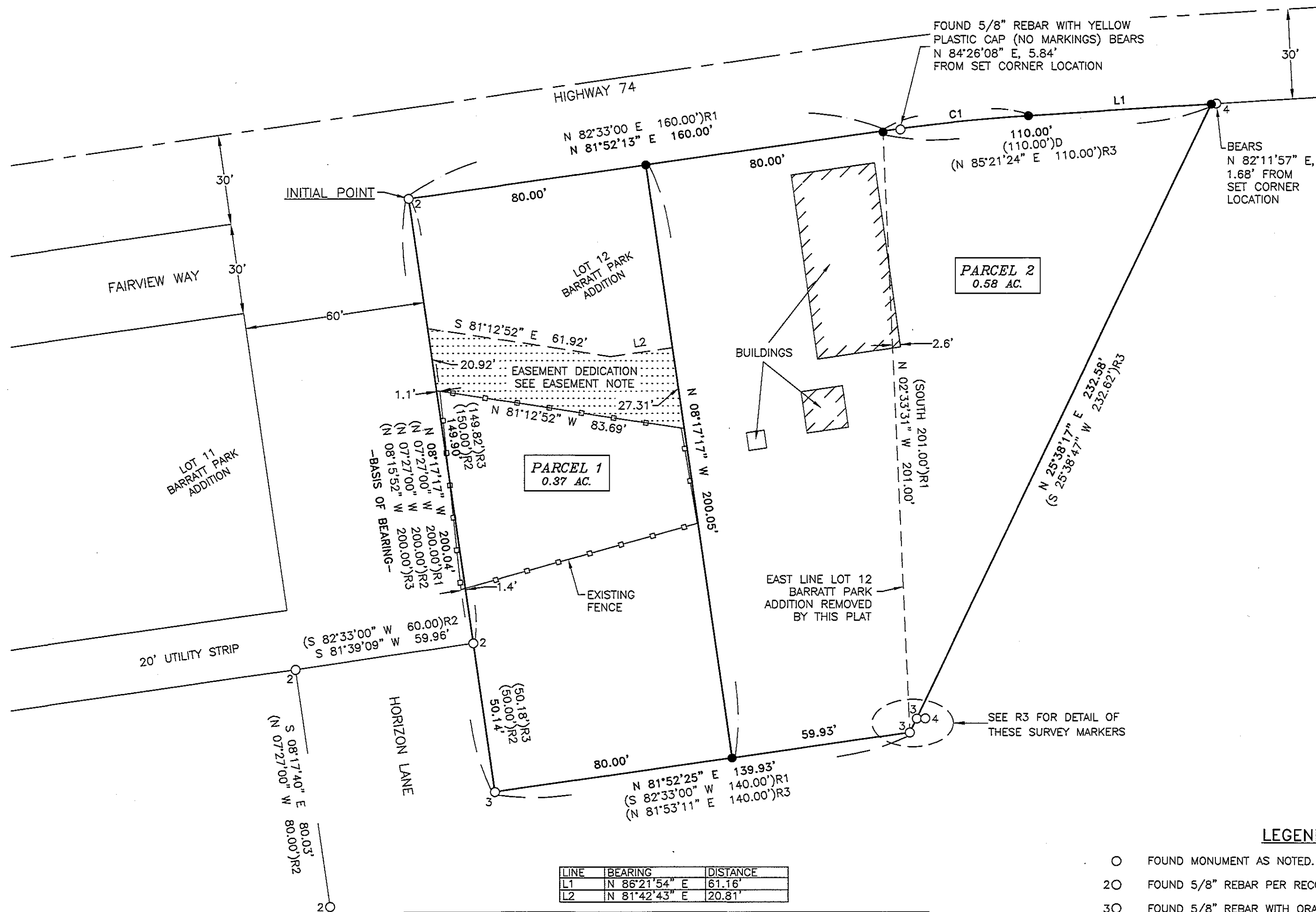


PARTITION PLAT NO. 2023-6

LOCATED IN THE SE1/4 OF SECTION 26 AND THE NE1/4
OF SECTION 35, T. 2 S., R. 26 E., W.M.,
CITY OF HEPPNER, MORROW COUNTY, OR.



SURVEY NARRATIVE

THIS PARTITION PLAT IS BEING PREPARED AT THE REQUEST OF DON ALLEMAN. THE PURPOSE OF THIS PLAT IS TO REPLAT THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2015-36039, MORROW COUNTY CLERK RECORDS, WHICH INCLUDES LOT 12 OF BARRATT PARK ADDITION, AND RECONFIGURE INTO TWO PARCELS AS SHOWN. I FOUND AND HELD MONUMENTS OF RECORD AS SHOWN AT THE NW, SW, AND SE CORNERS OF LOT 12 BARRATT PARK ADDITION. THE NE CORNER OF LOT 12 WAS COMPUTED BY DISTANCE-DISTANCE INTERSECTION USING RECORD PLAT DISTANCES. THE NORTH LINE OF PARCEL 2 OF THIS PLAT WAS COMPUTED USING THE DEED DISTANCE OF 110.00 FEET ALONG THE HIGHWAY 74 RIGHT OF WAY. A STRAIGHT LINE WAS THEN COMPUTED FROM THIS POINT SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 12, BARRATT PARK, PER THE DEED DESCRIPTION. THIS ESTABLISHED THE SOUTHEAST LINE OF PARCEL 2. HIGHWAY 74 RIGHT OF WAY EAST OF LOT 12, BARRATT PARK ADDITION WAS COMPUTED BY HOLDING THE NORTH LINE OF SAID LOT 12 AND THE TANGENT CREATED FROM THE CURRENT AS-BUILT PAVEMENT LOCATION (L1). A TANGENT CURVE WAS THEN COMPUTED, NOTED AS C1. HIGHWAY 74 IN THIS AREA APPEARS TO ORIGINATE FROM AN OLD MARKET ROAD. ESTABLISHMENT DOCUMENTS FOR THIS ROAD COULD NOT BE LOCATED. ALIGNMENT AS PROVIDED BY ODOT MAP 2B22-1 DOES NOT FIT THE AS-CONSTRUCTED LOCATION OF HIGHWAY 74 IN THIS LOCATION. WITHOUT RECORDED ESTABLISHMENT DOCUMENTS TO VERIFY ODOT MAP 2B22-1, THE CURRENT AS-CONSTRUCTED LOCATION OF HIGHWAY 74 IS HELD TO DETERMINE THE NORTHERLY BOUNDARY OF PARCEL 2 OF THIS PLAT. 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. THE BASIS OF BEARING IS NAD83(11) OREGON NORTH STATE PLANE ALONG THE WEST LINE OF LOT 12, BARRATT PARK ADDITION AS DETERMINED BY MEASURE BETWEEN FOUND RECORD CORNERS AS SHOWN. DISTANCES ARE GROUND, INTERNATIONAL FEET.

RECEIVED BY
Morrow County Surveyor
Date: 9/5/2023
Rec'd By: MPK
No.: 2023-2041C
Folder No.: 2041

LEGEND

- FOUND MONUMENT AS NOTED.
- FOUND 5/8" REBAR PER RECORD R2.
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP PER R3.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER R4.
- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE
- () RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION

LINE	BEARING	DISTANCE
L1	N 86°21'54" E	61.16'
L2	N 81°42'43" E	20.81'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	622.61'	48.84'	48.83'	N 84°07'04" E	4°29'40"

EASEMENT NOTE

THIS VARYING WIDTH ACCESS AND UTILITY EASEMENT IS BEING DEDICATED PER THIS PLAT. THIS IS A PRIVATE NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT APPURTENANT TO PARCEL 2 OF THIS PLAT.

RECORDS OF REFERENCE

- R1: BARRATT PARK ADDITION TO THE CITY OF HEPPNER, BOOK 2, PAGE 11 OF PLATS, FILED 10-11-1952.
- R2: SURVEY FOLDER 446, BY DAVID KRUMBEIN, DATED 8-12-1980, MORROW COUNTY SURVEY RECORDS.
- R3: PARTITION PLAT 2017-1 (SURVEY FOLDER 1784), FILED 1-4-2017 UNDER DOCUMENT NO. 2017-39497.
- R4: PARTITION PLAT 2010-8 (SURVEY FOLDER 1587), FILED 11-3-2010 UNDER DOCUMENT NO. 2010-27053.

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

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-25

KENNY LAND SURVEYING

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

LOCATED IN THE SE1/4 OF SECTION 26 AND THE NE1/4 OF SECTION 35,
T. 2 S., R. 26 E., W.M., CITY OF HEPPNER, MORROW COUNTY, OR.

CLIENT:

DONALD & JACQUELINE ALLEMAN

PROJECT: 21-45

DATE: AUGUST 4, 2022

REVISED: JULY 7, 2023

SHEET 1 OF 2

2041

PARTITION PLAT NO. 2023- 6

LOCATED IN THE SE1/4 OF SECTION 26 AND THE NE1/4
OF SECTION 35, T. 2 S., R. 26 E., W.M,
CITY OF HEPPNER, MORROW COUNTY, OR.

OWNER'S DECLARATION

WE, DONALD K. ALLEMAN AND JACQUELINE G. ALLEMAN, AS TENANTS BY THE ENTIRETY, OWNERS OF THE LAND BEING REPLATED AND DIVIDED BY THIS PARTITION PLAT, DO HEREBY 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 SUBDIVISION CODE OF THE CITY OF HEPPNER, MORROW COUNTY, OREGON. WE FURTHER ACKNOWLEDGE THE VARYING WIDTH ACCESS AND UTILITY EASEMENT AS NOTED ON THIS PLAT AND DEDICATE SAID EASEMENT FOR THE PURPOSED STATED HEREIN.

Donald K. Alleman 8/21/23
DONALD K. ALLEMAN DATE

Jacqueline G. Alleman 8-21-23
JACQUELINE G. ALLEMAN DATE

STATE OF Oregon

COUNTY OF Morrow

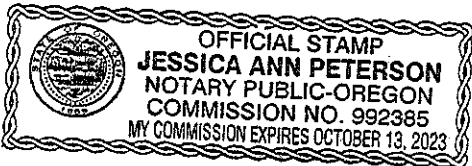
ON THE 21ST DAY OF August, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Jessica Ann Peterson
NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: Jessica Ann Peterson

COMMISSION NUMBER: 992385

MY COMMISSION EXPIRES: October 13, 2023



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 LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION CODE OF THE CITY OF HEPPNER, MORROW COUNTY, OR. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 12, BARRATT PARK ADDITION AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew P. Kenny 7/10/23
MATTHEW P. KENNY, PLS DATE
CERTIFICATE NO. 89374

LEGAL DESCRIPTION

(WARRANTY DEED 2015-36039)

LOT 12, BARRATT PARK ADDITION, IN THE CITY OF HEPPNER, COUNTY OF MORROW, AND STATE OF OREGON.

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, BARRATT PARK ADDITION; THENCE A DISTANCE OF 201.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BEING A POINT UPON THE SOUTH BOUNDARY OF THE OREGON-WASHINGTON HIGHWAY NO. 74, AS NOW LOCATED; THENCE EAST A DISTANCE OF 110.00 FEET ALONG THE SOUTH BOUNDARY OF SAID OREGON-WASHINGTON HIGHWAY; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew P. Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWALS: 6-30-25

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

APPROVALS

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

24TH DAY OF AUGUST, 2023.

Todd R. Catterman

GILLIAM COUNTY SURVEYOR
O.R.S. 92.100(4)

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

24TH DAY OF AUG., 2023.

Angela
MAYOR, CITY OF HEPPNER

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

25 DAY OF August, 2023.

W. Paul D. Smith
MORROW COUNTY ASSESSOR /
MORROW COUNTY TAX COLLECTOR

RECEIVED BY
Morrow County Surveyor

Date: 9/5/2023
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OFFICE OF COUNTY RECORDS

K
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LOCATED IN THE SE1/4 OF SECTION 26 AND THE NE1/4 OF SECTION 35,
T. 2 S., R. 26 E., W.M, CITY OF HEPPNER, MORROW COUNTY, OR.

CLIENT: DONALD & JACQUELINE ALLEMAN

PROJECT: 21-45 DATE: AUGUST 4, 2022 REVISED: JULY 7, 2023 SHEET 2 OF 2

1402

2041