

2035

RECORD OF SURVEY

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

SURVEY NARRATIVE

THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF AARON PLATT OF WATT CONSTRUCTION. THE PURPOSE IS TO MARK THE BOUNDARIES OF THAT PROPERTY PURCHASED BY WATT PROPERTIES, UNDER DEED 2022-51600, RECORDED JULY 8, 2022, MORROW COUNTY CLERK RECORDS.

SURVEY FOLDER 1526 (S1), WHICH MARKED THE BOUNDARIES OF THE PROPERTY IMMEDIATELY ADJACENT AND TO THE NORTH OF THIS SURVEY, IDENTIFIES AND RESOLVES A SERIES OF CONFLICTS IN THE CHAIN OF TITLE FOR AREA PROPERTIES. I HOLD THE RESOLUTION OF S1 FOR BOUNDARY DETERMINATION IN THIS SURVEY.

I HOLD THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 PER FOUND MONUMENTATION FROM SURVEY FOLDER 1526 TO CONTROL THE NORTH BOUNDARY OF THE SUBJECT PROPERTY. THE EAST LINE IS DETERMINED BY HOLDING RECORD DEED DISTANCE OF 165.00 FEET EASTERLY FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 AS CALLED FOR IN RECORD DEEDS FOR BOTH THE WATT PROPERTY (2022-51600) AND COLUMBIA BASIN (BOOK 70, PAGE 529). BOTH DEEDS CALL FOR THIS LINE TO RUN NORTH/SOUTH; I HOLD THE BEARING OF THIS LINE TO BE PARALLEL WITH THE WEST LINE OF SECTION 26 AS MEASURED IN THIS SURVEY. THE SOUTHWEST BOUNDARY IS CONTROLLED BY THE NORTHEASTERLY RIGHT-OF-WAY OF HEPPNER HIGHWAY (OR 74) AS RESOLVED IN SURVEY FOLDER 1945 (S2). I HOLD THE MOST NORTHERLY MONUMENT "B", AND MONUMENT "D" AS NOTED ON THIS SURVEY TO CONTROL THIS RIGHT-OF-WAY LINE, CONSISTENT WITH METHODS USED IN SAID SURVEY FOLDER 1945.

SURVEY FOLDER 653 (S3) WAS COMPLETED FOR COLUMBIA BASIN IN 1986 AND ABUTS THE WATT PROPERTY TO THE EAST. A SEARCH WAS MADE FOR MONUMENTS ALONG THIS ABUTTING LINE, WITH ONLY MONUMENT "F" BEING FOUND. SURVEY FOLDER 653 UTILIZED DIFFERENT METHODS THAN THAT OF THE HELD RESOLUTION PER SURVEY FOLDER 1526 TO DETERMINE THE NORTH LINE OF THE SW1/4, SW1/4 OF SECTION 26 THEREFORE MONUMENT "F" WAS NOT HELD AS BEING THE TRUE CORNER LOCATION. ITS WORTH NOTING THAT BOTH SURVEY FOLDERS 653 AND 1526 USED LIKE METHODS IN ESTABLISHING THE WEST LINE OF SECTION 26, AND I HOLD THE EAST LINE OF THE WATT PROPERTY AS BEING 165 FEET EASTERLY AND PARALLEL WITH SAID WEST LINE OF SECTION 26, CONSISTENT WITH METHODS USED IN SURVEY FOLDER 653 TO LOCATE THE WESTERLY LINE OF THE COLUMBIA BASIN PROPERTY.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE AND A TOPCON GT603 ROBOTIC TOTAL STATION. THE BASIS OF BEARINGS IS SURVEY FOLDER 1526 AS ESTABLISHED BY MEASURE BETWEEN BETWEEN MONUMENTS "A" AND "C" AS SHOWN HEREON. DISTANCES ARE GROUND, INTERNATIONAL FEET.

MONUMENT TABLE

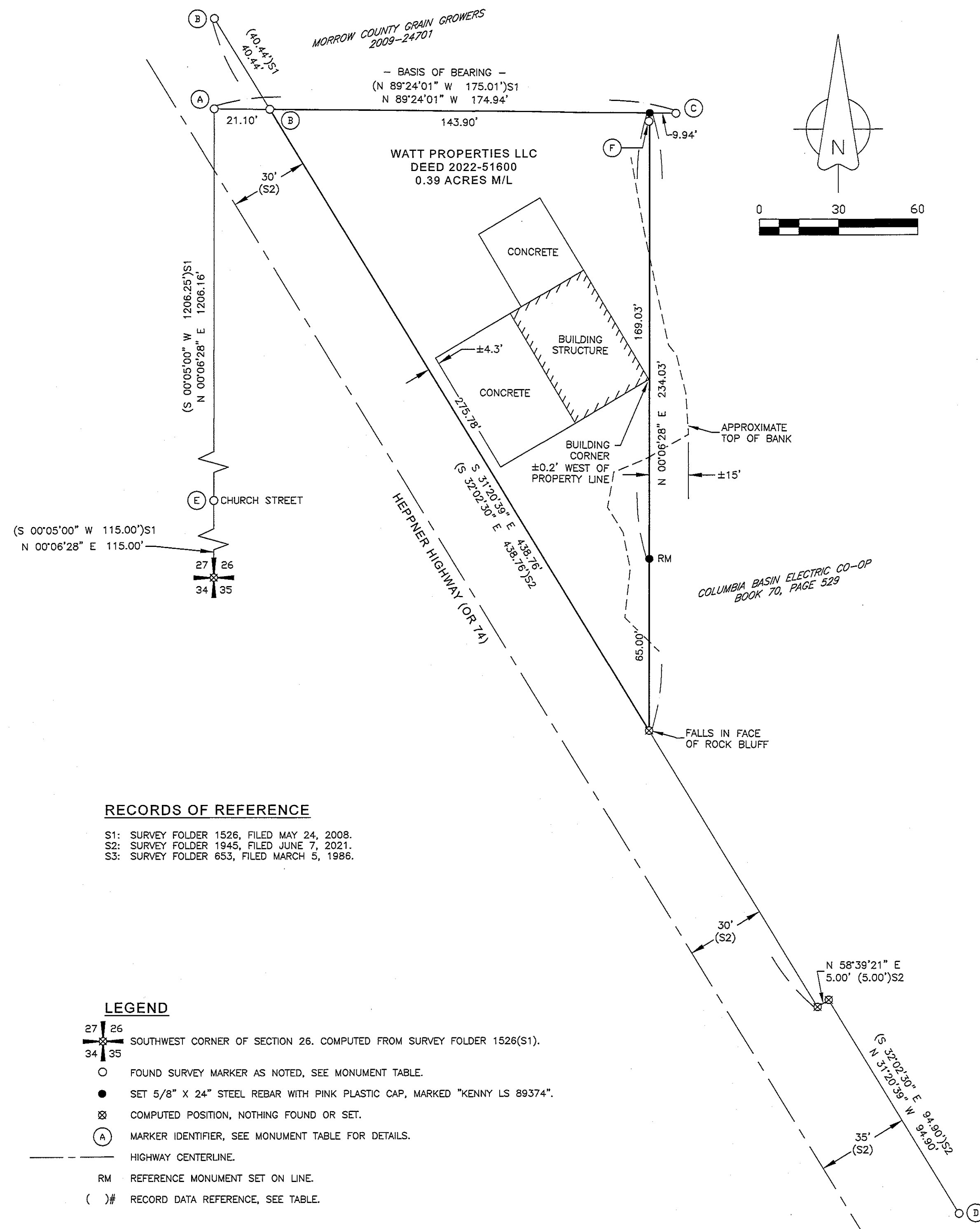
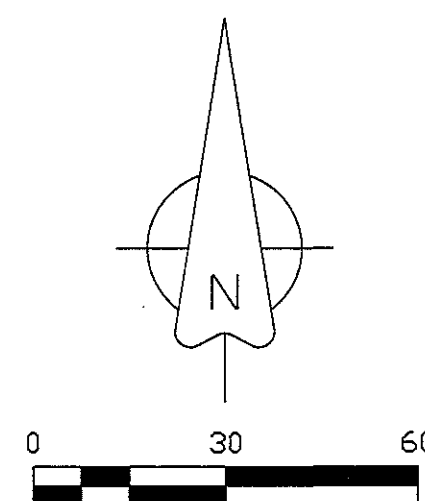
- (A) S 1/16 CORNER SECTIONS 26 & 27. HELD PK NAIL WITH BRASS WASHER PER SURVEY FOLDER 1526 (S1).
(B) HELD 5/8" REBAR, NO CAP. PER SURVEY FOLDER 1526 (S1).
(C) HELD 5/8" REBAR WITH ORANGE PLASTIC CAP PER SURVEY FOLDER 1526 (S1).
(D) HELD 5/8" REBAR INSIDE PIPE AS REPORTED IN SURVEY FOLDER 1945 (S2).
(E) HELD NAIL REFERENCE MONUMENT AS REPORTED IN SURVEY FOLDER 1526 (S1) TO COMPUTE LOCATION OF THE SOUTHWEST CORNER OF SECTION 26.
(F) 1/2" REBAR PER SURVEY FOLDER 653 (S3). MARKER IS SOMEWHAT UNSTABLE, NOT HELD. BEARS S 05°53'44" W, 3.19 FEET FROM SET CORNER LOCATION.

RECORDS OF REFERENCE

S1: SURVEY FOLDER 1526, FILED MAY 24, 2008.
S2: SURVEY FOLDER 1945, FILED JUNE 7, 2021.
S3: SURVEY FOLDER 653, FILED MARCH 5, 1986.

LEGEND

- 27 | 26
34 | 35
SOUTHWEST CORNER OF SECTION 26. COMPUTED FROM SURVEY FOLDER 1526(S1).
○ FOUND SURVEY MARKER AS NOTED, SEE MONUMENT TABLE.
● SET 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374".
⊗ COMPUTED POSITION, NOTHING FOUND OR SET.
Ⓐ MARKER IDENTIFIER, SEE MONUMENT TABLE FOR DETAILS.
--- HIGHWAY CENTERLINE.
RM REFERENCE MONUMENT SET ON LINE.
()# RECORD DATA REFERENCE, SEE TABLE.



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWALS: 6-30-23

		P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com	
RECORD OF SURVEY SW1/4, SW1/4, SECTION 26, T.2S., R.26E., W.M., CITY OF HEPPNER, MORROW COUNTY, OREGON			
CLIENT: WATT PROPERTIES, LLC			
PROJECT: 22-52	DR: MPK	CH: MPK	DATE: APRIL 3, 2023
			SHEET 1 OF 1

2035