

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- ( ) PLAT DISTANCE
- [ ] DISTANCE BETWEEN FENCES OR OTHER IMPROVEMENTS
- FENCE CORNER
- △ FOUND CORPS OF ENGINEERS BRASS CAP IN CONCRETE, MARKED AS SHOWN
- SET BEENTSEN MODEL B-1 ALUMINUM MONUMENT 24" LONG, WITH MAGNET EQUIPPED "BREAK-AWAY" SECTION AND ALUMINUM CAP INSCRIBED "U.S. ARMY CORPS OF ENGINEERS" WITH STATION DESIGNATION AND DATE.
- CEMENTED BRASS CAP, MARKED AS DESCRIBED ABOVE

**BASIS OF BEARING**

OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. ARMY CORPS OF ENGINEERS STATIONS CBL-4 AND CBL-7A

GRID NORTH

KINGSMAN'S ADD.

**NARRATIVE**

This survey was performed at the request of the U.S. Army Corps of Engineers to field locate various lines along which the Corps was preparing to acquire property for the development of Willow Creek Lake. The field work for this survey was performed during March, 1981 and permanently monumented during 1982. This particular survey map accompanies a larger drawing showing the entire Willow Creek Lake Project Boundary.

Establishment of the centerline of the alley between Blocks 2 and 3, Kinsman's Second Addition to the City of Heppner, Oregon. (Boundary Points 110-1 to 112-1).

The plat of Kinsman's Second Addition was filed in 1892. There is no evidence of original monumentation on the ground, with the exception of established lines of possession. Therefore it appears that the existing possession line (fences, streets, etc.) represent the most reliable evidence of the original lines of the subdivision. Our location of centerline of the alley described above and the NE right-of-way line of Cowins Co. Rd. is based on these existing possession lines.

Reasonable regularity exists between Block 2, Kinsman's Second Addition and ground conditions; however, as this survey progressed northwesterly, discrepancies were found to exist between existing improvements and the NE line of Cowins Co. Rd. as projected from Block 2, Kinsman's Second Addition. The NW and SE sides of Block 2, Kinsman's Second are based on the fence corners at the Northerly side of Lot 4, projected SW along parallel lines, the bearing of which is an average of the existing fences. The NE line of Cowins Co. Rd. is placed at record subdivision distance from the NW corner of Lot 4, Block 2 as evidenced by a fence corner. The direction of this road line is an average of the existing County Road fences from Alfalfa Street southeasterly. This procedure places the NE line of Cowins Co. Rd. approx. 2-3 feet SW of the existing fence. If this road line is projected NW and SE, it will begin to encroach on presently occupied property. The major encroachment to the NW begins near the NW corner of Kinsman's Addition. The original subdivision lines in this area cannot be laid out on the ground without creating substantial conflicts with established possession lines.

The centerline of the alley between Blocks 2 and 3, Kinsman's Second Addition, is established parallel to the SE line of Block 2 and 8 feet from it.

Establishment of Project Boundary Points 106-108, to 108-1 to 108-2, to 108-3, to 129-110 to 110-1.

These Project Boundary Lines are described as being related to the East boundary of a "Cemetery Tract" and a subdivisional line of Section 35, T2S, R26E, W.M. In reviewing the plat of the "Masonic Cemetery", filed in 1934, I find that the Initial Point of said plat is located on the East boundary of the cemetery and is described as being the "SE corner of the NW 1/4 of the SW 1/4, Sec. 35, T2S, R26E, W.M., being a 2"x36" iron pipe, buried 6 inches." We were unable to locate this iron pipe. The "Masonic Cemetery" plat was amended in 1955 and 1956. We were able to locate sufficient control monuments in the amended portion to establish, by calculation, the East boundary of the cemetery as well as its Initial Point.

We tied an existing fence which runs West from the West side of the cemetery. It appears both on the ground and in the County records that this fence was intended to be on the E-W center 1/16 line of the SW 1/4 of Section 35. The measured bearing from this fence to the calculated cemetery Initial Point is within one-half degree of cardinal East-West, therefore, we adopt this line as the best evidence of the 1/16 section line and establish the required Project Boundary as related to this line. Note: The existing fence along the East side of the cemetery is located approximately 3.5 feet East of the calculated boundary based on found monuments. We establish Project Boundary points 108-2, 108-2A, and 108-3 in the existing fence line. Project boundary points 108-A, 108-1 and 108-1A-S are located in existing fences as specified by the Corps of Engineers. Boundary point 106-108 was located in the existing fence by measurement from a fixed coordinate position along the centerline of Willow Creek Access Road.

**References:**

- Original Subdivision Plats of:
  - Kinsman's Addition to the City of Heppner
  - Kinsman's Second Addition to the City of Heppner
  - Jones' Second Addition to the City of Heppner,
  - Masonic Cemetery
  - Second Amended Plat of the Masonic Cemetery.
- Various Deed and Tax Records of Morrow County, Oregon.

**NOTE:**

All bearings, distances and coordinates shown on this map are grid, based on the Oregon State Plane Coordinate System, North Zone. Field equivalents can be obtained as follows:

True Bearing = Grid Bearing + 0°41'08" (applied clockwise)

Ground Horizontal Distance = Grid Distance  
0.9997938

Grid Coordinates of  $\frac{34}{3} \frac{35}{2} T2S$   
R26E 612504.91 N, 2243169.96 E

(Determined by Corps of Engineers)

LOCATION: SOUTH 1/2 OF SECTION 35  
T. 2S, R. 26E, W.M., MORROW CO., OREGON

FOR: U.S. ARMY CORPS OF ENGINEERS - WALLA WALLA DISTRICT

SCALE: 1" = 100'

DATE: JUN-JULY 1982  
JOB NO. 961-81

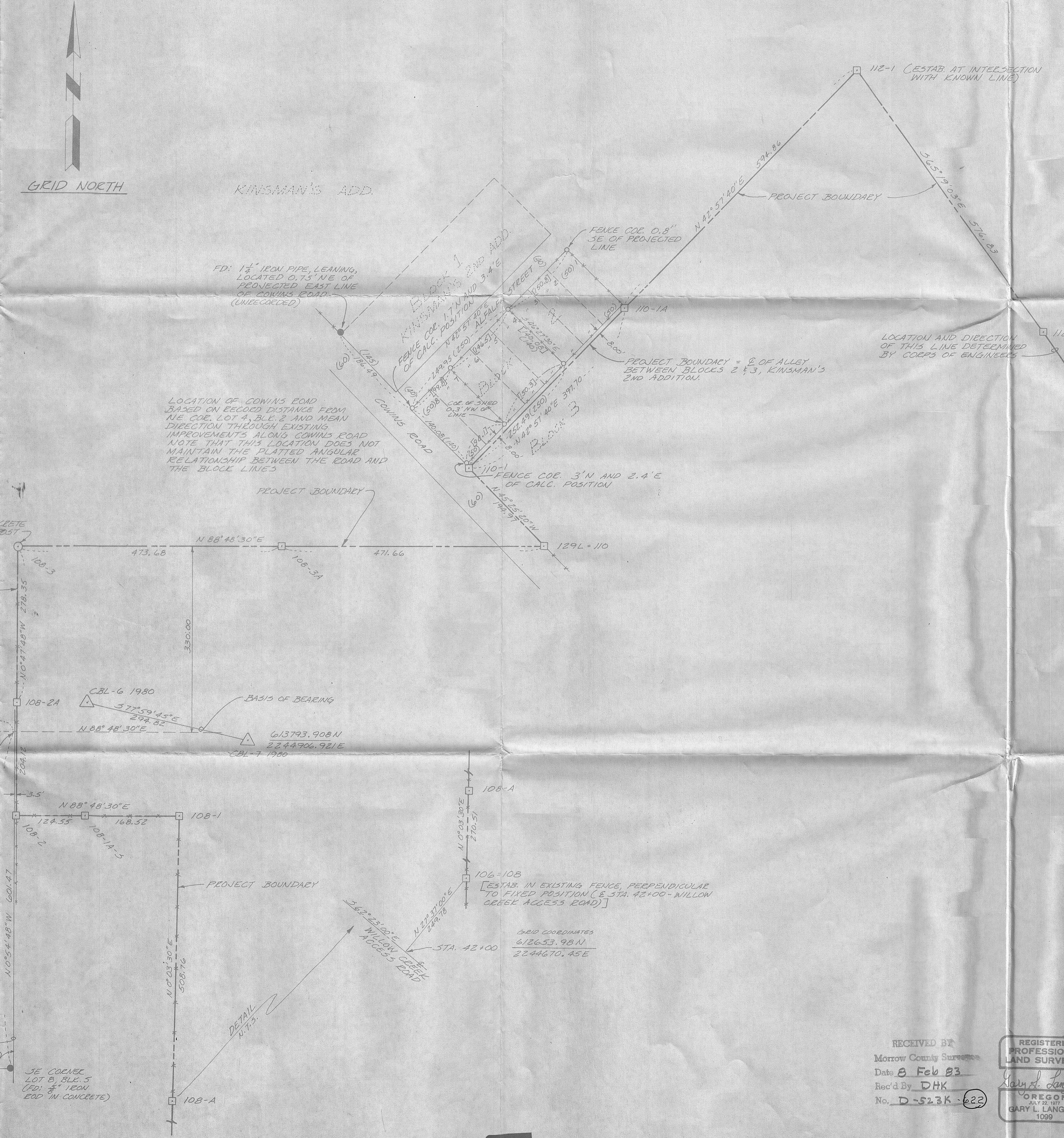
SHEET NO.

**anderson berry & associates, inc.**  
engineers - surveyors - planners - historians  
LA GRANDE, ORE. & WALLA WALLA, WASH.

RECEIVED BY  
Morrow County Surveyor  
Date 8 Feb 83  
Rec'd By DHK  
No. D-523-K-622

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
GARY L. LANGLITZ  
1099

D-523-K-622



SE CORNER  
W/4 LOT 6  
BLK. 3  
1/2" 3" IRON  
100 IN CONCRETE

SE CORNER  
LOT 9, BLK. 5  
1/2" 3" IRON  
100 IN CONCRETE

EXISTING FENCE ALONG  
APPROXIMATE E-W  
CENTERLINE OF SW 1/4  
SEC. 35

SECOND AMENDED PLAT  
OF MASONIC CEMETERY

CALCULATED EAST BOUNDARY  
OF MASONIC CEMETERY  
IS 4.00' EAST OF FOUND  
3" IRON ROD PER PLAT

LOCATION OF COWINS ROAD  
BASED ON RECORDED DISTANCE FROM  
NE COR. LOT 4, BLY. 2 AND MEAN  
DIRECTION THROUGH EXISTING  
IMPROVEMENTS ALONG COWINS ROAD  
NOTE THAT THIS LOCATION DOES NOT  
MAINTAIN THE PLATTED ANGULAR  
RELATIONSHIP BETWEEN THE ROAD AND  
THE BLOCK LINES

FD: 1 1/2" IRON PIPE, LEANING,  
LOCATED 0.75' NE OF  
PROJECTED EAST LINE  
OF COWINS ROAD  
(UNRECORDED)

FENCE COR. 0.8'  
SE OF PROJECTED  
LINE

FENCE COR. 3' N AND 2.4' E  
OF CALC. POSITION

LOCATION AND DIRECTION  
OF THIS LINE DETERMINED  
BY CORPS OF ENGINEERS

ESTAB. IN EXISTING FENCE, PERPENDICULAR  
TO FIXED POSITION (E STA. 42100 - WILLOW  
CREEK ACCESS ROAD)

GRID COORDINATES  
412653.98 N  
2244670.45 E

108-1

108-2

108-3

108-A

106-108

110-1

110-1A

112-1

112-1A