27E, W.M., BLOCK 38E A PORTION DESCRIBED AS FOLLOWS: BEGINNING WHERE THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD INTERSECTS THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21; THENCE NORTH ALONG THE WEST LINE 480 FEET; THENCE NORTH 78°13' EAST 270 FEET, MORE OR LESS; THENCE SOUTH TO NORTH RIGHT-OF-WAY LINE SAID RAILROAD; THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT-OF-WAY TO POINT OF BEGINNING.

PROPERTY 2:

(REFERENCE CORRECTED GENERAL JUDGEMENT OF DEFAULT, RECORDED 8/10/2023 UNDER FILE NO. 2023-53467)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, BEING DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 1,317.50 FEET TO A POINT WHICH LIES 48.50 FEET DISTANT WESTERLY FROM THE EAST LINE OF VACATED LOT 13 OF BIRCH LAKE ACRES; THENCE SOUTH 78°13' WEST, A DISTANCE OF 1,081.07 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BIRCH LAKE ACRES, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO GERALD KINGERY, AS GENERAL PARTNER OF THE KINGERY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 2001-1281, OFFICE OF MORROW COUNTY RECORDS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 78°13' WEST, A DISTANCE OF 23.84 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO GERALD KINGERY, AS GENERAL PARTNER OF THE KINGERY LIMITED PARTNERSHIP BY CORRECTION DEED RECORDED IN DOCUMENT NO. 2006-18132, OFFICE OF MORROW COUNTY RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECOND KINGERY TRACT TO THE NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST LINE OF SAID SECOND KINGERY TRACT TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 74; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY TO THE SOUTHWEST CORNER OF SAID FIRST KINGERY TRACT; THENCE NORTHWESTERLY AND PERPENDICULAR WITH THE CENTERLINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID FIRST KINGERY TRACT, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID BIRCH LAKE ACRES; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BIRCH LAKE ACRES AND ALONG THE WEST LINE OF SAID FIRST KINGERY TRACT, A DISTANCE OF 446.01 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY.

PROPERTY 3:

(REFERENCE PARTITION PLAT 2021-7, RECORDED 3/03/2021 UNDER FILE NO. 2021-48268)

PARCEL 1, PARTITION PLAT 2021-7, ACCORDING TO THE SURVEY THEREOF RECORDED MARCH 3RD, 2021 UNDER FILE NO. 2021-48268, RECORDS OF MORROW COUNTY, OREGON.

RESULTANT LEGAL DESCRIPTIONS:

PROPERTY A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M., MORROW COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER WITH THE NORTHERLY MARGIN OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, NOW ABANDONED, THENCE SOUTH 19°35'16" EAST PERPENDICULAR TO SAID NORTHERLY MARGIN 100.00 FEET TO THE SOUTHERLY MARGIN OF SAID RIGHT-OF-WAY; THENCE NORTH 70°24'44" EAST 267.19 FEET, MORE OR LESS, ALONG SAID SOUTHERLY MARGIN TO THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2021-7, ACCORDING TO THE SURVEY THEREOF RECORDED MARCH 3RD, 2021 UNDER FILE NO. 2021-48268, RECORDS OF MORROW COUNTY, OREGON; THENCE NORTH 19°35'40" WEST 100.00 FEET ALONG THE WEST LINE OF SAID PARCEL 1 TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 0°13'27" WEST 452.21 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID PARCEL 1, SAID NORTHWEST CORNER BEING A POINT ON THE U.S. GOVERNMENT TAKING LINE FOR THE JOHN DAY PROJECT; THENCE SOUTH 77°59'33" WEST 262.43 FEET, MORE OR LESS, ALONG SAID GOVERNMENT TAKING LINE TO THE INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 0°47'34" EAST 487.23 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL 1, PARTITION PLAT 2021-7, ACCORDING TO THE SURVEY THEREOF RECORDED MARCH 3RD, 2021 UNDER FILE NO. 2021-48268, RECORDS OF MORROW COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 0°13'27" EAST 452.21 FEET ALONG THE WEST LINE THEREOF TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 19°35'40" EAST 100.00 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 70°24'20" EAST 86.49 FEET ALONG THE SOUTH LINE OF SAID PARCEL 1; THENCE NORTH 14°05'33" WEST 103.27 FEET; THENCE NORTH 6°51'08" WEST 136.24 FEET; THENCE NORTH 6°05'01" WEST 293.07 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 77°59'33" WEST 45.21 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PROPERTY B:

PARCEL 1, PARTITION PLAT 2021-7, ACCORDING TO THE SURVEY THEREOF RECORDED MARCH 3RD, 2021 UNDER FILE NO. 2021-48268, RECORDS OF MORROW COUNTY, OREGON.

EXCEPT THAT PORTION OF PARCEL 1, PARTITION PLAT 2021-7, ACCORDING TO THE SURVEY THEREOF RECORDED MARCH 3RD, 2021 UNDER FILE NO. 2021-48268, RECORDS OF MORROW COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 0°13'27" EAST 452.21 FEET ALONG THE WEST LINE THEREOF TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 19°35'40" EAST 100.00 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 70°24'20" EAST 86.49 FEET ALONG THE SOUTH LINE OF SAID PARCEL 1; THENCE NORTH 14°05'33" WEST 103.27 FEET; THENCE NORTH 6°51'08" WEST 136.24 FEET; THENCE NORTH 6°05'01" WEST 293.07 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 77°59'33" WEST 45.21 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN THE TAX LOTS AS SHOWN. THIS PROCESS WAS PURSUED PREVIOUSLY BY THE LAND OWNERS BUT WAS UNABLE TO BE COMPLETED DUE TO MORROW COUNTY ASSESSOR REVIEW WHICH CLAIMED THAT THERE WAS A HIATUS BETWEEN THE PROPERTIES. I DO NOT BELIEVE THERE WAS A HIATUS AS THE RECORD DESCRIPTIONS, THOUGH NOT ENTIRELY BOUNDED PROPERLY, APPEAR TO INTEND TO NOT LEAVE ANY GAPS OR OVERLAPS IN DESCRIPTIONS. HOWEVER, A QUIET TITLE ACTION WAS PROCEEDED AND THE KINGERY'S HAVE ACQUIRED THE LAND IN QUESTION.

THE INTENT OF THIS SURVEY IS TO COMPLETE THE DESIRED ADJUSTMENT THAT DENNY EDWARDS BEGAN WITH SURVEY 1465-B WHICH IS NOW A PART OF PARCEL 1 OF PARTITION PLAT 2021-7 TO BE ADJUSTED WITH THE PIECE ACQUIRED BY QUIET TITLE AND TO THE PROPERTY DESCRIBED IN QUIT CLAIM DEED 2006-18132.

TO ACCOUNT FOR THE DIFFERENCES AND INSUFFICIENCIES IN THE PRIOR LEGAL DESCRIPTIONS, NEW LEGAL DESCRIPTIONS ARE PREPARED FOR THE RESULTANT PROPERTIES INVOLVED IN THIS PROPERTY LINE ADJUSTMENT.

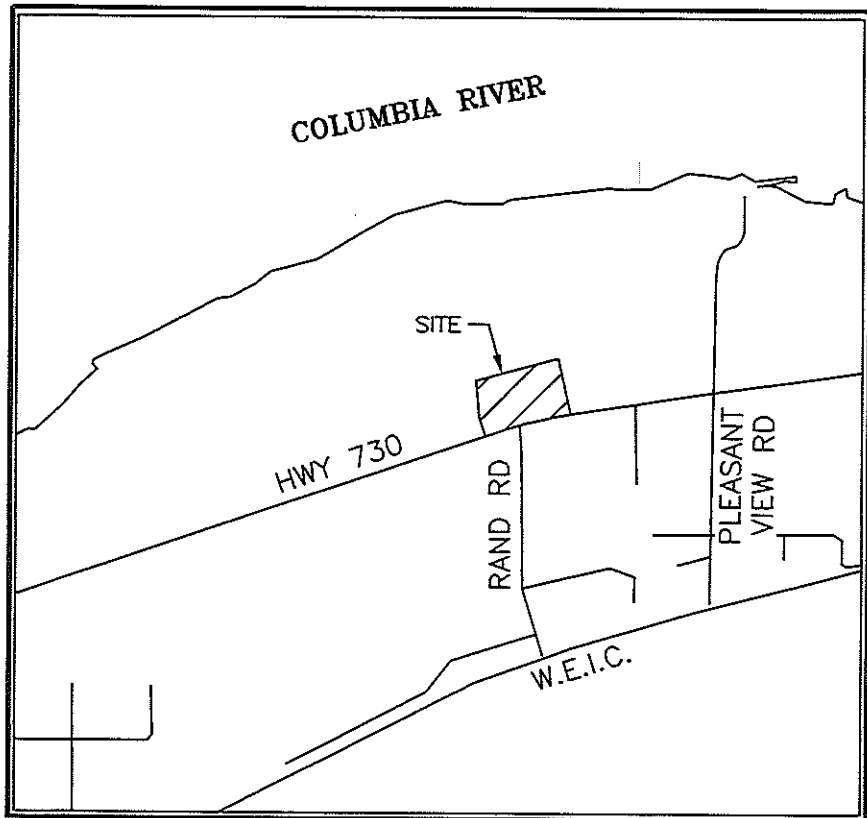
PROPERTY BOUNDARIES ARE AN EXTENSION OF THE BOUNDARIES DETERMINED AND EXPLAINED IN PARTITION PLAT 2021-7 WITH THE ADDITIONAL EXPLANATIONS.

THE NORTH-SOUTH MID SECTION LINE OF SECTION 21 WAS COMPUTED USING RECORD INFORMATION FROM WAYNE HARRIS' SURVEY FOR GLEN BATES IN MORROW COUNTY SURVEY 685.

THE GOVERNMENT TAKING LINE WAS SURVEYED THE SAME AS DESCRIBED IN PARTITION PLAT 2021-7 BY HOLDING THE CORPS CAPS SET BY WENGLER IN MORROW COUNTY SURVEY 229.

PROPERTY 1: #1 CONTAINS A DISCREPANCY IN ITS POINT OF BEGINNING IN WHICH IT DESCRIBES A POINT ON THE NORTH LINE OF THE COLUMBIA RIVER HIGHWAY BEING 40' NORTHEASTERLY OF THE MID SECTION LINE THAT WHEN TURNED AT RIGHT ANGLES WOULD BE 100 FEET TO INTERSECT SAID MID SECTION. IT THEN PROCEEDS TO DESCRIBE A PROPERTY 100' WIDE PARALLEL WITH AND IMMEDIATELY ADJACENT TO THE HIGHWAY. IN MY RESEARCH THIS APPEARS TO BE DESCRIBING THE RAILROAD RIGHT OF WAY AND WAS HELD AS SUCH. I ELECT TO HOLD THE PERPENDICULAR NATURE OF THE DESCRIPTION TO THE INTERSECTION WITH THE MID SECTION LINE OVER THE INITIAL CALL OF 40' NORTHEASTERLY TO REBUILD THIS PROPERTY.

RECORD OF SURVEY
FOR PROPERTY LINE ADJUSTMENT
A PORTION OF THE NE 1/4 OF SECTION 21,
TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M.,
MORROW COUNTY, OREGON



VICINITY MAP
N.T.S.

RECEIVED BY
Morrow County Surveyor

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LAND SURVEYOR

Brenton A. Griffin

OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
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RENEWS: 06/30/2025

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CLIENT		GERALD KINGERY		JOB
				18923
PROJECT		PROPERTY LINE ADJUSTMENT PORTION OF S.21, T.5N., R.27E., W.M.		
DRN. BY	BAG	SCALE	1"= 60'	F. B. NO. none
APPROVED	BAG	DATE	3/14/24	ACAD VER - C3D21
		FILE: 18923.dwg		SHEET 2
				OF 2

REV: 6/14/2024 BAG

2070