

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT

Township 4 North, Range 25, East, W.M. Section 17
Southeast 1/4 of Northwest 1/4
City of Boardman, Morrow County, Oregon
Tax Map 4N 25 17BD, Tax Lots 1100, & 10500

For:

Sergio Navarro
736 SW Mt. Adams Avenue
Boardman, Oregon 97818

Deed: 2020-47411, Filed on 10-21-2020

RECORD SURVEYS:

R1 - Plat of Hillview Estates
R2 - Plat of Hillview Estates No. 2

NARRATIVE:

The purpose of this survey was a Property Line Adjustment (PLA) by removing the boundaries between Tax Lots 1100 & 10500.

I established these Lots by the monuments found along SW Mt. Adams Avenue as shown. My Bearing Base was that of the Original Plat of Hillview Estate based on the the found monuments. SW Russell Avenue is not developed and access is difficult to the lots along this platted street. The resulting Tax Lot at the completion of this PLA is merely the exterior boundaries of the combined Lots with the dividing line separating them removed.

This survey was completed with a Trimble GPS RTK Total Station.

Navarro :Deed 2020-47411 (ACQUIRING TRACT)

4N25E17BD, Tax Lot 1100

Real Property in the County of Morrow, State of Oregon, described as follows:

Lot 11, Block 1, Hillview Estates, in the City of Boardman, County of Morrow, and State of Oregon.

Navarro :Deed 2020-47411 (CONVEYED TRACT)

4N25E17BD, Tax Lot 10500

Real Property in the County of Morrow, State of Oregon, described as follows:

That portion of Lot 16, Block 5, Hillview Estates No. 2, in the City of Boardman, County of Morrow, and State of Oregon described as follows:

Beginning at the Easterly corner of said Lot 16 and running; thence South 39° 50' 55" West along the Southeasterly line of said Lot 16 a distance of 32.00 feet; thence North 34° 04' 03" West a distance of 113.27 feet to a point on the Northwestern line of said Lot 16; thence along a 205.00 foot radius curve to the left 21.29 feet (the chord of which bears North 53° 45' 02" East 21.28 feet) to the most Northerly corner of said Lot 16; thence South 39° 13' 15" East along the Northeasterly line of said Lot 16 a distance of 105.64 feet to the Point of Beginning.

ALSO Lot 15, Block 5, Hillview Estates No. 2, in the City of Boardman, County of Morrow, and State of Oregon.

EXCEPTING THEREFROM that portion of said Lot 15 described as follows:

Beginning at the most Easterly corner of said Lot 15, and running; thence South 39° 50' 55" West along the Southeasterly line of said Lot 15 a distance of 47.00 feet; thence North 43° 55' 30" West a distance of 100.59 feet to a 5/8" rebar which is the point of curve to tangent on the Northwestern line of said Lot 15; thence North 39° 50' 55" East along said Northwestern line 39.09 feet to the most Northerly corner of said Lot 15; thence South 50° 09' 05" East along the Northeasterly line of said Lot 15 a distance of 100.00 feet to the Point of Beginning.

Navarro :SINGLE RESULTING TRACT

4N25E17BD, Tax Lot 1100

Real Property in the County of Morrow, State of Oregon, described as follows:

Lots 11 Block 1, Hillview Estates, in the City of Boardman, County of Morrow, and State of Oregon.

IN ADDITION TO That portion of Lot 16, Block 5, Hillview Estates No. 2, in the City of Boardman, County of Morrow, and State of Oregon described as follows:

Beginning at the Easterly corner of said Lot 16 and running; thence South 39° 50' 55" West along the Southeasterly line of said Lot 16 a distance of 32.00 feet; thence North 34° 04' 03" West a distance of 113.27 feet to a point on the Northwestern line of said Lot 16; thence along a 205.00 foot radius curve to the left 21.29 feet (the chord of which bears North 53° 45' 02" East 21.28 feet) to the most Northerly corner of said Lot 16; thence South 39° 13' 15" East along the Northeasterly line of said Lot 16 a distance of 105.64 feet to the Point of Beginning.

ALSO Lot 15, Block 5, Hillview Estates No. 2, in the City of Boardman, County of Morrow, and State of Oregon.

EXCEPTING THEREFROM that portion of said Lot 15 described as follows:

Beginning at the most Easterly corner of said Lot 15, and running; thence South 39° 50' 55" West along the Southeasterly line of said Lot 15 a distance of 47.00 feet; thence North 43° 55' 30" West a distance of 100.59 feet to a 5/8" rebar which is the point of curve to tangent on the Northwestern line of said Lot 15; thence North 39° 50' 55" East along said Northwestern line 39.09 feet to the most Northerly corner of said Lot 15; thence South 50° 09' 05" East along the Northeasterly line of said Lot 15 a distance of 100.00 feet to the Point of Beginning.

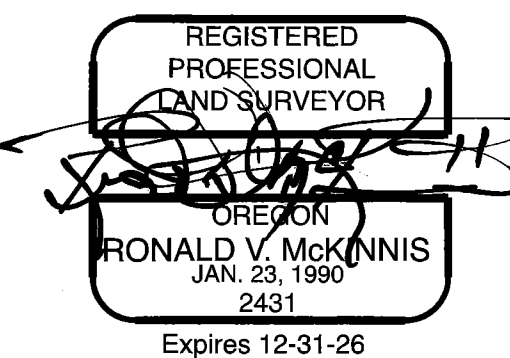
Monuments Found Or Set:

- M1 - Found 1/2" Rebar W/ No Cap, from R1
- M2 - Found 1/2" Rebar W/ No Cap, from R1
- Bent, 0.45' North of Actual Corner
- M3 - Set 5/8" Rebar W/ Plastic Cap, PLS 2431
- 1.3' Inside Fence Line
- M4 - Set 5/8" Rebar W/ Plastic Cap, PLS 2431
- Pin Falls Inside Wood Fence Post
- Set N 39° 50' 55" E 0.70' From Actual Corner
- M5 - Set 5/8" Rebar W/ Plastic Cap, PLS 2431
- 3.0' East & 0.1' South of Fence Corner
- M6 - Set 5/8" Rebar W/ Plastic Cap, PLS 2431
- 11.7' North & 4.8' East of Fence Corner

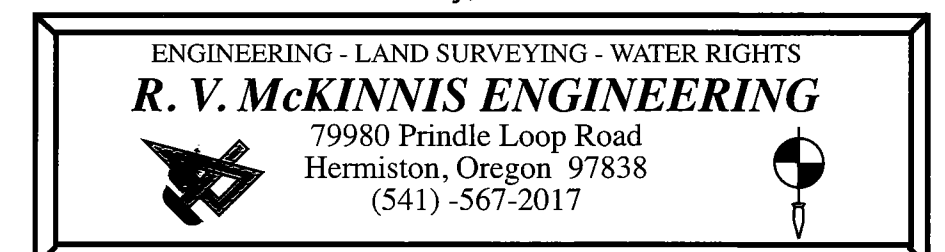
LEGEND

- Found Monuments - as Noted
- Set 5/8" X 30" Iron Rebar W/ Yellow Plastic Cap, Stamped - P.L.S. #2431
- ⊗ Calculated Point - Not Set
- Street Center Line
- PLA, Property Boundary
- Original Lot Line
- Found Fence Line
- [000] Record, Per Plat, Hillview Estates Or Hillview Estates No. 2
- (000) Record, Per Individual Deeds

RECEIVED BY
Morrow County Surveyor
Date 9-2-2026
Rec'd By MPK
No. 2026-2142C
Folder No. 2142



SCALE 1" = 30 Ft.
February, 2026



Rev. 06-05-26

2142

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