

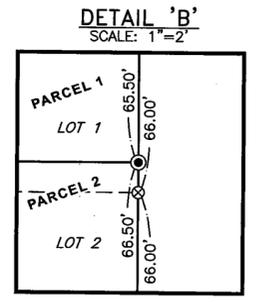
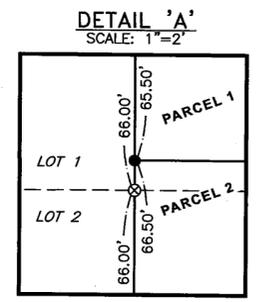
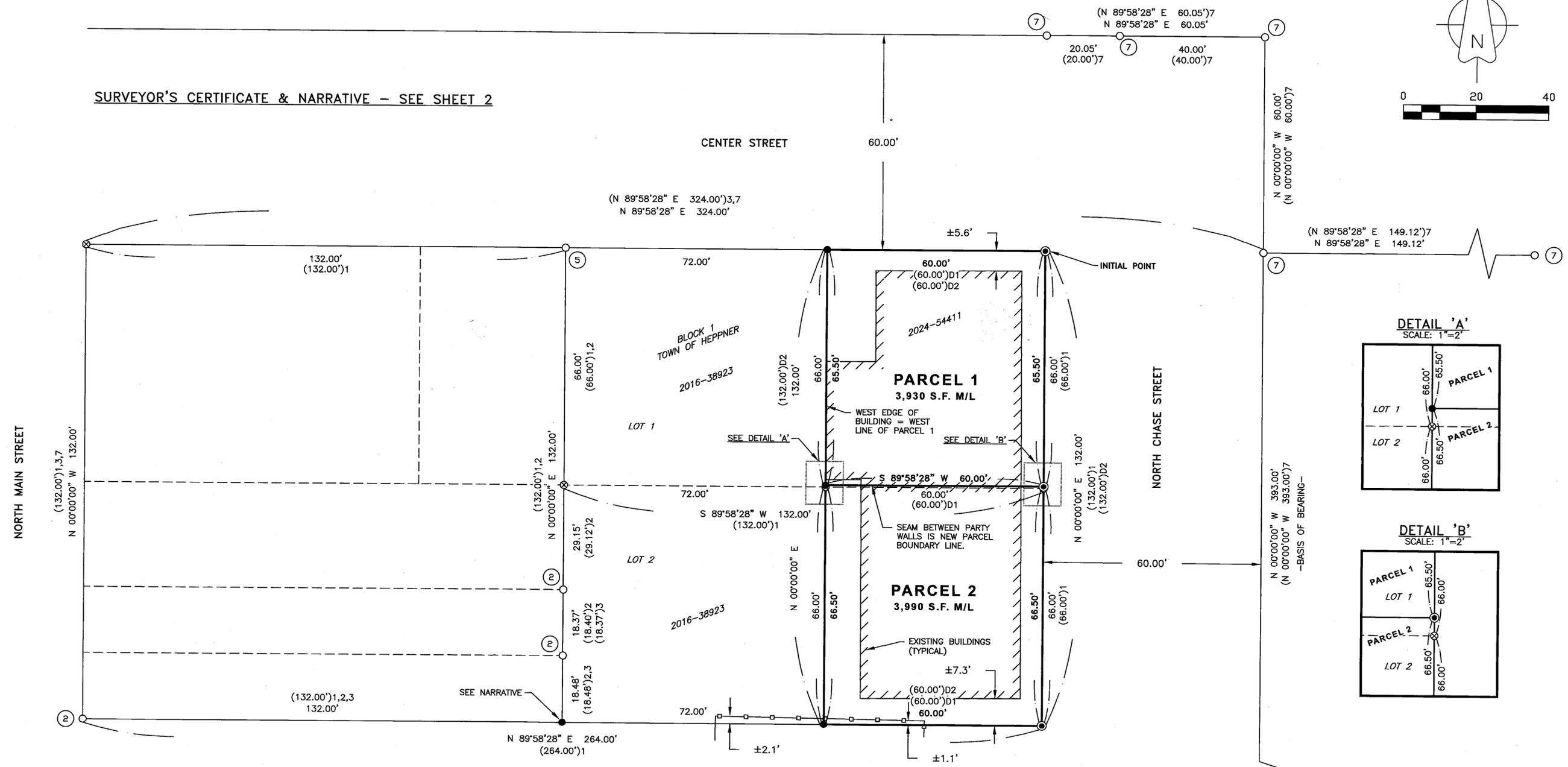
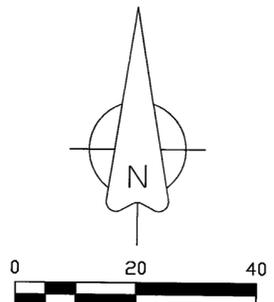
I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

*Matthew Patrick Kenny*  
MATTHEW PATRICK KENNY  
89374PLS

# PARTITION PLAT 2025-16

LOCATED IN THE NW1/4 OF THE NW1/4  
OF SECTION 35, T2S, R26E, W.M.,  
CITY OF HEPPNER, MORROW COUNTY, OREGON

SURVEYOR'S CERTIFICATE & NARRATIVE - SEE SHEET 2



### MONUMENT TABLE

- ② HELD 1/2" REBAR PER SURVEY FOLDER 173 (2).
- ③ HELD 30MM BRASS MARKER PER SURVEY FOLDER 1972 (3).
- ⑤ HELD 1-1/8" COPPER DISK PER SURVEY FOLDER 2055 (5).
- ⑦ HELD 5/8" REBAR WITH PINK PLASTIC CAP PER SURVEY FOLDER 2085 (7).

### RECORDS OF REFERENCE

- 1: PLAT OF THE ORIGINAL TOWN OF HEPPNER, FILED 10-13-1875.
- 2: SURVEY FOLDER 173, FILED 4-10-1979.
- 3: SURVEY FOLDER 1972, FILED 11-23-2021.
- 4: SURVEY FOLDER 1985, FILED 3-28-2022.
- 5: SURVEY FOLDER 2055, FILED 2-20-2024.
- 6: SURVEY FOLDER 2064, FILED 4-16-2024.
- 7: SURVEY FOLDER 2085, FILED 1-27-2025.
- D1: 2024-54411, RECORDED 5-1-2024.
- D2: 2016-38923, RECORDED 9-9-2016.

### LEGEND

- HELD SURVEY MONUMENT, AS NOTED.
- SET 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊙ SET 30MM BRASS MARKER IN SIDEWALK, MARKED "KENNY LS 89374".
- ⊗ COMPUTED LOCATION, NOTHING FOUND OR SET.
- Ⓐ MARKER IDENTIFIER. SEE MONUMENT TABLE.
- — — — — EXISTING CHAIN LINK FENCE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Matthew Patrick Kenny*  
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-27

RECEIVED BY  
Morrow County Surveyor

Date: 12-23-2025

Rec'd By: MPK

No.: 2025-2123C

Folder No.: 2123

	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	LAND PARTITION OF 2024-54411 NW1/4 NW1/4 OF SECTION 35, T2S, R26E, W.M., CITY OF HEPPNER, MORROW COUNTY, OREGON
CLIENT:	SETH MOSES & JASON PATTERSON
PROJECT: 2471	DATE: DECEMBER 11, 2025
SHEET 1 OF 2	

2123

2123

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

*Matthew Patrick Kenny*  
MATTHEW PATRICK KENNY  
89374PLS

# PARTITION PLAT 2025-16

LOCATED IN THE NW1/4 OF THE NW1/4  
OF SECTION 35, T2S, R26E, W.M.,  
CITY OF HEPPNER, MORROW COUNTY, OREGON

### APPROVALS

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

18<sup>th</sup> DAY OF DECEMBER, 2025.

*Jedd R. Latterson*  
GILLIAM COUNTY SURVEYOR  
O.R.S. 92.100(4)

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

11 DAY OF December, 2025.

*[Signature]*  
CITY OF HEPPNER

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

23 DAY OF December, 2025.

*Michael O. [Signature]*  
MORROW COUNTY ASSESSOR /  
MORROW COUNTY TAX COLLECTOR

### SURVEY NARRATIVE

THIS LAND PARTITION IS BEING PREPARED AT THE REQUEST OF SETH MOSES. THE PURPOSE IS TO DIVIDE THAT TRACT DESCRIBED UNDER DOCUMENT NO. 2024-54411, MORROW COUNTY CLERK RECORDS, AT THE SEAM BETWEEN CURRENT PARTY WALLS OF THE TWO EXISTING AND ADJOINING BUILDINGS. THIS PARTITION IS BEING COMPLETED IN CONFORMANCE WITH THE SURVEY AND MAPPING REQUIREMENTS OF MINOR PARTITION APPROVED BY THE CITY OF HEPPNER ON OCTOBER 1, 2025.

I HELD SURVEY MONUMENTS AS NOTED IN COMPUTING LOTS 1 & 2 OF BLOCK 1, TOWN OF HEPPNER. THE RESOLUTION COINCIDES WITH THAT SHOWN IN SURVEY FOLDERS 173 AND 1972. THE BOUNDARY WAS THEN COMPUTED BY HOLDING TOWN OF HEPPNER PLAT DISTANCES AND REPORTED DEED DISTANCES PER 2024-5441 AND 2016-38923. I SET THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, TOWN OF HEPPNER AT THE COMPUTED LOCATION PER SURVEY FOLDER 173. A 1" I.D. IRON PIPE BEARS S 66°26'11" W, 0.29' FROM THE SET LOCATION. THIS PIPE WAS UNCOVERED ABOUT 1-FOOT BELOW GRADE. TO PERPETUATE THIS LOCATION, I DROVE A 5/8" REBAR INSIDE THE PIPE AND LEFT THE TOP AT GRADE.

THE DIVISION LINE BETWEEN PARCELS 1 & 2 AS MAPPED HEREON WAS ESTABLISHED BY MEASURING THE SEAM BETWEEN THE EXISTING BUILDINGS. THE TWO BUILDING WALLS ARE CONSTRUCTED WITH DIFFERENT MATERIALS AND ABUT ONE-ANOTHER DIRECTLY. THE SEAM LINE DIVIDING THE TWO DIFFERENT CONSTRUCTION METHODS WAS MEASURED TO COMPUTE THE NEW DIVISION LINE, AT THE DIRECTION OF MY CLIENT. THE NEW PARCEL LINE IS 0.50' NORTH OF THE COMPUTED LOT LINE BETWEEN LOTS 1 & 2, TOWN OF HEPPNER. THIS CAN BE SEEN IN DETAILS 'A' AND 'B' AS MAPPED HEREON.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE, AND TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARINGS IS DUE NORTH ALONG THE EAST MARGIN OF N. CHASE STREET PER SURVEY FOLDER 2085. DISTANCES ARE GROUND, INTERNATIONAL FEET.

### 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 CITY CODE OF THE CITY OF HEPPNER, MORROW COUNTY, OREGON. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE SET 30MM BRASS MARKER AT THE NORTHEAST CORNER OF PARCEL 1. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1) BELOW.

*Matthew Patrick Kenny*  
MATTHEW PATRICK KENNY, PLS  
CERTIFICATE NO. 89374

12-11-2025  
DATE

### LEGAL DESCRIPTION

THE EAST 60 FEET OF LOTS 1 & 2 OF BLOCK 1 OF THE ORIGINAL TOWN OF HEPPNER IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Matthew Patrick Kenny*

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-27

### OWNER'S DECLARATION

WE, SETH MOSES AND JASON PATTERSON, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP, OWNERS OF THE LAND BEING 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 CITY CODE OF THE CITY OF HEPPNER, MORROW COUNTY, OREGON.

*Seth Moses*  
SETH MOSES  
12-11-25  
DATE

*Jason Patterson*  
JASON PATTERSON  
12-11-25  
DATE

STATE OF OREGON

COUNTY OF MORROW

ON THE 11<sup>th</sup> DAY OF December, 2025, SETH MOSES AND JASON PATTERSON 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.

*Jennifer L Schlaht*  
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Jennifer L Schlaht

COMMISSION NUMBER: 1050745

MY COMMISSION EXPIRES: 12 August 2028

### MORROW COUNTY CLERK

MORROW COUNTY, OREGON 2025-57611  
PLAT-PART  
Cnl=1 Stn=23 DR 12/23/2025 11:27:43 AM  
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00 \$481.00



00057502202500576110020027  
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



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

RECEIVED BY  
Morrow County Surveyor

Date: 12-23-25

Rec'd By: MPK

No.: 2025-2123C

Folder No.: 2123

LAND PARTITION OF 2024-54411  
NW1/4 NW1/4 OF SECTION 35, T2S, R26E, W.M.,  
CITY OF HEPPNER, MORROW COUNTY, OREGON

CLIENT: **SETH MOSES & JASON PATTERSON**

PROJECT: 2471

DATE: DECEMBER 11, 2025

SHEET 2 OF 2

2123

2123