

PROPERTY LINE ADJUSTMENT

LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.,
CITY OF BOARDMAN, MORROW COUNTY, OREGON

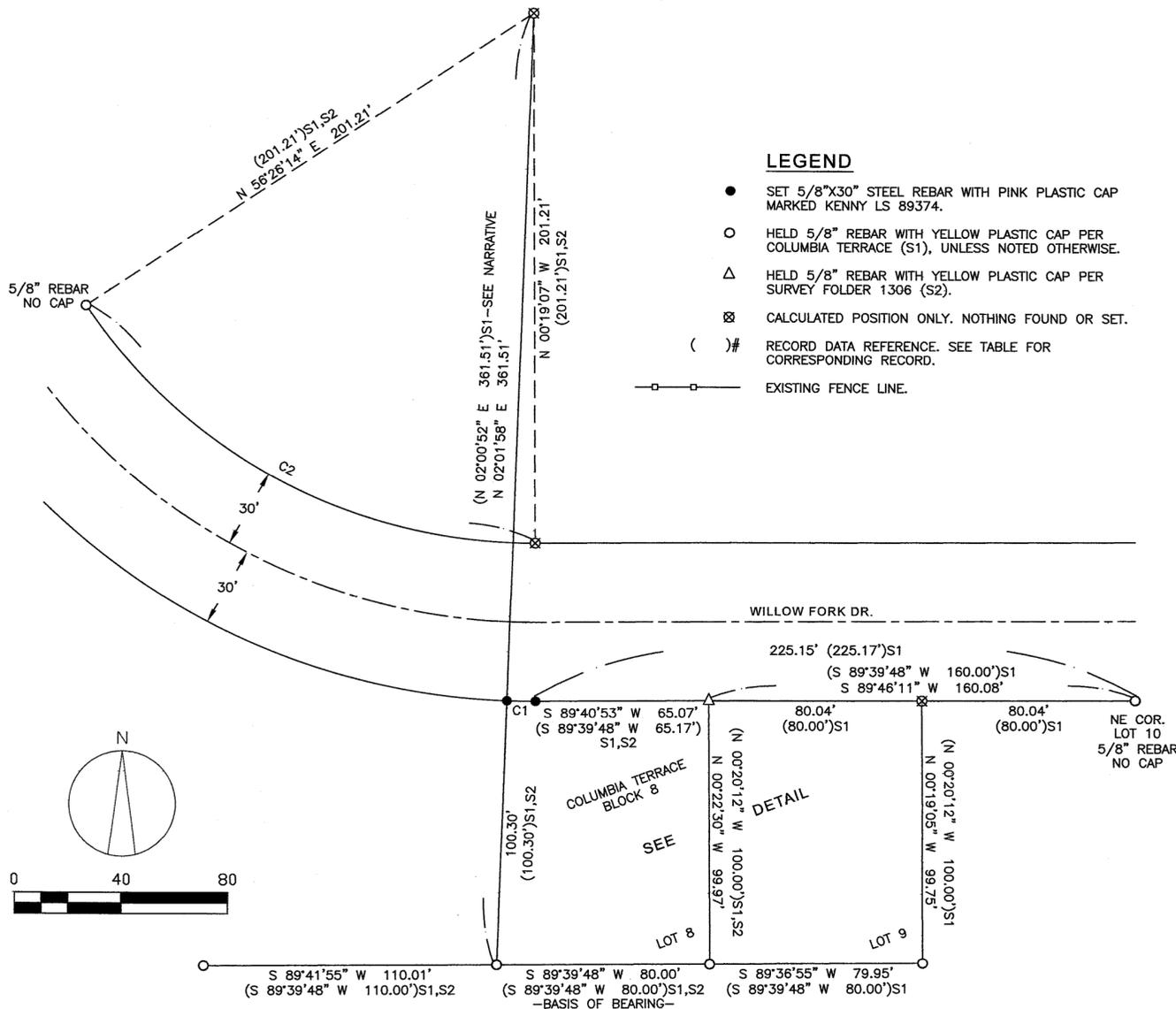
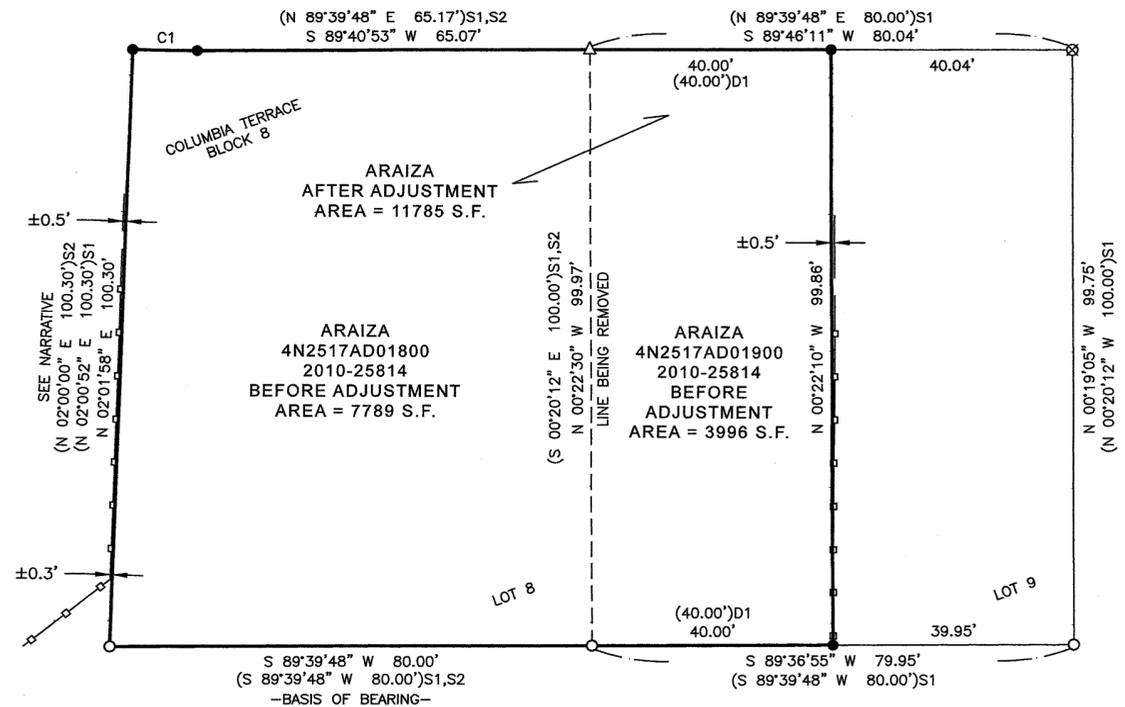
SURVEY NARRATIVE

THIS SURVEY IS BEING PERFORMED AT THE REQUEST OF ANGELICA ARAIZA. THE PURPOSE IS TO REMOVE THE LOT LINE BETWEEN LOTS 8 & 9, BLOCK 8, COLUMBIA TERRACE ADDITION, COMBINING TAX LOTS 1800 & 1900 SO THAT A NEW HOME CAN BE BUILT.

A SHORT HISTORY OF TAX LOTS 1800 AND 1900 IS AS FOLLOWS: LAST NAME "NEWELL" OBTAINED LOT 8 UNDER M-47368 ON 2-22-1996. LAST NAME "GERTLAR" OBTAINED LOTS 9 AND 10 UNDER M-48944 ON 9-9-1996. 2 MINUTES LATER GERTLAR THEN CONVEYED TO NEWELL THE WEST 40.00 FEET OF LOT 9 UNDER M-48945 ON 9-9-1996. THE TWO TAX LOTS HAVE SINCE BEEN CONVEYED TOGETHER AS FOLLOWS: NEWELL TO LAST NAME "RADIE" UNDER 2004-11034 ON 5-24-2004 AND RADIE TO LAST NAME "ARAIZA" UNDER 2010-25814 ON 4-12-2010. THE FORMER BEING THE CURRENT VESTING DEED. THE ORIGINAL CONVEYANCE OF THE WEST 40.00 FEET OF LOT 9 WAS NOT COMPLETED UNDER A FORMAL PROPERTY LINE ADJUSTMENT PROCESS APPROVED BY THE CITY OF BOARDMAN; THEREFORE, THE PURPOSE OF THIS ADJUSTMENT IS OFFICIALLY REMOVE THE EAST LINE OF LOT 8 AND COMBINE THE TWO TRACTS THROUGH A CITY OF BOARDMAN PLANNING ACTION.

ALL FOUND MONUMENTS NOTED HAVE BEEN HELD FOR THE BOUNDARY RESOLUTION MAPPED HEREON. THE NORTHWEST CORNER OF LOT 8 WAS COMPUTED PER THE PLAT OF COLUMBIA TERRACE BY HOLDING THE SOUTHWEST CORNER OF LOT 8 AND THE POINT OF TANGENCY ALONG THE EASTERLY MARGIN OF WILLOW FORK DR., APPLYING THE RECORD RADIAL DISTANCE FROM BOTH TO COMPUTE THE RADIUS POINT OF THE CIRCULAR CURVE OF WILLOW FORK DR. THE NORTHWEST CORNER WAS THEN COMPUTED ON THE RADIAL LINE AT RECORD DISTANCE FROM THE SOUTHWEST CORNER, PER THE PLAT. THE PLAT OF COLUMBIA TERRACE OMITTED THE TRUE BEARING OF THIS LINE, REPORTING ONLY A PARTIAL BEARING OF N 02°00'. THE TRUE BEARING WAS COMPUTED FROM PLAT DATA AND IS REPORTED HEREON AS N 02°00'52" E. SURVEY FOLDER 1306 UTILIZED A BEARING OF N 02°00'00" E WHEN RE-SETTING THE MISSING NW CORNER OF LOT 8. NO EXPLANATION WAS PROVIDED AS TO HOW THIS BEARING WAS DETERMINED; THEREFORE, I HELD THE AFOREMENTIONED RADIAL LINE OVER THAT METHOD REPORTED IN SURVEY FOLDER 1306. I THEN COMPUTED THE POINT OF CURVATURE ALONG THE NORTH LINE OF LOT 8 (SOUTHERLY MARGIN OF WILLOW FORK DR.) USING RECORD CURVE DATA REPORTED ON THE PLAT OF COLUMBIA TERRACE. THE RESULT FITS WITHIN 0.02' OF THE PLAT CORNER FOUND AT THE NORTHEAST CORNER OF LOT 10. REMAINING BOUNDARY CORNERS ESTABLISHED HEREON WERE COMPUTED PER THE RECORD DEED DESCRIPTIONS.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE SOUTH BOUNDARY OF LOT 8, BLOCK 8 PER COLUMBIA TERRACE. DISTANCES ARE GROUND, INTERNATIONAL FEET



LEGEND

- SET 5/8"X30" STEEL REBAR WITH PINK PLASTIC CAP MARKED KENNY LS 89374.
- HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER COLUMBIA TERRACE (S1), UNLESS NOTED OTHERWISE.
- △ HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY FOLDER 1306 (S2).
- ⊠ CALCULATED POSITION ONLY. NOTHING FOUND OR SET.
- ()# RECORD DATA REFERENCE. SEE TABLE FOR CORRESPONDING RECORD.
- — — EXISTING FENCE LINE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	261.21	10.72	10.72	S 89°08'35" E	2°21'05"
C1(S1)	261.21	10.72			2°21'05"
C1(S2)	261.21	10.74	10.74	S 89°09'30" E	2°21'24"
C2	201.21	199.31	191.26	S 61°56'27" E	56°45'21"
C2(S1)	201.21	199.37			56°46'15"

RECORDS OF REFERENCE

- S1: PLAT OF COLUMBIA TERRACE ADDITION TO BOARDMAN, RECORDED 10-8-1976 UNDER FILE NO. 115715, MORROW COUNTY CLERK RECORDS.
- S2: SURVEY FOLDER 1306, MORROW COUNTY SURVEY RECORDS, DATED 3-7-1995.
- D1: M-48945, RECORDED 9-9-1996, MORROW COUNTY CLERK RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-27

KENNY LAND SURVEYING

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

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LOT 8 & A PORTION OF LOT 9, BLOCK 8, COLUMBIA TERRACE
LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., BOARDMAN, MORROW COUNTY, OR.
CLIENT: FLORENCIO & ANGELICA ARAIZA

PROJECT: 2557

DATE: AUGUST 29, 2025

SHEET 1 OF 1

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