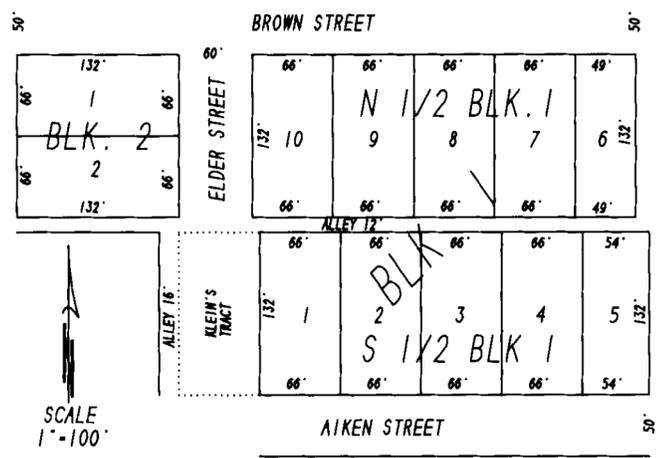


FOUND 1/2" X 2 1/2" IRON BAR ACCEPTED AS THE NE CORNER OF BLK. 3. ADDITION TO QUAIDS ADDITION TO HEPPNER. SEE 1987 EDWARDS SURVEY FOR COLUMBIA BASIN ELEC. CO OP.

NOTE: THIS CORNER IS 0.2' W OF EXISTING FENCE. THE PRESENT OWNER OF TAX LOT 3700. PLANS TO MOVE THIS FENCE TO HER SIDE OF THE LINE.

FOUND 1/2" X 2 1/2" IRON BAR ACCEPTED AS THE NE CORNER OF BLK. 3. ADDITION TO QUAIDS ADDITION TO HEPPNER. SEE 1987 EDWARDS SURVEY FOR COLUMBIA BASIN ELEC. CO OP.

NOTE: THIS CORNER IS 0.4' SW OF THE CORNER OF AN OLD BASIN RETAINING WALL WHICH LEVELS TAX LOT 100.



SCALE 1"=100'  
BROWN'S ADDITION TO HEPPNER, OREGON AS SHOWN IN MORROW COUNTY DEED BOOK U, PAGE 427. THE SHOWN STREETS AND ALLEYS WERE DEDICATED TO THE PUBLIC FOREVER ON DEC. 28, 1907 IN THE SPECIFICATIONS AND FIELD NOTES RECORDED ON JAN. 7, 1908.

**SURVEYOR'S NARRATIVE:**

The purpose of this Survey is to locate and monument the boundary of Tax Lot 100 described as Lot 1 and the West 8 feet of Lot 2, Brown's Addition to Heppner, Oregon. This description is recorded on M-46208 Morrow County Deed Records, a check of the description of Tax Lot 200, recorded on M-6236 M.C.D.R. indicates that their common lines are in agreement.

A look at the Plat of Brown's Addition located in the Record of Town Plats does not show much detail in the original drawing but there are some additional writings in a different pen which leads to some confusion of the intended location of the South Half of Block 1. Further research into the field notes and specifications of Brown's Addition as recorded in Book "U", Page 427, Morrow County Deed Records gives a good indication of where the North Half of Block 1, and Block 2 are intended to be. Holding the 1/2" X 2 1/2" iron bar which I found as described in Edwards 1987 Survey for Columbia Basin Elec co-op as the true location of the N.E. Corner of Lot 12 Block 3 Addition to Quaid's Addition and noting that the calls in both Quaid's and Brown's Additions were cardinal I held Edwards bearings for N-S and went at Right angles to this bearing for E-W directions. I then followed the calls rotated to Edwards Bearings for the North Half of Block 1 and Block 2 of Brown's Addition then using 12 foot alley width between the North Half and the South Half of Block 1 and the 132 foot depth of the South Half of Block 1. I was able to determine the North-South location of the 50 foot wide Aiken Street as Platted and Dedicated by Brown.

Then needing to verify that there were no platted gaps or overlaps between Brown's and Quaid's Additions, I again held the iron bar as the true location of the N.E. Corner of Lot 12, Block 3 Addition to Quaid's Addition and using Bearings rotated to Edwards 1987 Bearings I computed Quaid's Addition to Block 3 and Quaid's Addition Blocks 1, 2 and 3. This resulted in a 0.3 foot gap between the south side of Aiken Street and Quaid's North line of Block 1 as platted, since Julius Keithley "Surveyor" used chains to survey and describe Quaid's Addition, this is very good work indeed and I held his North line of Block 1, Quaid's Addition, this leaves Aiken Street 50.3 feet wide.

With Aiken Street now verified, why does the tax map show Tax lots 3500 and 3600 encroaching into Aiken Street? Tom McElligot of Morrow County Abstract and Title Co. through his research found that Brown owned these parcels at the time he Platted Brown's Addition, so the Platted Street being dedicated to the public forever in the Field Notes and Specification of Brown's Addition was a legal act on his part and there should be no encroachment unless parts of Aiken Street was vacated. I find no evidence of that. A look at the first deed recorded for tax lot 3300, map 02S2626CC, recorded on 15 June, 1918 in Book 29, Page 608, MCDR (Cox to Marlett), commences at the SW corner of tax lot 3200 which is 266 feet North from the SW corner of Lot 4, Block 1, Quaid's Addition, this is very close to the SW corner of the land occupied by tax lot 3200 today. The next call is North 107 feet

Continued on Sheet 2

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
Julia L. Coppock  
OREGON  
JANUARY 28, 1992  
JUDSON L. COPPOCK  
2888  
RENEWAL DATE: DEC. 31/98

- NE CORNER OF ELDER STREET AS DESCRIBED IN BROWN'S ADDITION FIELD NOTES AND SPECIFICATIONS.
- FOUND MONUMENTS AS NOTED.
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED LS 2850
- - - ORIGINAL LOT LINES
- - - OCCUPATION LINES (FENCES OR RETAINING WALLS, S 1/2 OF BLOCK 1, BROWN'S ADDITION.)
- +—+— OTHER FENCE LINES

SHEET 1 OF 2

SURVEY FOR: RICK AND CINDY LOID  
LOT 1 AND THE W 8' OF LOT 2, BLOCK 1, BROWN'S ADDITION TO HEPPNER, OREGON,  
IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, T 2 S. R. 26 E.  
W.M., MORROW COUNTY, OREGON

COPPOCK SURVEYING 541-567-6974  
PO BOX 340 FAX 567-3081  
1210 SW 11TH, # 29  
HERMISTON, OR. 97839

17 JUNE 1998

RECEIVED BY  
Morrow County Surveyor  
Date 6/98  
Rec'd By [Signature]  
No. C-NTG-E (950)

SCALE 1"=80'

950

**SURVEYOR'S NARRATIVE CONTINUED:**

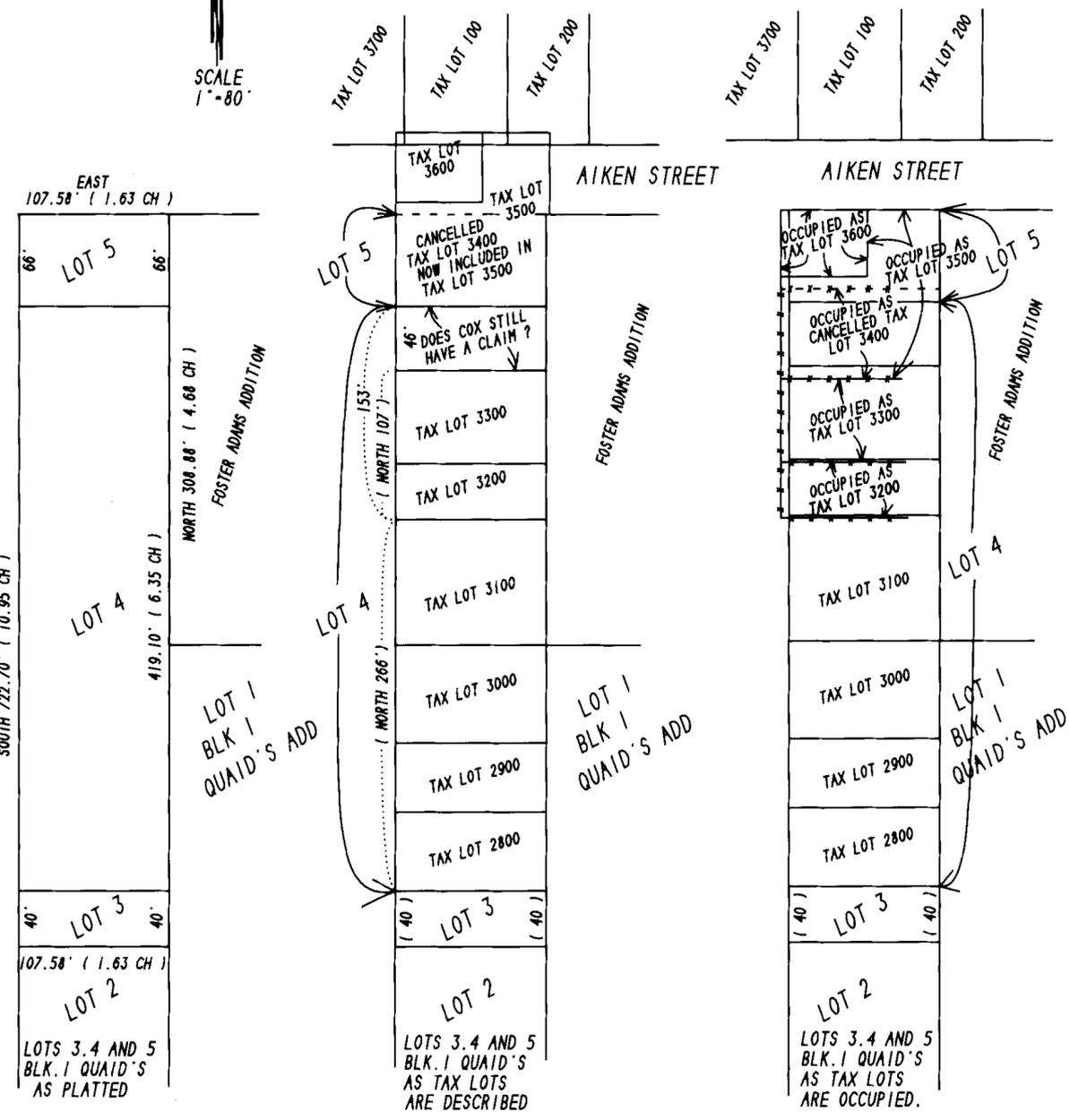
more or less to the North Boundary of Lot 4, Block 1, Quaid's Addition. This call is in error, if the intent was to convey the remainder of Lot 4, Block 1, Quaid's Addition North of tax lot 3200, the distance call should have been 153 feet more or less. The land now occupied by tax lot 3300 is about 60 feet between fences, if the 107 foot distance is held and the South 40 feet excluded as the deed states the distance should be 67 feet between the fences. the North fence of tax lot 3300 should move North about 7 feet to put it near the called line at 107 feet North of the SW corner of tax lot 3200. It would seem that the deed to Marlett has caused a conflict with the deeded lines and the actual occupation lines in the remaining North part of lot 4 and Lot 5, Block 1, Quaid's Addition since it was recorded in 1918. I believe the "in error" call to the North line of Lot 4, Block 1, Quaid's Addition is responsible for this. The Land occupied by the cancelled tax lot 3400 is described as Lot 5, Block 1, Quaid's Addition which is Platted at 66 feet wide, the actual location of the land occupied as cancelled tax lot 3400 lies adjacent to the land occupied as tax lot 3300 and is fenced at 64 feet to the North, which places it in the North 55 feet of Lot 4, and the South 9 feet of Lot 5, Block 1, Quaid's Addition. The remaining tax lots 3600 and 3500 excluding the canceled tax lot 3400 occupying the remaining 57 feet of Lot 5, Block 1, Quaid's Addition. Although the deeds of tax lots 3500 and 3600 clearly indicate an encroachment across Aiken Street and into tax lot 3700 and tax lots 100 and 200, South 1/2 of Block 1, Brown's Addition there is no evidence that they have ever occupied or attempted to occupy their described locations. I can only recommend that deed corrections be made to tax lots 3200, 3300, 3400, 3500 and 3600 located in Block 1 Quaid's Addition.

Since this area of Heppner is mapped on existing tax maps in such a confusing way I did further research on Foster Adams Addition which lies adjacent to the Northeasterly parts of Block 1, Quaid's Addition. the first thing I noticed was that the calls recorded on the plat and specifications as recorded in Book W, Page 124 do not close on themselves, the West line is platted at 320 feet N-S and the East line is platted (North 166.3 feet; thence West 47.5 feet; thence North 145.2 feet) for a total N-S distance of 311.5 feet a difference of 8.5 feet. The interior lot dimensions indicate that North and South lines are parallel and 320 feet apart. Julius Keithley certified the Plat and Specifications of Foster Adams Addition were correct on March 27, 1903. This Plat was not recorded until Sept 28, 1908, as Keithley also surveyed both of Quaid's Additions and although he used chains in one and feet in the other there was no mixture of units as there are in the Foster Adams documents. I wonder if the Plat and Specifications recorded were the same as Certified by Keithley to be correct. Further research into the descriptions of this parcel take you back to a deed recorded on 1 April 1901 "Quaid to Johnson", then in a deed recorded on 9 Sept. 1902 from "Johnson to Adams" (both of these deeds are in chains and reflect the same closure error as the recorded Plat of Foster Adams Addition). Adams then Platted Foster Adams Addition. Regardless, as the Recording date of "Quaid to Johnson" of 1 April 1901 makes Foster Adams the junior to "Quaid's Addition", as such it cannot encroach on a Plat that appears to have been correctly surveyed and recorded prior to 1 April 1901. This is a problem any future surveyors working within Foster Adams Addition need to address and resolve.

Using data from field ties to existing occupation lines (fences, retaining walls, etc.) and found monuments. I determined that occupation lines in Quaid's Addition, Blocks 2 and 3 and Quaid's Addition to Block 3 were a good fit to the recorded Plats. It was found that the fence along the North line of tax lot 3200 was a better fit than the pin set by Krumbein which is about 6 feet South of this fence. Also a 5/8" rebar set by Krumbein in the mid 70's for Bob Duncan (a recorded Survey but no copies in the Morrow County Survey Records), was found at the NE corner of Lot 1, Block 1 Quaid's Addition, it is 6.9 feet South and 4.1 feet West of my computed location for this corner, also a pin with a plastic cap stamped LS 348 was found 0.6 feet South of Krumbein's rebar. These pins, although in reasonable agreement with each other in a N-S direction, do not agree with the monument at the SE corner of Lot 2, Block 2, Quaid's Addition and the Monument at the NE corner of Lot 12, Block 3, Quaid's Addition, or older existing occupation lines, therefore I chose not to use them in this survey.

The first call in the Field Notes and Specifications of the South Half of Block 1, Brown's Addition is a call Commencing at an Oak Stake driven firmly in the ground 11 feet and 10 inches East of the NE corner of Elder Street as the same now appears on the recorded plats, it then goes on with a Metes and Bounds description around Block 1. Using Quaid's Addition and its Platted East line of Elder Street extended to an intersection with the North line of Aiken Street as Platted by Brown results in a 5.83 foot gap between Lot 1. The South Half of Block 1, Brown's Addition and that Tract Shown as Klein's Tract on the Plat of Brown's Addition. Brown's Plat shows no such gap. I further researched into the records of Klein's tract hoping they would shed some light on where the Oak Stake was originally located and to determine if Klein's East line was consistently described. The first recorded deed to Klein was found in Book V, Page 305, M.C.D.R., and was a deed given to take the place of a former deed made to Klein from Quaid for the same parcel that had been described as Lot 1, Block 1 of Katie Quaid's Addition to Heppner, this replacement deed commences at the NE corner of Lot 12, Block 3, Quaid's Addition to Heppner, Oregon and running: thence north 8 feet; thence East 66 feet; thence South 132 feet; thence West 66 feet; thence North 124 feet to the place of beginning. This is a good and unambiguous description and is part of the description used today. No record of the former deed or of Katie Quaid's Addition could be found. The next deed on record is a Quit Claim Deed from Pauline Quaid to Maud M. Craber recorded in Book 39, Page 516, M.C.D.R., it releases all of Pauline Quaid's interest as Quit Claims normally do but also changes the description. This may have been done to cause this tract to shift North to an alignment with the South Half of Block 1, Brown's Addition as is shown on the Recorded Plat. I took no measurements to test this theory. This Deed describes a similar 66 foot wide by 132 foot tract by metes and bounds but beginning at it's SW corner which is described as being a point 945 feet East and 873 feet North of the section corner common to Sections 26, 27, 34 and 35, T 2 S, R 26 E, WM. Subsequent Deeds including the current Deed to Verstoppen (M-14380, M.C.D.R.), include both of these descriptions. Although the intended North and South lines of this tract may be in question I was assured that it's East line was 66' East and parallel to the West line of Block 3, Quaid's Addition to Heppner.

This still leaves the East-West location of the South Half of Block 1, Brown's Addition in question. Field ties to occupation lines indicated that they were probably laid out from the East line of the above mentioned Klein Tract. Believing that this was the best evidence as to the intended location of the East-West position of the South Half of Block 1, Brown's Addition, I began looking for corroborating evidence as to Brown's intent. A review of the documents filed by Brown indicate that Brown did not claim to be a surveyor nor does it indicate that Brown used the services of a surveyor to create or lay out Brown's Addition, so was the Oak Stake he placed, thinking that it was 11 feet 10" East of the Platted NE corner of Elder Street in error and that it was only 6 feet from the NE corner of Elder Street? Field ties to the existing fences and rock walls (some of which are old) which are located in the original Lots 2, 3 and 4 Block 1, Quaid's Addition are encroaching into Elder Street from 5 to 6 feet. It is interesting to note that if you take the average of 5.5 feet, project it North to an intersection with the North side of Aiken Street, that the distance from this point East to the East line of Klein's tract is 11 feet 6". Could this be what Brown used for the East line of Elder Street? I don't know, but in order not to disrupt long standing occupation lines, which are a reasonable fit with the Recorded Plat of Brown's Addition I held the intersection point of my computed North line of Aiken Street with the computed East line of Klein's tract for the SW corner of the South Half of Block 1, Brown's Addition, and from this, using record distances and record bearings rotated to Edwards bearings set the corners of Tax Lot 100, which is Lot 1 and the West 8 feet of Lot 2, of the South Half of Block 1, Brown's Addition to Heppner, Oregon.



RECEIVED BY  
Morrow County Surveyor  
Date 6/98  
by JK  
No. C-NTG-E 950

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John L. Coppock*

OREGON  
JANUARY 20, 1988  
JUDSON L. COPPOCK  
2850

RENEWAL DATE: DEC. 31/97

SHEET 2 OF 2

SURVEY FOR: RICK AND CINDY LOID  
LOT 1 AND THE W 8' OF LOT 2, BLOCK 1, BROWN'S ADDITION  
TO HEPPNER, OREGON.  
IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, T 2 S, R 26 E,  
W.M., MORROW COUNTY, OREGON

COPPOCK SURVEYING 541-567-6974  
PO BOX 340 FAX 567-3081  
1210 SW 11TH, # 29  
HERMISTON, OR. 97839

17 JUNE 1998

950