

2024

Partition Plat 2022 - 19

LOCATED IN THE CITY OF HEPPNER IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. RODNEY WILSON. THE PURPOSE OF THE SURVEY WAS TO PARTITION PARCEL 1 OF PARTITION PLAT 2019-4 AS CONVEYED BY MORROW COUNTY DEED 2019-44767 INTO THE TWO PARCELS AS SHOWN ON THIS PLAT. I FOUND THE FOUR ORIGINAL CORNER MONUMENTS IN GOOD CONDITION AND HELD THEM TO CONTROL THE EXTERIOR OF THIS PLAT. FOR A RECORD OF HOW THE PARENT PARCEL WAS CREATED SEE THE PRIOR SURVEYS LISTED IN THE LEGEND.

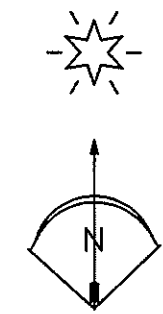
ALL MEASUREMENTS FOR THIS SURVEY WERE PERFORMED WITH A TRIMBLE R8S RTK GPS BASE ROVER PAIR.

ADAMS - NOT A PART
SEE DEED 2019-43702.

Tax Lot 3600
M-6875
NOT A PART

M-13140

Tax Lot 3608
M-53518
NOT A PART



LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ▲ FOUND 5/8" IRON REBAR WITH ORANGE PLASTIC CAP FROM PARTITION 2019-4.
- FOUND BRASS CAP AT THE INITIAL POINT OF HIGHLAND SUBDIVISION
- * FOUND 5/8" IRON REBAR FROM THE HIGHLAND SUBDIVISION
- (XX.xx) RECORD DIMENSIONS FROM R3 OR SURVEY AS NOTED
- R1 T.W. AYERS 4TH ADDITION PLAT BOOK 1 PAGE 15
- R2 T.W. AYERS'S 5TH ADDITION BOOK 1, PAGE 49
- R3 COUNTY SURVEY C-206-K BY HARRIS, 1960 & 1973
- R4 COUNTY SURVEY 2013-18A BY THOMPSON, 1963
- R5 COUNTY SURVEY B-199-K BY STAEBLER, 1971
- R6 HIGHLAND SUBDIVISION PLAT BOOK 2, PAGE 54.
- R7 COUNTY SURVEY B-1281-E BY EDWARDS, 2000
- R8 COUNTY SURVEY 1510-C BY COPPOCK, 2007
- R9 COUNTY SURVEY 2014-1720D BY HADDOCK, 2014
- R10 COUNTY SURVEY 2019-1848C BY HADDOCK, 2019
- R11 COUNTY SURVEY 2019-1853C BY HADDOCK, 2019

APPROVALS

I hereby certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Subdivision Ordinance of the City of Heppner, on this:

23 day of DEC. 2022.
Matt Kumb
MORROW COUNTY SURVEYOR

This Partition Plat is hereby approved on this

23 day of December 2022.
Michael O. Jones
MORROW COUNTY ASSESSOR / MORROW COUNTY TAX COLLECTOR

This Partition Plat is hereby approved on this

22nd day of December 2022.
Brian K. Smith
MAYOR, CITY OF HEPPNER

DEED REFERENCES

The deeds listed below were examined as a part of this survey.

Book 35	Page 545	M-13139
Book 41	Page 381	M-13140
Book 53	Page 9	M-13375
Book 54	Page 20	M-13440
Book 63	Page 165	M-13717
Book 65	Page 252	M-26652
Book 65	Page 257	M-32426
Book 65	Page 437	M-43779
Book 69	Page 382	M-48077
Book 73	Page 140	M-48294
Book 74	Page 388	M-53485
M-3831		M-53518
M-5472		2014-34788
M-6002		2016-37982
M-6023		2016-38847
M-6488		2018-42303
M-6875		2019-43701
M-9574		2019-44767

OWNER'S DECLARATION

Wilson Construction Services, LLC, an Oregon Limited Liability Company, owner of the land described and shown hereon, does hereby declare that they have caused this plat to be prepared and this land partitioned in accordance with Oregon Revised Statutes Chapter 92 and the subdivision ordinances of the City of Heppner, Oregon.

Rodney S. Wilson
RODNEY S. WILSON
MEMBER

State of: Oregon
County of: Morrow

On this 23 day of December 2022, the above named individual appeared personally before me and is known to me to be the identical individual who executed the Owner's Declaration and acknowledged that he did so freely and voluntarily.

Before me: *Sharon L. Rietmann*
Printed name: *Sharon L. Rietmann*
Notary Public for Oregon

Commission number: 982885
My commission expires: January 13, 2023

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2022-52406

PLAT-PART 12/23/2022 01:43:29 PM

Chit=1 Sin=23 TC \$5.00 \$11.00 \$30.00 \$80.00 \$80.00 \$476.00



00049632202200524060010013
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



PARTITION FOR

Wilson Construction Services LLC
P.O. Box 626
Heppner, OR 97836

LOCATION: SW1/4 S35, T2S, R26E, W.M.: MORROW COUNTY, OREGON

PROJECT DATE: September 19th, 2022

Project No. 22-14

SCALE: 1" = 30'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

HIGHLAND SUBDIVISION

CHASE STREET

PARCEL 1
15,202 sq ft

PARCEL 2
15,202 sq ft

PARCEL 2
Partition 2019-4
NOT A PART

BASIS OF BEARINGS
Bearings are based on the east line of CHASE STREET as shown on Morrow County Survey 2019-1848C.

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands shown on this partition plat in accordance with ORS Chapter 92 as revised and the ordinance of the City of Heppner. The initial point is monumented with a 5/8" iron rebar with an orange plastic cap stamped WTS and 56295LS set at the southwest corner of the property being partitioned. Said point lies North 10°46'57" East a distance of 273.62 feet from the brass cap monumenting the initial point of the Highland Subdivision. The land partitioned hereby is more particularly described as follows:

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 35, Township 2 South, Range 26 East, Willamette Meridian, Morrow County, State of Oregon, being more particularly described as follows:

Parcel 1 of Morrow County Partition Plat 2019-4 as said plat was recorded on February 15th, 2019 as instrument number 2019-43729 Clerk Records of said Morrow County, Oregon.

SUBJECT TO:

That certain easement for sewer, water, and other utility lines, reserved in the Bargain and Sale Deed recorded February 8th, 2019 as Instrument Number 2019-43701, Morrow County Deed Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-23

Stephen K. Haddock
THIS IS A TRUE AND EXACT COPY

RECEIVED BY
Morrow County Surveyor

Date: 12-23-2022
Rec'd By: MPK
No.: 2022-2024C
Folder No.: 2024

Initial Point
Highland
Subdivision

2024