RECORD OF SURVEY

LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 23 EAST, W.M., MORROW COUNTY, OR

9012

SURVEY NARRATIVE

THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF RICKY TURNER. THE PURPOSE IS TO IDENTIFY THE COMMON BOUNDARY BETWEEN JAMES P. SULLIVAN PER MORROW COUNTY CIRCUIT COURT CASE AND QUIET TITLE JUDGMENT NO. 96–CV–089, AND RICKY & JENNIFER TURNER PER DOCUMENT NUMBER 2019–45358. THE SUBJECT PROPERTY IS LOCATED WITHIN MARVEL'S ADDITION TO THE TOWN OF DOUGLAS.

96–CV–089 RESOLVED A TITLE DISPUTE BETWEEN GRIFFITH (PLAINTIFF) AND SULLIVAN (DEFENDANT). THE JUDGMENT WAS AWARDED TO GRIFFITH AND INCLUDES A PROPERTY DESCRIPTION WITH DIRECT REFERENCE TO AN EXHIBIT MAP WHICH IS A COPY OF THE TAX ASSESSMENT MAP FROM THAT TIME FRAME. ACCORDING TO THE MAP, THE LOTS WITHIN MARVEL'S ADDITION WERE DRAWN FROM 1 TO 5, SOUTH TO NORTH AND THE LEGAL DESCRIPTIONS THEREIN WERE BASED ON THIS MAP. THE ACTUAL PLAT OF MARVEL'S ADDITION CLEARLY SHOWS THE LOTS DRAWN FROM 1 TO 5, NORTH TO SOUTH. IN OTHER WORDS, THE LOTTING WAS REVERSED ON THE TAX MAP USED FOR DESCRIPTION CREATION ON 96–CV–089. CURRENT ASSESSMENT MAPS HAVE LOTS/BLOCKS AND OWNERSHIP IDENTIFIED CORRECTLY AND SUBSEQUENT DEED 2019–45358 ALSO CONTAINS THE CORRECT LOT/BLOCK REFERENCES. REGARDLESS OF THE ERROR IN 96–CV–089, THE ACTUAL LAND SUBJECT TO THE VARYING DESCRIPTIONS REMAINS THE SAME. THE LOTTING FROM 96–CV–089 IS IDENTIFIED HEREON BY REFERENCE ( )C. SULLIVAN RETAINED HIS OWNERSHIP OVER THAT PORTION OF MARVEL'S ADDITION NOT GRANTED TO GRIFFITH BY 96–CV–089. GRIFFITH THEN SOLD HIS PORTION TO TURNER UNDER 2019–45358 (SEE TRACT 15).

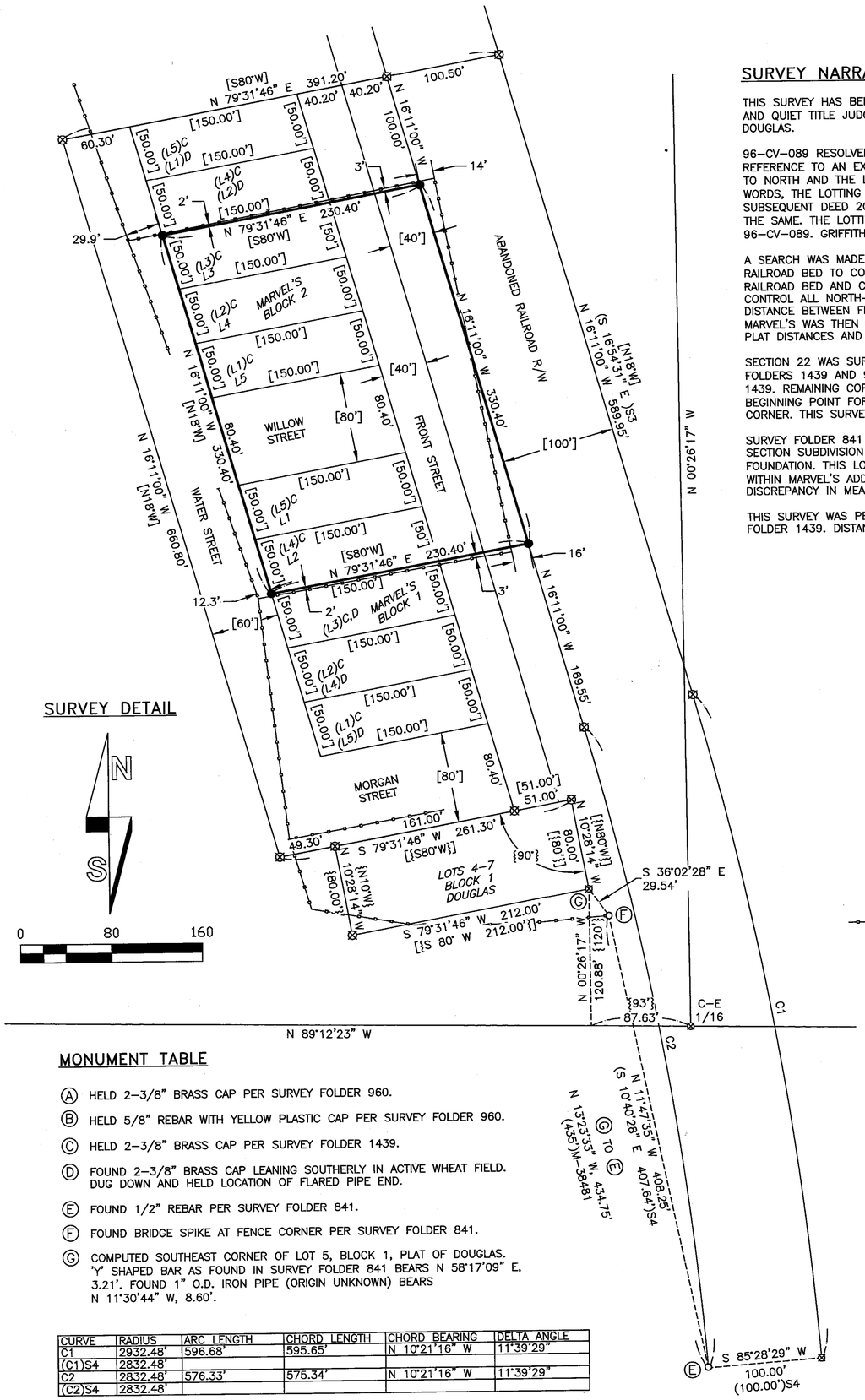
A SEARCH WAS MADE FOR ANY MONUMENTATION EXISTING WITHIN MARVEL'S ADDITION BUT NOTHING WAS FOUND. I HELD THE MEASURED LOCATION OF ALL OCCUPATION LINES AND EVIDENCE OF THE OLD RAILROAD BED TO CONTROL THE BOUNDARY MAPPED HEREON. BEING THAT MARVEL'S WAS PLATTED PARALLEL TO THE RAILROAD RIGHT–OF–WAY, I HELD VISIBLE EVIDENCE OF THE CENTER OF THE OLD RAILROAD BED AND CREATED A TANGENT CURVE BY HOLDING THE FOUND 1/2" REBAR AND CURVE RADIUS FROM SURVEY FOLDER 841 (WHICH WAS BASED ON ACTUAL TRACK LOCATIONS). THIS WAS USED TO CONTROL ALL NORTH–SOUTH BEARINGS WITHIN THE DIVISION. I THEN HELD THE AVERAGE BEARING OF EAST–WEST FENCE LINES FOUND WITHIN THE DIVISION AND POSITIONED RECORD PLAT DATA BY AVERAGE DISTANCE BETWEEN FENCES EXISTING NEAR THE NORTH LINES OF LOT 3, BLOCK 1, AND LOT 3, BLOCK 2. THIS WAS USED TO CONTROL ALL EAST–WEST BEARINGS WITHIN THE DIVISION. THE REMAINDER OF MARVEL'S WAS THEN CALCULATED USING RECORD PLAT DISTANCES. LOTS 4–7 OF BLOCK 1, PLAT OF DOUGLAS WERE COMPUTED BY HOLDING THE EAST–WEST BEARING OF MARVEL'S AND APPLYING RECORD PLAT DISTANCES AND INTERIOR ANGLES REPORTED ON THE PLAT OF DOUGLAS.

SECTION 22 WAS SURVEYED AND SUBDIVIDED UNDER SURVEY FOLDER 1439 (S1) AND HAS BEEN HELD FOR RESOLUTION MAPPED HEREON. I FOUND AND HELD CONTROLLING MONUMENTS PER SURVEY FOLDERS 1439 AND 960 AND COMPUTED THE NORTHEAST CORNER OF SECTION 22 BY DISTANCE–DISTANCE INTERSECTION FROM MONUMENTS 'C' AND 'D', PERPETUATING THE WORK DONE IN SURVEY FOLDER 1439. REMAINING CORNERS WERE COMPUTED PER THE 2009 MANUAL OF SURVEYING INSTRUCTIONS. THE C–E 1/16 CORNER WAS COMPUTED AND SHOWN FOR REFERENCE AS THIS CORNER WAS THE BEGINNING POINT FOR THE PLAT OF DOUGLAS. THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, PER TOWN OF DOUGLAS IS REPORTED TO BE 93 FEET WEST AND 120 FEET NORTH OF THE C–E 1/16 CORNER. THIS SURVEY MEASURES 87.63 FEET WEST AND 120.88 FEET NORTH RESPECTIVELY.

SURVEY FOLDER 841 COMPUTED THE C–E 1/16 CORNER APPROXIMATELY USING RECORD GLO DIMENSIONS. THIS REPORTED LOCATION BEARS S 51°36'17" E, 27.33' FROM THAT DETERMINED BY TRUE SECTION SUBDIVISION AS MAPPED HERON. THIS SURVEY ALSO HELD AN EXISTING FENCE CORNER AS THE SOUTHEAST CORNER LOT 5, BLOCK 1 OF DOUGLAS BASED UPON THE LOCATION OF AN HOLD HOME FOUNDATION. THIS LOCATION IS NOTED HEREON AS MONUMENT 'F' AND WAS NOT HELD. THE FENCE MEANDERS AS IT TRAVELS WESTERLY AND DOES NOT MATCH THE OTHER OCCUPATIONAL EVIDENCE FOUND WITHIN MARVEL'S ADDITION. IT SHOULD ALSO BE NOTED THAT BY HOLDING THE SOUTHEAST CORNER OF LOT 5, BLOCK 1 AS MAPPED HEREON OVER THE FENCE CORNER FROM FOLDER 841, MUCH OF THE DISCREPANCY IN MEASURED VS RECORD DEED DISTANCES AS REPORTED IN SAID SURVEY IS ELIMINATED.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22 PER SURVEY FOLDER 1439. DISTANCES ARE GROUND, INTERNATIONAL FEET.

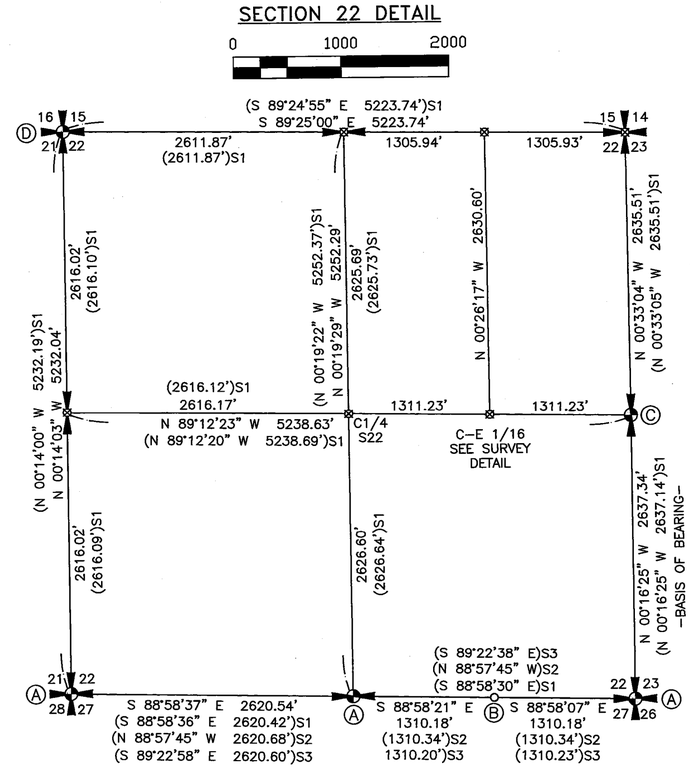
SURVEY DETAIL



LEGEND

- HELD SECTION OR QUARTER SECTION CORNER AS NOTED.
- E1/16 CORNER S22/S27. HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 960.
- SET 5/8"X30" STEEL REBAR WITH PINK PLASTIC CAP MARKED "KENNY LS 89374".
- CALCULATED POSITION ONLY. NOTHING FOUND/SET UNLESS NOTED OTHERWISE.
- ( )# RECORD DATA REFERENCE. SEE TABLE FOR CORRESPONDING RECORD.
- [ ] RECORD DATA PER THE PLAT OF MARVEL'S ADDITION TO THE TOWN OF DOUGLAS.
- { } RECORD DATA PER THE PLAT OF DOUGLAS.
- EXISTING FENCE LINE.

SECTION 22 DETAIL



MONUMENT TABLE

- (A) HELD 2–3/8" BRASS CAP PER SURVEY FOLDER 960.
- (B) HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 960.
- (C) HELD 2–3/8" BRASS CAP PER SURVEY FOLDER 1439.
- (D) FOUND 2–3/8" BRASS CAP LEANING SOUTHERLY IN ACTIVE WHEAT FIELD. DUG DOWN AND HELD LOCATION OF FLARED PIPE END.
- (E) FOUND 1/2" REBAR PER SURVEY FOLDER 841.
- (F) FOUND BRIDGE SPIKE AT FENCE CORNER PER SURVEY FOLDER 841.
- (G) COMPUTED SOUTHEAST CORNER OF LOT 5, BLOCK 1, PLAT OF DOUGLAS. 'Y' SHAPED BAR AS FOUND IN SURVEY FOLDER 841 BEARS N 58°17'09" E, 3.21'. FOUND 1" O.D. IRON PIPE (ORIGIN UNKNOWN) BEARS N 11°30'44" W, 8.60'.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2932.48'	596.68'	595.65'	N 10°21'16" W	11°39'29"
(C1)S4	2832.48'				
C2	2832.48'	576.33'	575.34'	N 10°21'16" W	11°39'29"
(C2)S4	2832.48'				

RECORDS OF REFERENCE

S1: SURVEY FOLDER 1439, DATED 5–20–2005.
S2: SURVEY FOLDER 960, DATED 8–17–1998.
S3: SURVEY FOLDER 2067, DATED 4–22–2024.
S4: SURVEY FOLDER 841, DATED 12–1–1992.
C: CIRCUIT COURT CASE NO. 96–CV–089 (DEFAULT JUDGMENT QUIETING TITLE)
D: DOCUMENT NO. 2019–45358, RECORDED 10–31–2019.

RECEIVED BY
Morrow County Surveyor
Date: 7-25-2025
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PROFESSIONAL LAND SURVEYOR
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MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6–30–27

KENNY LAND SURVEYING
P.O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 23 EAST, W.M, MORROW COUNTY, OR.

CLIENT: RICKY TURNER

PROJECT: 240501 | DATE: JUNE 5, 2025 | SHEET 1 OF 1

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