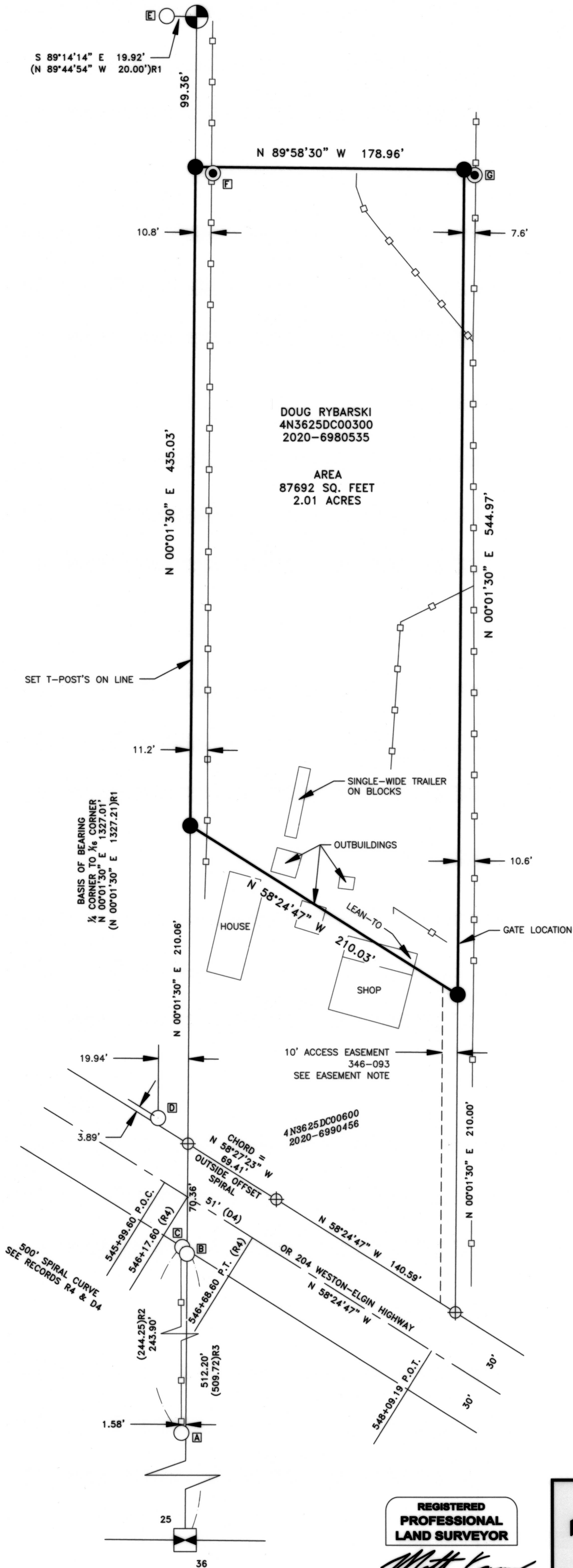


# RECORD OF SURVEY



SEE SHEET 2 FOR NARRATIVE

### RECORDS OF REFERENCE

- R1: PARTITION PLAT NO. 1994-31 BY WILLIAM WELLS, FILED SEPTEMBER 1994 UNDER INSTRUMENT NUMBER 94-199167.
- R2: RECORD OF SURVEY 84-030-B BY DAVID KRUMBEIN, FILED APRIL 1984, UMATILLA COUNTY SURVEY RECORDS.
- R3: RECORD OF SURVEY 15-111-B BY JASON WELLS, FILED NOVEMBER, 2015, UMATILLA COUNTY SURVEY RECORDS.
- R4: HIGHWAY MAP 5B-35-7, WESTON-ELGIN HIGHWAY, WESTON MTN.-UNION COUNTY LINE SECTION.
- D1: WHITNEY, ADKINS & COALWELL TO RYBARSKI, FILED MARCH 16, 2020 UNDER INSTRUMENT NUMBER 2020-6980535.
- D2: BUNCH TO HACKLER, FILED NOVEMBER 14, 1973 UNDER BOOK 332, PAGE 649, OFFICE OF COUNTY RECORDS.
- D3: CARRELL TO HACKLER, FILED FEBRUARY 6, 1968 UNDER BOOK 292, PAGE 578, OFFICE OF COUNTY RECORDS.
- D4: WARRANTY DEED; JONES & O'HARRA TO STATE OF OREGON - BOOK 170, PAGE 569, OFFICE OF COUNTY RECORDS.

### EASEMENT NOTE

THE ACCESS EASEMENT PER BOOK 346, PAGE 93 IS NOT LOCATABLE WITH CERTAINTY. THE EASEMENT LOCATION WAS DETERMINED BY ANALYSIS OF DESCRIPTION INTENT COMBINED WITH THE GATE LOCATION, EXISTING HIGHWAY ACCESS POINTS AND TERRAIN.

### MONUMENT TABLE

- A FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP (R2) 1.58' WESTERLY (PERPENDICULAR) OF SECTION LINE.
- B FOUND 5/8" REBAR WITH BLUE PLASTIC CAP MARKED, "WELLS SURVEYING PLS 54657" (R3) ON SECTION LINE AND 2.15' SOUTHWESTERLY (PERPENDICULAR) OF HIGHWAY RIGHT-OF-WAY LINE.
- C FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP (R2) ON SOUTHERLY HIGHWAY RIGHT-OF-WAY LINE AND 3.23 FEET WEST OF SECTION LINE.
- D FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED, "W.R. WELLS PLS 1106" (R1).
- E FOUND 5/8" REBAR, NO CAP (R1).
- F FOUND 1-3/4" O.D. IRON PIPE. ORIGIN UNKNOWN. BEARS S 70°58'16" E, 12.40' FROM NW LOT CORNER.
- G FOUND 1-3/4" O.D. IRON PIPE. ORIGIN UNKNOWN. BEARS S 63°14'31" E, 7.94' FROM NE LOT CORNER.

SEE SHEET 2 FOR BUILDINGS DETAIL

### LEGEND

- SOUTH 1/4 CORNER, SECTION 25. FOUND 2-1/2" BRASS CAP. SEE R2.
- C-S 1/8 CORNER, SECTION 25. FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED, "WR WELLS, PLS 1106". SEE R1.
- FOUND 5/8" REBAR AS NOTED. SEE MONUMENT TABLE FOR ADDITIONAL INFORMATION.
- FOUND 1-3/4" O.D. IRON PIPE. ORIGIN UNKNOWN, NOT HELD. SEE MONUMENT TABLE FOR ADDITIONAL INFORMATION.
- SET 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP MARKED, "KENNY LS89374".
- CALCULATED POSITIONS, NOTHING FOUND OR SET.
- SEE MONUMENT TABLE FOR ADDITIONAL INFORMATION.
- (R1) OR ( )R1 RECORD DATA REFERENCE, SEE TABLE.
- FENCE LINE

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 6/22/20  
Rec'd By: CT  
No.: 20-056-B

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Matthew Patrick Kenny*

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-21

**CK**  
KENNY LAND SURVEYING

## KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

BOUNDARY SURVEY LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 25,  
TOWNSHIP 4 NORTH, RANGE 36 EAST, W.M, UMATILLA COUNTY, OREGON

CLIENT:

**MR. DOUG RYBARSKI**

PROJECT: 20-01\_RYBARSKI-BS    DR: MPK    CH: MPK    DATE: MAY 7, 2019    SHEET 1 OF 2

# RECORD OF SURVEY

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. DOUG RYBARSKI TO MARK THE LAND BOUNDARIES AS PURCHASED AND RECORDED UNDER INSTRUMENT NUMBER 2020-6980535, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON, WHICH READS AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, WITH THE NORTH RIGHT-OF-WAY LINE OF THE WESTON-ELGIN HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210 FEET; THENCE NORTHERLY, A DISTANCE OF 210 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTHWESTERLY AND PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE SAID WEST QUARTER SECTION LINE; THENCE NORTHERLY ALONG SAID LINE, A DISTANCE OF 435 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID QUARTER SECTION LINE, A DISTANCE OF 178 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 545 FEET TO THE POINT OF BEGINNING.

THE PROPERTY WAS ORIGINALLY CONVEYED IN 1973 UNDER BOOK 331, PAGE 455, UMATILLA COUNTY DEED RECORDS. THERE IS A MINOR DIFFERENCE BETWEEN THE DESCRIPTIONS WHERE THE 1973 DEED SAYS, "THENCE DUE NORTH 210 FEET TO THE POINT OF BEGINNING", VS, THE CURRENT "THENCE NORTHERLY". THE VERBIAGE DUE NORTH IS CONSISTENT WITH THE SENIOR PARCEL TO THE SOUTH (TAX LOT 600). TAX LOTS 400 AND 500 CALL FOR THEIR WEST LINES TO BE PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF THE SE 1/4. I HAVE CHOSEN TO HOLD THE BEARING AS MEASURED ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 TO CONTROL THE "DUE NORTH" AND "NORTHERLY" CALLS. DOING SO MAKES ALL DEEDS IN THIS AREA HARMONIOUS WITH ONE ANOTHER WHILE ALSO ALLOWING MEASURED DISTANCES TO MATCH THOSE CALLED IN THE DEEDS MORE CLOSELY.

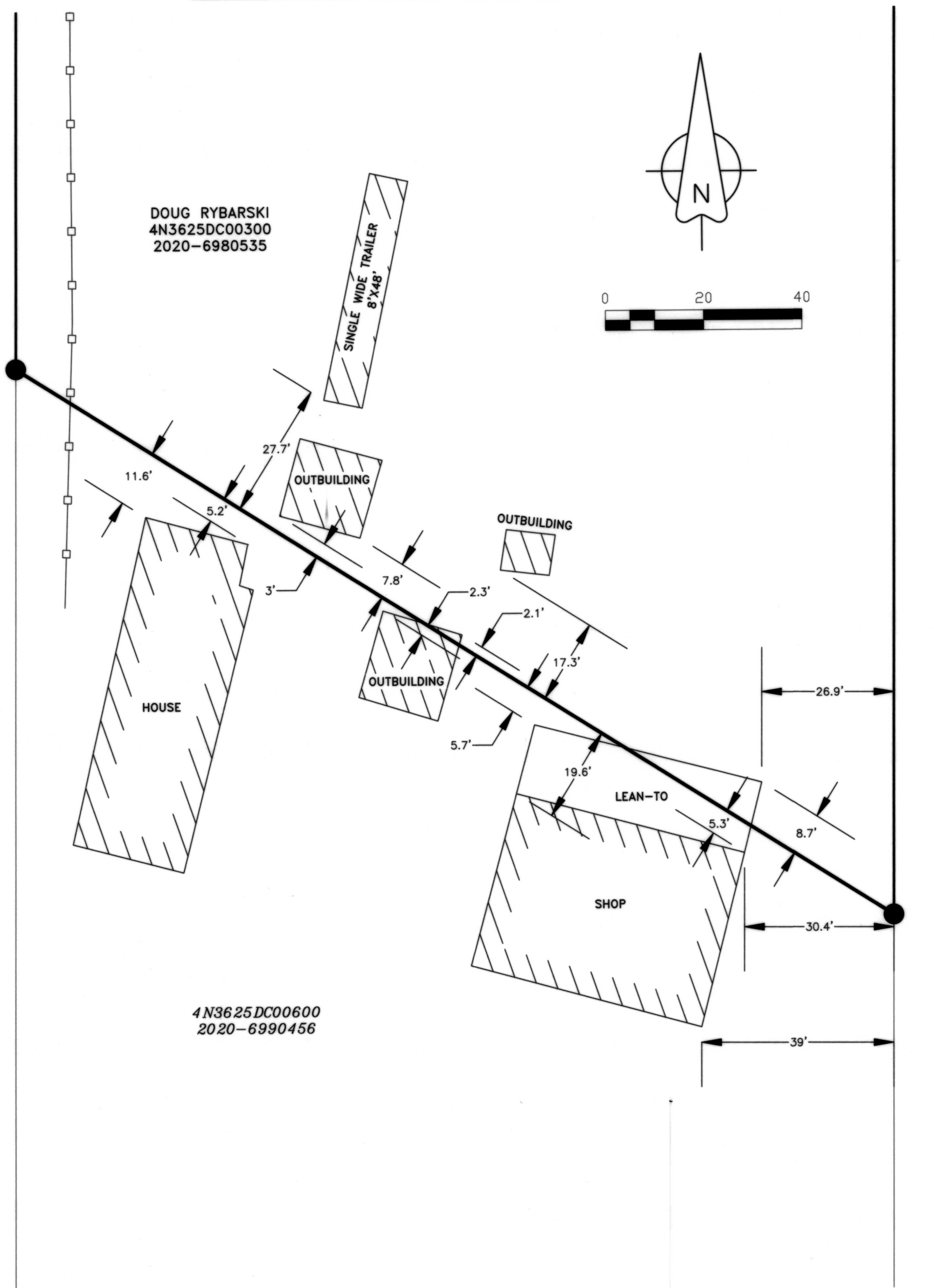
THE WESTON-ELGIN HIGHWAY PLANS AND DEED (BOOK 170, PAGE 569) CALL FOR THE NORTH-SOUTH CENTER 1/4 SECTION LINE TO INTERSECT THE HIGHWAY CENTERLINE AT A POINT 51 FEET WEST OF THE END OF THE 500-FOOT SPIRAL CURVE. THE SOUTH LINE OF MY CLIENTS PARCEL IS CALLED FOR AS BEING PARALLEL WITH THE HIGHWAY RIGHT-OF-WAY, CREATING A SITUATION WHERE A LARGE PORTION OF THE SOUTH BOUNDARY WOULD BE IN A SPIRAL CURVE. THIS WAS NOT INTENTIONAL. GIVEN THE STRUCTURE OF THE DESCRIPTIONS, ITS APPARENT THAT THIS WAS RECOGNIZED AS BEING COMPLETELY WITHIN A TANGENT SECTION OF THE HIGHWAY. THE SPIRAL WAS OVERLOOKED. I HELD THE TANGENT BEARING AND PROJECTED NORTHWESTERLY TO THE SW 1/4 OF THE SE 1/4, MATCHING DEED DISTANCES WITHIN 0.06'. IF HOLDING THE SPIRAL, DISTANCES MEASURED WOULD DIFFER FROM THE DEED BY OVER 1-FOOT.

FOR HIGHWAY ALIGNMENT I MEASURED THE NORTH AND SOUTH EDGE OF PAVEMENT IN THREE LOCATIONS ALONG THE TANGENT AND CREATED A POINT AT MIDPOINT BETWEEN EACH. I THEN CREATED A BEST FIT LINE BY LEAST-SQUARES USING THE THREE POSITIONS. A CHECK POINT ALONG THE SPIRAL USING A LIKE METHOD MATCHED WITHIN 0.05' OF THE COMPUTED CENTERLINE.

I HELD THE POINT OF BEGINNING OF THE SENIOR PARCEL (TAX LOT 600) BEING 210 FEET SOUTHEASTERLY ALONG THE HIGHWAY RIGHT OF WAY AND 210 FEET NORTHERLY (SEE ABOVE) AS PARAMOUNT WHEN CONSIDERING REMAINING PARCEL DIMENSIONS. THE WEST BOUNDARY IS THE WEST LINE OF THE SW 1/4 OF THE SE 1/4. THE EAST LINE IS PARALLEL TO SAID QUARTER SECTION LINE WITH THE AFOREMENTIONED POINT OF BEGINNING CONTROLLING LOCATION. DISTANCES ALONG THE NORTH-SOUTH LINES HAD A MISCLOSURE OF 0.06 FEET; THIS ERROR WAS DISTRIBUTED EVENLY BETWEEN THE TWO LINES. THE NORTH LINE WAS HELD PERPENDICULAR TO THE QUARTER SECTION LINE AS MEASURED BETWEEN THE TWO CONTROLLING LINES EAST AND WEST.

BASIS OF BEARING FOR THIS PROJECT IS THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25 PER PARTITION PLAT 1994-31 AND AS MEASURED BETWEEN THE SOUTH 1/4 CORNER OF SECTION 25 AND THE C-S 1/16 CORNER OF SECTION 25. DATA WAS COLLECTED WITH A 3" LEICA TS-16 TOTAL STATION USING A SERIES OF CLOSED LOOP TRAVERSES.

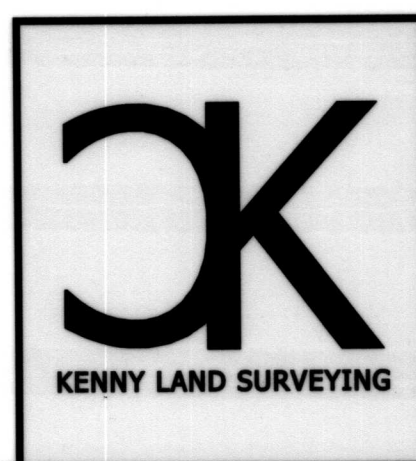
**DETAIL - BUILDINGS AND ENCROACHMENTS**



**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 6/22/20  
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 No.: 20-056-B

SEE LEGEND ON SHEET 1

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**  
  
 OREGON  
 JAN 12, 2016  
 MATTHEW PATRICK KENNY  
 89374PLS  
 RENEWS: 6-30-21



<b>KENNY LAND SURVEYING</b>			
P.O. BOX 447, HEPPNER, OR 97836    541-379-0242    KENNYMATT@LIVE.COM			
BOUNDARY SURVEY LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 36 EAST, W.M, UMATILLA COUNTY, OREGON			
CLIENT:		<b>MR. DOUG RYBARSKI</b>	
PROJECT: 20-01_RYBARSKI-BS	DR: MPK	CH: MPK	DATE: MAY 7, 2019
			SHEET 2 OF 2