

20102

PARTITION PLAT NO. 2022- 18

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILAMETTE MERIDIAN,
CITY OF HEPPNER, MORROW COUNTY, OREGON.

SURVEY NARRATIVE

THIS PARTITION PLAT IS BEING PREPARED AT THE REQUEST OF JOHN MURRAY. THE PURPOSE OF THIS PLAT IS TO PARTITION THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 1996-48861 (M-48861), MORROW COUNTY CLERK RECORDS, DESCRIBED AS THE NORTH HALF OF LOTS FOUR AND SEVEN, BLOCK TWO OF THE ORIGINAL TOWN OF HEPPNER.

THE BOUNDARIES OF BLOCK 2 WERE DETERMINED AS FOLLOWS:

- SOUTH BOUNDARY - HELD COMPUTED CENTERLINE OF MAIN AND WILLOW STREETS PER FOLDER 1972 ("F") AND COMPUTED CENTERLINE OF GALE AND WILLOW STREETS PER FOLDER 1945 ("K") AND OFFSET 33 FEET NORTHERLY PER THE ORIGINAL PLAT OF HEPPNER.
- NORTH BOUNDARY - HELD THE COMPUTED NORTHEAST CORNER OF BLOCK 2 AND THE BEARING OF CENTER STREET PER SURVEY FOLDER 1972 (R11).
- EAST BOUNDARY - HELD THE COMPUTED NORTHEAST CORNER OF BLOCK 2 PER SURVEY FOLDER 1972 (R11) AND THE BUILDING CORNER AT THE NE CORNER OF BLOCK 3 (MONUMENT "F").
- WEST BOUNDARY - COMPUTED CENTERLINE OF GALE STREET PER FOLDER 1945 (R10) AND OFFSET 30 FEET PER SAID FOLDER 1945. CENTERLINE OF GALE STREET WAS COMPUTED USING COORDINATES PROVIDED IN FOLDER 1945 AT MONUMENT "E" AND THE 1/2" REBAR AT MONUMENT "A", AND ROTATING RECORD BEARINGS PER FOLDER 1945 (R10) TO THE BEARING BASE OF THIS SURVEY.

ALL BOUNDARIES WERE EXTENDED AND/OR SHORTENED TO TERMINATE AT A COMMON POINT, ESTABLISHING THE COMPUTED BLOCK CORNERS AS SHOWN.

BLOCK 2 WAS THEN DIVIDED INTO LOTS BY PROPORTION ACCORDING TO DIMENSIONS PER THE ORIGINAL TOWN OF HEPPNER. LOTS FOUR AND SEVEN WERE THEN DIVIDED IN HALF PER THE RECORD DEED DESCRIPTION (M-48861) TO ESTABLISH THE BOUNDARIES OF THIS PARTITION. THE DIVIDING LINE BETWEEN PARCEL 1 AND 2 OF THIS PLAT HAS BEEN COMPUTED AS DIRECTED BY MY CLIENT.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARINGS IS DUE NORTH ALONG THE EAST LINE OF BLOCK 2 PER THE PLAT OF THE ORIGINAL TOWN OF HEPPNER (R1). DISTANCES ARE GROUND, INTERNATIONAL FEET.

MONUMENT TABLE

- (A) FOUND 1/2" REBAR, ORIGIN UNKNOWN. HELD FOR LATITUDE PER FOLDER 1972. BEARS S 89°58'28" W, 0.44' FROM COMPUTED POSITION.
- (B) FOUND 1/2" REBAR PER FOLDER 24.
- (C) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER FOLDER 939. LOCATED UNDER NEW SIDEWALK. BEARS S 34°18'37" W, 0.60' FROM SET LOCATION.
- (D) COMPUTED NW CORNER OF BLOCK 3. BUILDING CORNER PER FOLDER 695 BEARS N 57°11'41" W, 0.20'.
- (E) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP PER FOLDER 1718. HELD FOR SW CORNER OF BLOCK 3.
- (F) BUILDING CORNER OF THE NE CORNER OF BLOCK 3. HELD AS SHOWN IN FOLDERS 24, 695, 939 & 1972, FOUND CHISELED "X" IN CONCRETE PER FOLDER 939 BEARS N 89°49'06" E, 5.00'.
- (G) FOUND 1/2" REBAR MARKING THE SW CORNER OF LOT 9, BLOCK 1 ORIGINAL TOWN OF HEPPNER, LOCATED NEAR BUILDING CORNER PER FOLDER 173.
- (H) COMPUTED CENTERLINE OF MAIN AND CENTER STREETS PER FOLDER 1972 (R11).
- (J) COMPUTED CENTERLINE OF GALE AND CENTER STREETS AT INTERSECTION OF CENTER STREET PER FOLDER 1972 (R11) AND GALE STREET PER FOLDER 1945 (R10).
- (K) COMPUTED CENTERLINE OF GALE AND WILLOW STREETS PER FOLDER 1945 (R10).
- (L) COMPUTED CENTERLINE OF MAIN AND WILLOW STREETS PER FOLDER 1972 (R11).

RECORDS OF REFERENCE

- R1: PLAT OF THE ORIGINAL TOWN OF HEPPNER, DATED 1875.
- R2: FOLDER 8, SURVEY RECORDS, DATED 8-7-1974.
- R3: FOLDER 24, SURVEY RECORDS, DATED 1-11-1978.
- R4: FOLDER 173, SURVEY RECORDS, DATED 3-14-1979.
- R5: FOLDER 500, SURVEY RECORDS, DATED 7-20-1984.
- R6: FOLDER 586, SURVEY RECORDS, DATED 8-3-1967.
- R7: FOLDER 695, SURVEY RECORDS, DATED 5-16-1991.
- R8: FOLDER 939, SURVEY RECORDS, DATED 3-4-1998.
- R9: FOLDER 1718, SURVEY RECORDS, DATED SEPT., 2014.
- R10: FOLDER 1945, SURVEY RECORDS, DATED 6-3-2021.
- R11: FOLDER 1972, SURVEY RECORDS, DATED 11-23-2021.

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	33.02'

LEGEND

- FOUND SURVEY MONUMENT AS NOTED.
- SET 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE.
- ⊙ SET 30MM BRASS DISK IN CONCRETE, MARKED "KENNY LS 89374".
- ⊗ COMPUTED POSITION, NOTHING FOUND OR SET.
- (A) MONUMENT IDENTIFIER. SEE MONUMENT TABLE FOR DESCRIPTION.
- S.F. SQUARE FEET
- [] RECORD DIMENSION PER THE ORIGINAL TOWN OF HEPPNER [R1].
- ()R# RECORD DIMENSION, SEE RECORDS OF REFERENCE TABLE.
- EXISTING BUILDING. LOCATED ON THE LOT LINES UNLESS NOTED OTHERWISE BY DIMENSIONS PROVIDED.

RECEIVED BY
Morrow County Surveyor

Date: 11/28/2022
Rec'd By: MPK
No.: 2022-2016 C
Folder No.: 2016

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEW: 6-30-23

RECORDING INFORMATION

MORROW COUNTY, OREGON 2022-52254
PLAT-PART
Cnt-1 Sm-23 TCRAWFORD 11/22/2022 04:18:55 PM
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$471.00

00045370202200622640020020
I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk

KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

LAND PARTITION OF REAL PROPERTY DESCRIBED UNDER M-48861
LOCATED IN THE NW1/4, NW1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OR

CLIENT: **MURRAY DRUGS, INC.**

PROJECT: 22-16 DR: MPK CH: MPK DATE: AUGUST 4, 2022 SHEET 1 OF 2

2016

PARTITION PLAT NO. 2022- 18

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILAMETTE MERIDIAN,
CITY OF HEPPNER, MORROW COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO
HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS BEING
PARTITIONED HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY CODE OF THE CITY
OF HEPPNER, MORROW COUNTY, OREGON. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND
REFERENCED IN ACCORDANCE WITH ORS 92.060.

Matthew P. Kenny
MATTHEW P. KENNY, PLS
CERTIFICATE NO. 89374

8-10-2022
DATE

LEGAL DESCRIPTION

(M-48861, RECORDED 8-29-96)

THE NORTH ONE-HALF (N 1/2) OF LOTS FOUR (4) AND SEVEN (7) IN BLOCK TWO (2) OF THE ORIGINAL
TOWN OF HEPPNER, MORROW COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew P. Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

OWNER'S DECLARATION

WE, MURRAY DRUGS INC., OWNERS OF THE REAL PROPERTY BEING DIVIDED BY THIS LAND PARTITION,
ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS SHOWN
HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE CITY CODE
OF THE CITY OF HEPPNER, MORROW COUNTY, OREGON.

John Murray
JOHN MURRAY, PRESIDENT

10-25-25
10-25-25
DATE

STATE OF Oregon
COUNTY OF Morrow

ON THE 25 DAY OF October, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED
PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE
OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Roberta L. Winter, State of Oregon
NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: Roberta L. Winter

COMMISSION NUMBER: 998442

MY COMMISSION EXPIRES: March 26, 2024



APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND
APPROVED THIS PARTITION PLAT ON THIS

17th DAY OF AUGUST, 2022.

John P. Cotton
GILLIAM COUNTY SURVEYOR
O.R.S. 92.100(4)

I CERTIFY THAT I HAVE EXAMINED AND APPROVED
THIS PARTITION PLAT ON THIS

25th DAY OF October, 2022.

John Murray
MAYOR, CITY OF HEPPNER

I CERTIFY THAT I HAVE EXAMINED AND APPROVED
THIS PARTITION PLAT ON THIS

22 DAY OF November, 2022.

Michael D. Shuman
MORROW COUNTY ASSESSOR /
MORROW COUNTY TAX COLLECTOR

RECEIVED BY
Morrow County Surveyor

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County, Oregon, certify that the instrument
identified herein was recorded in the Clerk
records.
Bobbi Childers - County Clerk



I CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL

Matthew P. Kenny
MATTHEW PATRICK KENNY
89374PLS

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LOCATED IN THE NW1/4, NW1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26
EAST, WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OR

CLIENT: **MURRAY DRUGS, INC.**

PROJECT: 22-16 DR: MPK CH: MPK DATE: AUGUST 4, 2022 SHEET 2 OF 2

2016

9102