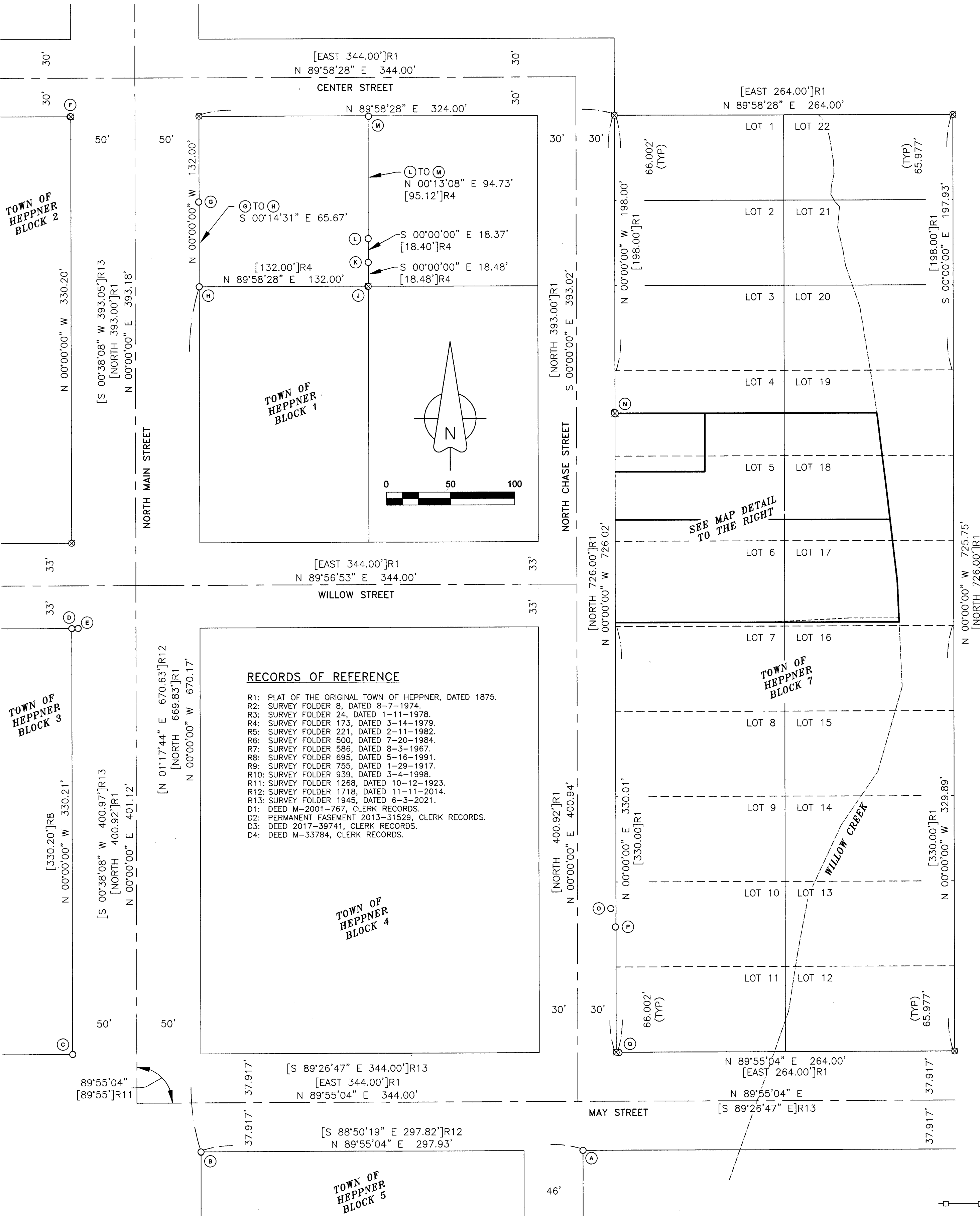


MONUMENT TABLE

- (A) FOUND AND HELD 2" IRON PIPE PER SURVEY RECORD R9, HELD TO DETERMINE LATITUDE OF MAY STREET.
(B) HELD BUILDING CORNER AS SHOWN IN R8 & R11, HELD TO DETERMINE LATITUDE OF MAY STREET AND DEPARTURE OF MAIN STREET.
(C) HELD BUILDING CORNER AS SHOWN IN R11, HELD TO DETERMINE LATITUDE OF MAY STREET AND DEPARTURE OF MAIN STREET.
(D) HELD BUILDING CORNER TO DETERMINE LATITUDE OF WILLOW STREET AND DEPARTURE OF MAIN STREET.
(E) FOUND CHISELED "X" IN CONCRETE PER SURVEY RECORD R10, BEARS N 88°51'37" E, 4.91' FROM MONUMENT "D".
(F) FOUND 1/2" REBAR, ORIGIN UNKNOWN, HELD FOR LATITUDE ONLY, BEARS S 89°58'28" W, 0.44' FROM COMPUTED POSITION.
(G) FOUND PK NAIL, ORIGIN UNKNOWN, NOT HELD.
(H) FOUND AND HELD 1/2" REBAR AT BUILDING CORNER PER SURVEY RECORD R4.
(I) FOUND 1" I.D. IRON PIPE, ORIGIN UNKNOWN, NOT HELD, BEARS S 72°54'56" W, 0.30' FROM COMPUTED LOCATION. SURVEY RECORD R4 CALLS OUT A 1/2" IR (NOT FOUND).
(K) FOUND AND HELD 1/2" REBAR PER SURVEY RECORD R4.



MONUMENT TABLE

- (L) FOUND AND HELD 1/2" REBAR PER SURVEY RECORD R4.
(M) FOUND BADLY BENT 1/2" REBAR PER SURVEY RECORD R4, NOT HELD, BEARS S 40°55'38" E, 0.55' FROM COMPUTED LOCATION.
(N) FOUND 1" I.D. IRON PIPE, ORIGIN UNKNOWN, NOT HELD, BEARS N 29°15'01" W, 1.13' FROM COMPUTED LOCATION.
(O) FOUND BENT 5/8" REBAR, POSSIBLY FROM SURVEY RECORD R5, NOT HELD, BEARS N 02°04'30" W, 111.40' FROM THE COMPUTED SOUTHWEST CORNER OF BLOCK 7.
(P) FOUND BENT AND RUSTED 5/8" REBAR, ORIGIN UNKNOWN, NOT HELD, BEARS N 00°15'18" W, 97.05' FROM THE COMPUTED SOUTHWEST CORNER OF BLOCK 7.
(Q) FOUND 2-1/2" X 1" IRON BAR, ORIGIN UNKNOWN, NOT HELD, BEARS S 81°40'20" E, 2.09' FROM COMPUTED LOCATION.

SURVEY NARRATIVE

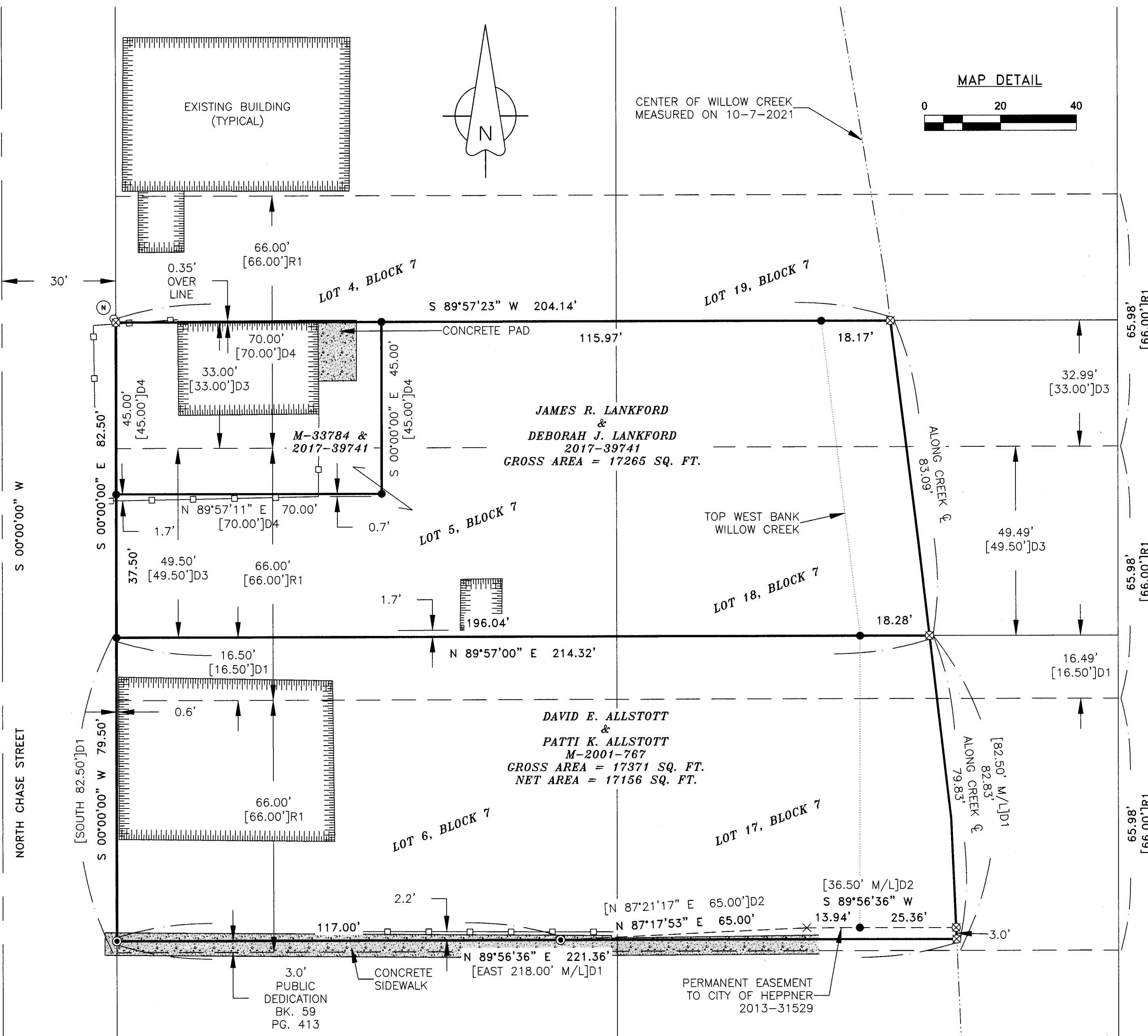
THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF MR. DAVID E. ALLSTOTT OF ALLSTOTT CONSTRUCTION, LLC. THE PURPOSE OF THIS SURVEY IS TO MARK THE BOUNDARIES OF THAT REAL PROPERTY DESCRIBED UNDER DEEDS M-2001-767, 2017-39741, AND M-33784, MORROW COUNTY CLERK RECORDS, IN PREPARATION FOR PROPERTY LINE ADJUSTMENT AND LAND SALE. THE NORTHWEST BOUNDARY CORNER OF 2017-39741 AND M-33784 WAS NOT NEEDED BY MY CLIENT AND THEREFORE NOT SET IN THIS SURVEY. THIS POSITION HAS BEEN COMPUTED AS SHOWN HEREON.

THERE IS NO RECORD OF THE CONTROLLING CORNERS FOR BLOCK 7, ORIGINAL TOWN OF HEPPNER EVER BEING REESTABLISHED. THIS SURVEY USES CONTROLLING MONUMENTATION FOUND FOR BLOCKS 1, 2, 3, AND 5 OF THE ORIGINAL TOWN OF HEPPNER TO COMPUTE THE CORNERS OF BLOCK 7. MONUMENTS "A" AND "B" WERE HELD TO DETERMINE MAY STREET. MONUMENTS "C", "D", AND "H" WERE HELD IN DETERMINATION OF MAIN STREET. MONUMENTS "F", "I", "K", AND "L" WERE USED IN DETERMINATION OF CENTER STREET ALIGNMENT. WILLOW STREET WAS DETERMINED BY HOLDING MONUMENT "D" AND THE PROPORTIONATE LOCATION OF THE CENTER OF WILLOW STREET AND CHASE STREET AS DETERMINED BETWEEN THE EASTERLY PROJECTION OF AFOREMENTIONED MAY AND CENTER STREETS. CHASE STREET WAS COMPUTED PARALLEL TO MAIN STREET AT RECORD PLAT DISTANCES PER THE ORIGINAL TOWN OF HEPPNER. BLOCK 7 IS CONTROLLED BY THE SOUTHERLY RIGHT OF WAY OF CENTER STREET ON THE NORTH, THE PROJECTED NORTHERLY RIGHT OF WAY OF MAY STREET ON THE SOUTH, THE EASTERLY RIGHT OF WAY OF CHASE STREET ON THE WEST, AND BY HOLDING THE EAST LINE OF AFOREMENTIONED CHASE STREET AND APPLYING RECORD PLAT DISTANCES TO COMPUTE THE EAST LINE OF BLOCK 7, BEING PARALLEL WITH SAID CHASE STREET. THE LOTS FOR BLOCK 7 WERE THEN ESTABLISHED BY PROPORTIONATE METHODS AS SHOWN HEREON.

THE BOUNDARIES AS DESCRIBED IN THE AFOREMENTIONED DEED DOCUMENTS ARE CONTROLLED BY THE EASTERLY RIGHT OF WAY OF CHASE STREET ON THE WEST, AND BY THE CENTER OF WILLOW CREEK ON THE EAST. THE NORTH LINE OF DEED M-2001-767 IS THE NORTH LINE OF THE NORTH 16.50' OF LOTS 7 AND 18, BLOCK 7; THE SOUTH LINE IS THE SOUTH LINE OF LOTS 6 AND 17 OF BLOCK 7, EXCEPTING THEREFROM THE SOUTH 3 FEET THEREOF AS DEDICATED TO THE CITY PER BOOK 49, PAGE 413, MORROW COUNTY CLERK RECORDS. MONUMENTS SET IN THIS SURVEY WERE ESTABLISHED ON THE NORTH LINE OF THE AFOREMENTIONED PUBLIC DEDICATION AND THE NORTH LINE OF PERMANENT EASEMENT GRANTED TO THE CITY OF HEPPNER PER DOCUMENT NUMBER 2013-31529, CLERK RECORDS. THE NORTH LINE OF DEED 2017-39741 WAS ESTABLISHED AS THE NORTH LINE OF THE SOUTH HALF OF LOTS 4 AND 19, BLOCK 7 PER THE DEED DESCRIPTION. THE SOUTH LINE OF DEED 2017-39741 WAS ESTABLISHED AS THE SOUTH LINE OF THE NORTH 49.50' OF LOTS 5 & 18, BLOCK 7, PER THE DEED. THE SOUTH AND EAST LINES OF PARCEL NO. 1 PER DEED M-33784 WERE ESTABLISHED AT MY CLIENTS REQUEST AND COMPUTED PER THE LEGAL DESCRIPTION CONTAINED IN THAT DEED.

IT IS WORTH NOTING THAT THE CHAIN OF TITLE FOR THE ALLSTOTT PROPERTY CONSISTENTLY AND INCORRECTLY MAKES REFERENCE TO BLOCK 7 OF STANSBURY'S ADDITION RATHER THAN THE ORIGINAL TOWN OF HEPPNER. THIS PERPETUATED MISTAKE CAN BE TRACKED TO BOOK 51, PAGE 381 OF DEED RECORDS. THIS DEED CORRECTLY REFERENCES THE ORIGINAL TOWN OF HEPPNER IN THE LEGAL DESCRIPTIONS, BUT MAKES THE ADDITIONAL NOTE, "SOMETIMES DESCRIBED AS STANSBURY'S FIRST ADDITION TO THE CITY OF HEPPNER". EVERY DEED IN THE CHAIN THEREAFTER HAS THEN INCORRECTLY USED STANSBURY'S ADDITION IN THE BLOCK 7 DESCRIPTION. THIS EARLY DEED AND THE ORIGINAL PLAT OF HEPPNER CLEARLY INDICATE THAT BLOCK 7 IS OF THE ORIGINAL TOWN OF HEPPER. FUTURE DEED DESCRIPTIONS SHOULD BE CORRECTED TO REFERENCE THE CORRECT SUBDIVISION.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARINGS IS DUE NORTH ALONG MAIN STREET PER THE ORIGINAL TOWN OF HEPPNER (R1). DISTANCES ARE GROUND, INTERNATIONAL FEET.



LEGEND

- (A) FOUND MONUMENT AS NOTED, SEE MONUMENT TABLE.
● SET 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP, MARKED "KENNY LS 89374".
● SET 30MM BRASS MARKER IN CONCRETE, MARKED, "KENNY LS 89374".
X CHISELED "X" IN TOP OF RETAINING WALL.
⊗ CALCULATED POSITION, NOTHING SET.
[] RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION.
— — — — — EXISTING FENCE LINE LOCATION

RECEIVED BY
Morrow County Surveyor

Date: 11-23-2021

Rec'd By: MPK

No.: 2021-1972D

Folder No.: 1972

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny
OREGON
JAN 12, 2016
89374RLS

RENEWALS: 6-30-23

KENNY LAND SURVEYING

KENNY LAND SURVEYING

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

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., CITY OF HEPPNER, MORROW COUNTY, OR.

CLIENT: ALLSTOTT CONSTRUCTION, LLC.

PROJECT: 21-40_ALLSTOTT DR: MPK CH: MPK DATE: NOV. 23, 2021 SHEET 1 OF 1

1972

1972