

PARTITION PLAT NO. 2026-5

A REPLAT OF PARCELS 1, 2, AND 3 OF PP 2020-13, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 OF TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OREGON

RECEIVED BY
Morrow County Surveyor
Date: 6-1-2026
Rec'd By: MPK
No.: 2026-2136C
Folder No.: 2136

LEGEND

○	SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP MARKED "APA 49593PLS"
●	FOUND MONUMENT AS NOTED
---	PROPERTY LINES
---	ADJACENT PROPERTY LINES
---	EXISTING RIGHT OF WAY CENTERLINE
---	EXISTING RIGHT OF WAY
---	NEW EASEMENT
---	EXISTING EASEMENT
(5DD°MM'SS"W, XX.XX' RX)	SURVEY INFO., REFERENCE
RECORD = MEASUREMENT	(R-M)

SURVEY NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO REPLAT PARCELS 1, 2, AND 3 OF PARTITION PLAT 2020-13.

THE ENTIRE PROPERTY WAS FOUND BY THE EXISTING MONUMENTS PLACED ON SAID PARTITION PLAT 2020-13. THE WEST LINE IS THE EAST LINE OF GILMORE STREET. THE EAST LINE IS THE WEST LINE OF THE NON-CONSTRUCTED BISBEE STREET. THE SOUTH LINE IS THE SOUTH LINE OF PARCEL 3 AS SHOWN ON SAID PARTITION PLAT. THE NORTH LINE IS THE NORTH LINE OF PARCEL 1 AS SHOWN ON SAID PARTITION PLAT. ALL MONUMENT WERE FOUND AND FIT WELL.

MAP REFERENCES

- R1 - PARTITION PLAT NO. 2020-13 BY KENNY PLS 83374PLS
- R2 - HEPPNER HEIGHTS ADDITION TO THE CITY OF HEPPNER, BOOK 1 PAGE 22, BOOK OF PLATS
- R3 - COUNTY SURVEY NO. B-21-K BY GRIFFITH
- R4 - OREGON CORNER RESTORATION FORM 2526V19 BY HADDOCK
- R5 - COUNTY SURVEY NO. 2014-1706D BY HADDOCK

NOTE:

- EXISTING 3' WIDE WATER LINE EASEMENT PER BOOK 71, PAGE 235. COMBINATION TELEPHONE & ELECTRIC LINE EASEMENT DESCRIBED AS 2' SOUTH OF NORTH LINE OF LOT 9, WITH NO WIDTH STATED; BOOK 63, PAGE 175. THE NORTH LINE OF THE EASEMENT IS THE FORMER NORTH LINE OF LOT 9.
- THE NEW 10' UTILITY EASEMENT IS FOR THE BENEFIT OF THE CITY OF HEPPNER AND IS AN ENCUMBRANCE FOR THE OWNER.

FOR MORROW COUNTY CLERK
RECORDING PURPOSES

MORROW COUNTY, OREGON	2026-58363
PLAT-PART	06/01/2026 10:08:39 AM
CR=1 Stn=30 BC	\$481.00
\$10.00 \$11.00 \$30.00 \$80.00 \$80.00	
00058521202600583630020028	
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	

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SCALE: AS SHOWN		SHEET 1/2
DATE: 05/14/2026		
JOB NO. 24-108		
1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309		

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM, NORTH CENTRAL ZONE, NAD83(2011).

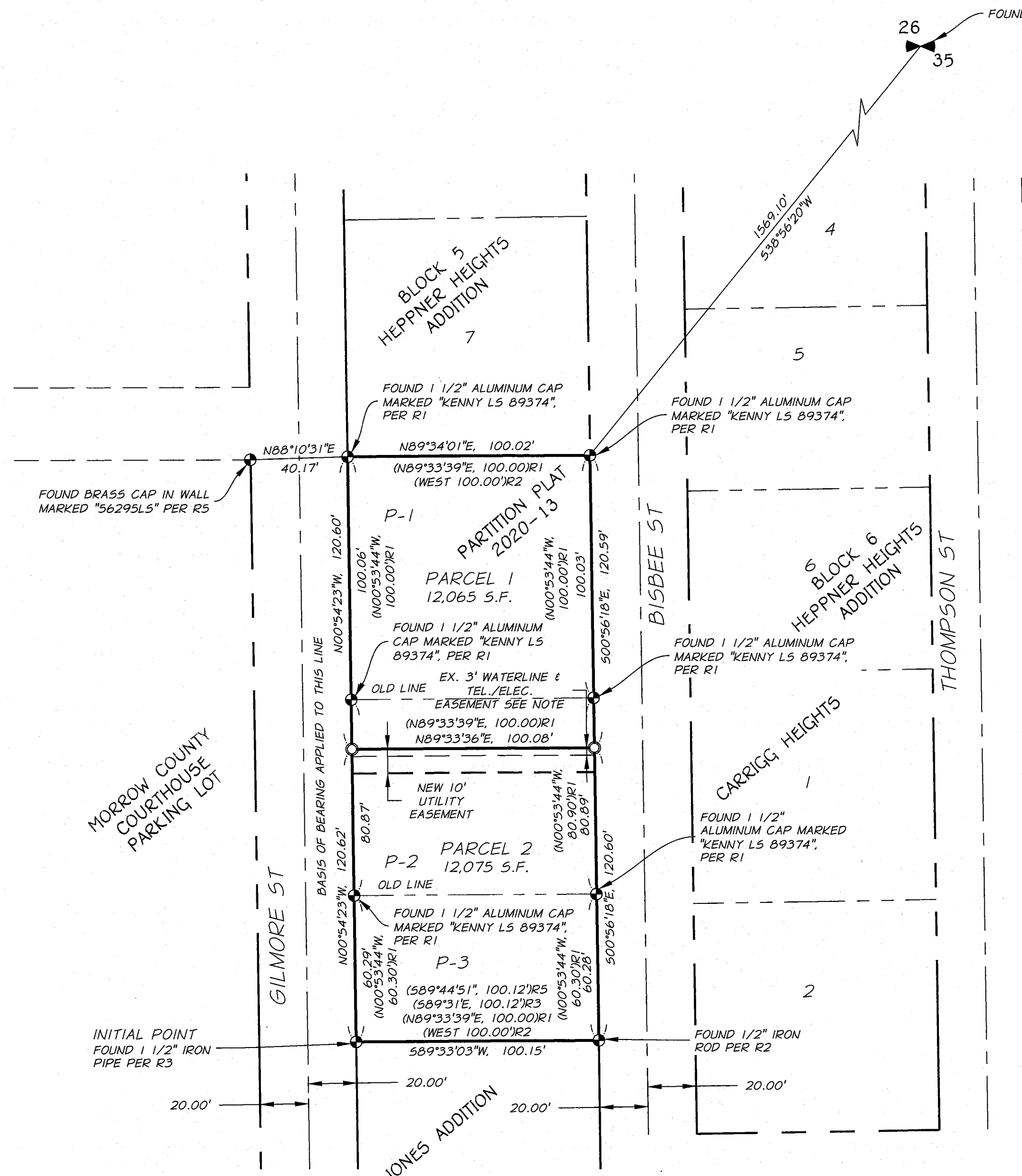
EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.
Richard E. Stein
RICHARD E. STEIN, PLS 49593PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2026

0 40 80
SCALE: 1 INCH = 40 FEET



2136

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SURVEYOR'S CERTIFICATE

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF HEPPNER ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE EXISTING 1 1/2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 9, HEPPNER HEIGHTS ADDITION AND THE NORTHWEST CORNER OF LOT 1 JONES ADDITION, AS SHOWN HEREON. ALL SAID LAND IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1-3 OF PARTITION PLAT 2020-13 LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, STATE OF OREGON RECORDED AS INSTRUMENT NO. 2020-47866 OF MORROW COUNTY RECORDS.

CONTAINING 24,140 S.F. (0.554 ACRES) MORE OR LESS.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GEORGE RUSSELL ELLSWORTH AND KERSTEN R. ELLSWORTH, THE OWNERS, OF THE LANDS REPRESENTED ON THIS PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND HAVE DEDICATED THE EASEMENTS ARE DEDICATED AS SHOWN HEREON.

George Russell Ellsworth
GEORGE RUSSELL ELLSWORTH

Kersten R. Ellsworth
KERSTEN R. ELLSWORTH

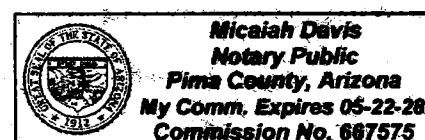
ACKNOWLEDGEMENTS

STATE OF OREGON Arizona
COUNTY OF MORROW Pima -md

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF May 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GEORGE RUSSELL ELLSWORTH, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Micaiah Davis 667575 05-22-2028
NOTARY PUBLIC OF THE NOTARY NUMBER MY COMMISSION EXPIRES
STATE OF OREGON Arizona -md

Micaiah Davis
NOTARY - PRINTED NAME



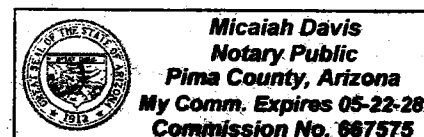
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Micaiah Davis 667575 05-22-2028
NOTARY PUBLIC OF THE NOTARY NUMBER MY COMMISSION EXPIRES
STATE OF OREGON Arizona -md

Micaiah Davis
NOTARY - PRINTED NAME



EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

Richard E. Stein
RICHARD E. STEIN, PLS 49593PLS

APPROVALS

CITY OF HEPPNER CITY MANAGER

CITY OF HEPPNER ACCEPTS THIS PARTITION PLAT ON THIS 28 DAY OF May 2026

[Signature]
CITY OF HEPPNER, CITY MANAGER

MORROW COUNTY ASSESSOR AND TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 1 DAY OF June 2026

[Signature]
COUNTY ASSESSOR AND TAX COLLECTOR

MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 28 DAY OF May 2026

[Signature]
MORROW COUNTY SURVEYOR

FOR MORROW COUNTY CLERK
RECORDING PURPOSES

2026-58363

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
RENEWAL DATE: 06/30/2026

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SCALE:
AS SHOWN
DATE:
05/14/2026
JOB NO.
24-108

apanderson
perry

SHEET
2/2

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