

MORROW COUNTY PARTITION PLAT NO. 5
Situating in Block 2 of the Jones Second Addition
to the Town of Heppner, in the SW1/4 of
Section 35, T.2S, R.26E., W.M., in the City of
Heppner, Morrow County, Oregon
April 11, 2022
SHEET 2 OF 2

LEGEND

- Found Monument, See note at symbol.
- ⊕ Found 5/8" rebar pin with orange plastic cap marked "FS&E SURVEY MARKER" from Morrow County Map of Survey No. 1843.
- Set 5/8"x30" rebar pin with red plastic cap marked "FS&E Survey Marker".
- J2(Bearing/Dist.) Record Bearing/Distance from Jones' Second Addition to Heppner, filed May 9, 1892
- K1(Bearing/Dist.) Record Bearing/Distance from Kinsman's Addition to Heppner, filed April 5, 1892
- (Bearing/Dist.) Record Bearing/Distance from Map of Survey 2018-1843C by Kenny Delano, filed 10/22/2018

- Partition/Parcel Boundary
- - - Street Centerline
- - - Record Plat Lines
- * * * Existing Fence Lines

Ferguson Surveying



Engineering

P.O. BOX 619, 210 E. MAIN
MT. VERNON, OR 97865
PHONE (541)932-4520
EMAIL kenny@fsortelco.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865
RENEW: 1/1/2024

I, KENNETH H. DELANO JR., PLS,
DO HEREBY CERTIFY THAT THIS IS
A TRUE AND EXACT COPY.

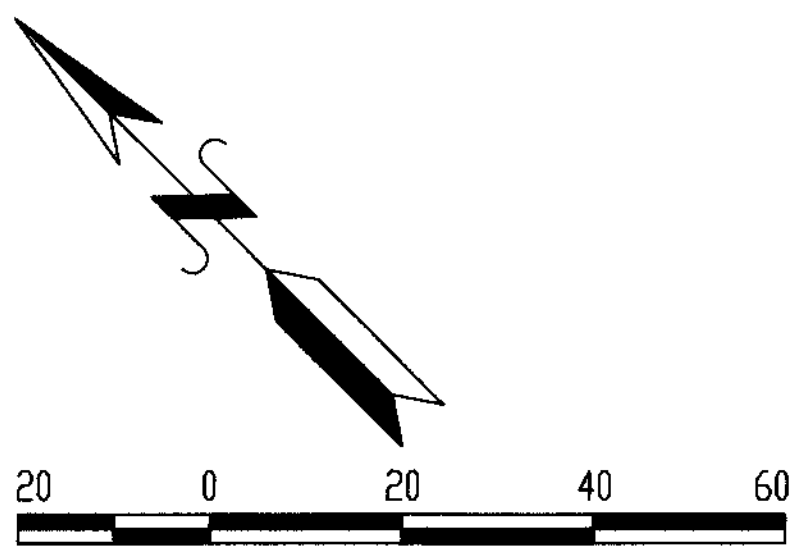
KENNETH H. DELANO JR., PLS

RECEIVED BY
Morrow County Surveyor
Date: 4-15-22
Rec'd By: MPK
No.: 2022-1987C
Folder No.: 1987

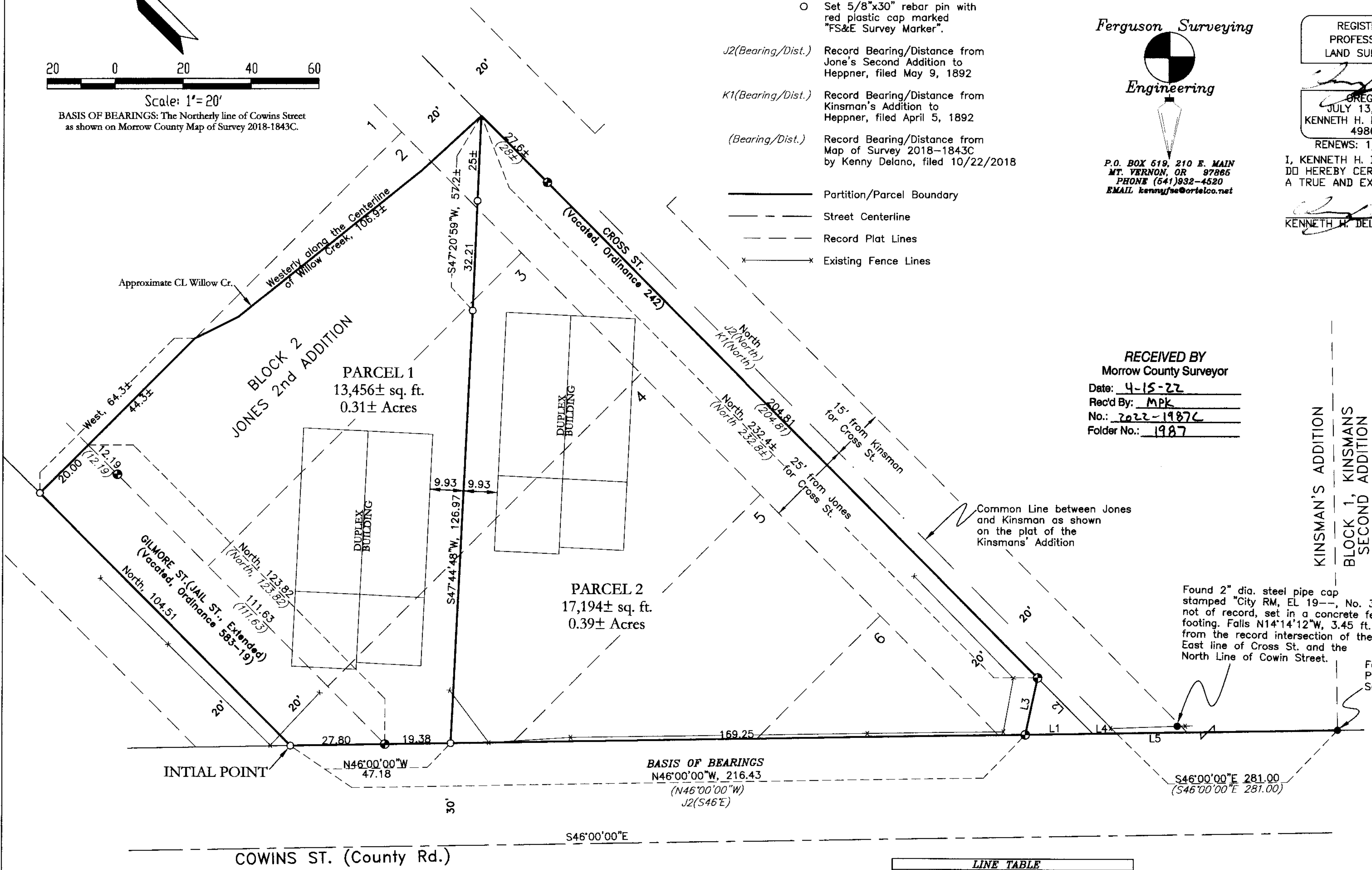
KINSMAN'S ADDITION
BLOCK 1, KINSMAN'S
SECOND ADDITION

Found 2" dia. steel pipe cap
stamped "City RM, EL 19--", No. 31",
not of record, set in a concrete fence
footing. Falls N14°14'12"W, 3.45 ft.
from the record intersection of the
East line of Cross St. and the
North Line of Cowin Street.

Found 1-1/4" I.D. Iron
Pipe. See Map of
Survey #B-621-K(229)



Scale: 1"=20'
BASIS OF BEARINGS: The Northerly line of Cowins Street
as shown on Morrow County Map of Survey 2018-1843C.



LINE TABLE		
L1	S46°00'00"E, 19.90	(S46°00'05"E, 19.90)
L2	North, 23.10	(North, 23.10)
L3	S57°03'22"W, 17.06	(S57°03'28"W, 17.06)
L4	S46°00'00"E, 6.95	(S46°00'05"E, 6.95)
L5	S46°00'00"E, 20.85	(S46°00'05"E, 20.85)

1987

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to the Town of Heppner, in the SW1/4 of
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April 11, 2022
SHEET 1 OF 2

NARRATIVE

This partition plat was requested by Kim Cutsforth, on behalf of the Heppner Economic Development Corporation, to partition the land as described in Morrow County Deed Instrument 2018-42432.

The exterior boundary was surveyed by this firm in 2018 and is filed as Morrow County Map of Survey #2018-1843C.

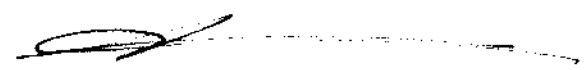
The portion of Gilmore Street (Jail Street extended) between Balm Street and Cowins Street, was vacated by the City of Heppner, Ordinance #583-19 on June 10, 2019, recorded as Instrument #2022-50975 on April 4, 2022, in the Morrow County Deed Records.

The land is then partitioned at the direction of Ms. Cutsforth as shown herein.

Measurements are made utilizing Topcon Hyperll GPS receivers.

OWNER'S DECLARATION

Know all men by these present, that I, Kim Cutsforth, as President of the Heppner Economic Development Corporation, Owner of the lands as described in the Surveyor's Certificate, have caused said lands to be partitioned as shown herein, in accordance with O.R.S. Chapter 92.


Kim Cutsforth, President
Heppner Economic Development Corporation

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in the State of Oregon, hereby certify that I have surveyed and monumented the parcels as shown herein, in accordance with O.R.S. 92., as described in Morrow County Deed Instrument 2018-42432, and the portion of Gilmore Street as vacated by Ordinance #583-19, recorded as Instrument #2022-50975 in the Morrow County Deed Records, being more particularly described as follows:

A tract of land situated in the SW1/4 of Section 35, T.2S, R.26E., W.M., in the City of Heppner, Morrow County, Oregon as follows:

That portion of Lot 2 lying South of Willow Creek, and Lots 3, 4, 5 and 6 in Block 2 of the Jones Second Addition to Heppner.

TOGETHER WITH that portion of West Half of Cross Street, adjoining and lying on the East side of the above described tract, as vacated by Ordinance #242, recorded November 6, 1929 in Book 40, Page 239 of the Morrow County Deed Records.

TOGETHER WITH that portion of the East Half Gilmore Street, adjoining and lying on the West side of the above described tract, as vacated by Ordinance #583-19, recorded April 6/ 2022, as Instrument #2022-50975 in the Morrow County Deed Records.

Containing 0.70 acres, more or less.

Subject to the following:

- 1) An easement for a public sewer pipe, subject to the terms and conditions thereof, to the City of Heppner, recorded June 5, 1953 in Book 57, Page 24 in the Morrow County Deed Records, not shown due to insufficient description.
- 2) The rights of the public in and to that portion of said lands lying below the ordinary high water line of Willow Creek.

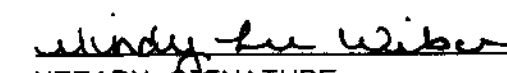
I hereby designate the pin at the intersection of the centerline of vacated Gilmore Street and the Northerly line of Cowins Street as the Initial Point for this Partition.


KENNETH H. DELANO JR., PLS
STAFF SURVEYOR

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF MORROW)

This instrument was personally acknowledged before me on April 12, 2022
2022, by Kim Cutsforth, President of the Heppner Economic Development Corporation.


NOTARY SIGNATURE

Mindy Lee Wilson
NOTARY PUBLIC - OREGON
(Print Name)

COMMISSION # 1011650 MY COMMISSION EXPIRES May 20, 2025




Ferguson Surveying



Engineering

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MT. VERNON, OR 97865
PHONE (541)932-4520
EMAIL kennyjfs@ortelco.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
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RENEWS: 1/1/2024

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KENNETH H. DELANO JR., PLS

APPROVALS


City of Heppner

April 12, 2022
Date


Morrow County Surveyor

4-12, 2022
Date

I hereby certify that all taxes against the property partitioned herein have been paid in full.


Morrow County Assessor/Tax Collector

4-12, 2022
Date

RECORDATION

MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2022-51017
PLAT-PART
Cnt#1 Sine#23 TCRAWFORD 04/12/2022 04:26:46 PM
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$471.00



00047331202200510170020024
I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.

Bobbi Childers - County Clerk



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