

MORROW COUNTY SURVEYOR

County Surveyor's Note – Folder # 2129

This map is being recorded in the Morrow County Survey Records Database as a public service.

The map depicts a property line adjustment survey completed within Morrow County, dated February 1, 1999. Survey monuments were set as part of this survey but an official map has not been recorded.

This survey may not comply with the current requirements of ORS 92 and ORS 209.



Matthew Patrick Kenny
Morrow County surveyor

3/27/2026

Date

NEW LEGAL DESCRIPTION

Ken Matlack Parcel

That portion of the Northwest Quarter of the Southeast Quarter of Section 19, Township 5 North, Range 27 East of the Willamette Meridian, Morrow County, Oregon, described as follows:

Commencing at the southeast corner of the southwest quarter of the southeast quarter of said section; Thence N00°01'48"W, 1324.72 feet along the East line of said quarter to a 5/8" diameter rebar and cap stamped 'Edwards' at the southeast corner of the northwest quarter of said southeast quarter; Thence continuing N00°01'48"W, 355.07 feet to the Northerly right of way of the abandoned Union Pacific Railroad; Thence S76°04'33"W, 678.00 feet along said right of way to the TRUE POINT OF BEGINNING; Thence continuing S76°04'33"W, 150.00 feet; Thence N00°01'48"W, 358.58 to the U.S. Corps of Engineers project Boundary as described in book 70, page 19, Morrow County deed records; Thence N84°56'44"E, 146.17 feet along said boundary; Thence S00°01'48"E, 335.36 feet to the TRUE POINT OF BEGINNING.

Contains 1.160 acres.

NEW LEGAL DESCRIPTION

John Effenbach Parcel '1'

That portion of the Northwest Quarter of the Southeast Quarter of Section 19, Township 5 North, Range 27 East of the Willamette Meridian, Morrow County, Oregon, described as follows:

Commencing at the southeast corner of the southwest quarter of the southeast quarter of said section; Thence N00°01'48"W, 1324.72 feet along the East line of said quarter to a 5/8" diameter rebar and cap stamped 'Edwards' at the southeast corner of the northwest quarter of said southeast quarter; Thence continuing N00°01'48"W, 355.07 feet to the Northerly right of way of the abandoned Union Pacific Railroad; Thence S76°04'33"W, 490.01 feet along said right of way to the TRUE POINT OF BEGINNING; Thence continuing S76°04'33"W, 187.99 feet; Thence N00°01'48"W, 335.36 to the U.S. Corps of Engineers project Boundary as described in book 70, page 19, Morrow County deed records; Thence N84°56'44"E, 61.70 feet along said boundary to a U.S. Corps of Engineers monument stamped GTL 3203-1; Thence S83°30'12"E, 121.82 feet along said boundary; Thence S00°01'48"E, 281.78 feet to the TRUE POINT OF BEGINNING.

Contains 1.310 acres.

NEW LEGAL DESCRIPTION

John Effenbach Parcel '2'

That portion of the Northwest Quarter of the Southeast Quarter of Section 19, Township 5 North, Range 27 East of the Willamette Meridian, Morrow County, Oregon, described as follows:

Commencing at the southeast corner of the southwest quarter of the southeast quarter of said section; Thence N00°01'48"W, 1324.72 feet along the East line of said quarter to a 5/8" diameter rebar and cap stamped 'Edwards' at the southeast corner of the northwest quarter of said southeast quarter; Thence continuing N00°01'48"W, 355.07 feet to the Northerly right of way of the abandoned Union Pacific Railroad; Thence S76°04'33"W, 302.01 feet along said right of way to the TRUE POINT OF BEGINNING; Thence continuing S76°04'33"W, 188.00 feet; Thence N00°01'48"W, 281.78 to the U.S. Corps of Engineers project Boundary as described in book 70, page 19, Morrow County deed records; Thence S83°30'12"E, 134.31 feet along said boundary; Thence S12°31'36"E, 226.74 feet to the TRUE POINT OF BEGINNING.

Contains 0.921 acres.

RECORD SURVEY

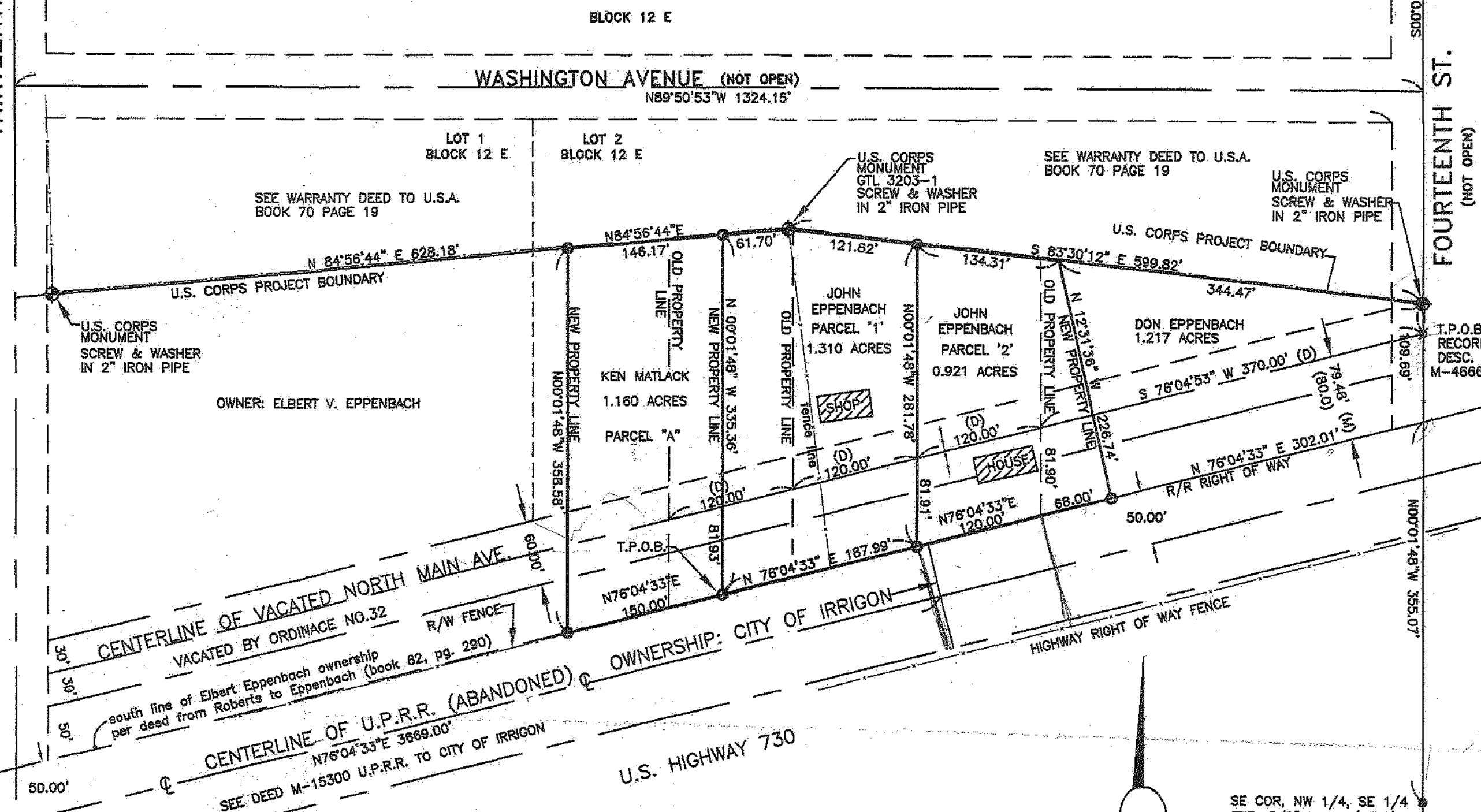
IN THE NW 1/4, SE 1/4 SEC. 19
T.5N., R.27E., W.M., MORROW COUNTY, OREGON

RECEIVED BY
Morrow County Surveyor
Date: 3/27/2026
Rec'd By: MJK
No.: 2026-2129C
Folder No.: 2129

NW COR. NE 1/4, SE 1/4
(NOT FOUND)
COMPUTED FROM
TAMBLYN'S PLAT

THIRTEENTH ST.

FOURTEENTH ST.
(NOT OPEN)



SURVEYOR'S NARRATIVE

This survey was performed in February, 1999 at the request of Ken Matlack and John Effenbach. The purpose of the survey was to adjust and monument the boundaries of the parcels shown and to provide new legal descriptions which accurately reflect the intent of the original deeds from Elbert Effenbach, who was the original owner of Lots 1 & 2, Block 12E and the 80 foot wide strip lying southerly of and adjacent to said Block 12E. (see Warranty deed from Roberts to Effenbach, Book 62 pg. 290 of deed records).

Elbert Effenbach deeded portions the original parcel to his sons, Don Effenbach, (see M-7816) and John Effenbach (see M-11937 & M-46737) and to Ken Matlack (see M-46860). When the descriptions for these deeds were written, they did not include any portion of vacated North Main or any portion of the 80 foot strip, which was part of the original ownership. It is clear from the occupation lines that all of the parties assumed that the existing railroad right of way fence was the southerly boundary of these parcels.

Additionally, the occupation line between the Don Effenbach and John Effenbach is approximately 68 feet east of the deed line and cuts off the driveway and a storage shed on John's east boundary. Consequently, the new property line will be the existing hedge row which physically separates these parcels. New legal descriptions are being provided for all of the parcels so that correction deeds can be recorded.

The bearing base for this survey was derived from the west line of 11th. Street as shown on the Plat of Clarke Addition to the City of Irrigon, recorded as survey M-54240. The boundary control is based on found monuments along 14th. street, the U.S. Corps monuments on the Government Taking line, and record data from Tamblyn's Plat of section 19, (Co. survey file C-1006-E). The alignment of the abandoned railroad was computed from record dimensions from Tamblyn's Plat. The centerline of North Main was established from found pins from Minge's survey for Haney (Co. survey file B-883-E). This survey was performed with a two person crew using a Sokkia Set 3-b total station. Closed traverse and radial survey methods were used in the performance of this survey.

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 1999, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DATE

OREGON
JUNE 30, 1997
GARY B. WAGNER
02817LS

RENEWS 6/30/00

REFERENCE MATERIAL

DEED TO U.S.A. FILED IN BOOK 70, PAGE 19
DEED RECORDS M-46860, M15300, M11937, M-11938
M-7816, M46737
TAMBLYN'S PLAT OF SECTION 19

SE COR, SW 1/4, SE 1/4
FND. 5/8" REBAR (HELD)
1.5' BELOW GROUND
(UNKNOWN ORIGIN)

REV: REV#

NOTES:

1. BASIS OF BEARING IS THE WEST LINE OF 11th. STREET AS SHOWN ON THE PLAT OF 'CLARKS' ADDITION ACCORDING TO THE PLAT THEREOF RECORDED
2. (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED DESCRIPTION
3. (C) = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'.
4. (M) = DENOTES FOUND MONUMENT AS NOTED.

GRAPHIC SCALE



30°39" PLAT ANGLE
FROM TAMBLYN'S PLAT

SW COR. SECTION 19
FND. "PK" NAIL

12 FND. 2-1/2" ALUM. CAP
30 STAMPED 'EDWARDS' PLS 933

RSI ROGERS
SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR. 97838
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FAX: (541) 567-6757

CLIENT	KENNETH MATLACK	JOB NO.	OR0499
PROJECT	BLOCK 12E. TAMBLYN'S PLAT RECORD SURVEY		
DRAWN BY: GBW	SCALE: 1"= 100'	F. B. NO.: OR011	SHEET 1
APPROVED: GBW	DATE: 02/01/99	VERSION- ACAD14	OF 1
		FILE: OR0499	

2129