T.2S., R.26E., ., W.M., MORROW COUNTY, OREGON.

NARRA TIVE

This survey is performed at the request of Willow Creek Park District, The County of Morrow, The City of Heppner & the Morrow County Grain Growers. The purpose of the survey is to depict the boundaries of contiguous parcels of land as acquired from the State of Oregon and Morrow County by the Willow Creek Park District. (Such contiguous parcels are shown on a separate land partition plat). This survey also locates the boundaries of County of Morrow land, City Street Right of Way limits for Riverside Avenue, its connection with the State Highway and a portion of Gale Street, as well as a small parcel of City owned land near the East side of this survey, situated Southeast from Green Feed Store land. Finally this survey depicts the boundaries of Morrow County Grain Growers property, both inside and outside the City Limits and Northeast of Riverside Avenue. The underlying principal used in performing this survey is at of maintaining the integrity of all the pertinent iginal additions to the Town of Heppner and the survey work record which has been performed over the years since the iginal platting. (Refer to "REFERENCE MATERIAL" shown sewhere on this map.

Blocks 1, 2, & 3 of the Mt. Vernon Addition are located ing a best fit of pins found, reflecting Maps of Survey No. —K-94, 158—K-580, 161—K-581, 174—K-365, 711—K-643 992—E—764.

nent along the State Highway right of way or along the west line of said blocks 1, 2, & 3, however give the evidence as to the overall location and the positioning incels along those blocks. In particular the old ad Right of way posts which were identifiable and shown me of those maps is given special consideration in mining this Southwest line of blocks 1, 2, & 3.

Examining the Highway Right of Way as it affects the geometry as depicted by the above maps of survey does not conform to that given on "Oregon State Highway Department" Drawing No. 8B-35-16. When I applied the geometry from that Drawing, I find that it does not conform to the long standing accepted location of said blocks 1, 2, & 3., The Highway Center Line as depicted by the drawing No. 8B-35-16, actually places the Right of way Southwest approximately 2 feet from where the Mt.Vernon Addition & subsequent surveyors over the last 20-30 years place it. It appears the previous surveys as outlined above recognized this and modified the alignment is some manner in order to conform to those blocks. I (Delta) and using the same curve data, however moving the points of intersection (P.I.s) and thus the location of the curves. A careful study of the affects of this modification show that it conforms to the actual location of the highway, location of the periments, the bast evidence as to the location of the improvements, the bast evidence as to the second survey work in this area and should not be used as and survey work in this area and should not be used as

Riverside Avenue from Morgan Street to Gale Street is located, based on pins found depicting such location, the initial point of Riverside Addition and record measurements from Riverside Addition. The intersection of "A" Street & Gale Street is placed at record measurements from River Addition and from legal descriptions East from the intersection of "A" Street. side

The lines of Riverside Ave Northwest edge of the old d with the Southwest line of p 2, & 3 of the Mt.Vernon Ad wenue between Morgan Street and the depot grounds is located parallel previously established blocks 1, Addition, as called for on that plat.

The manner in which Riverside Avenue is created by the Mt.Vermon Addition and the Riverside Addition cause a offset in its alignment as it intersects Morgan Street. The actual location of the street thus falls outside the right of way of record. A parcel of land as shown or similar needs to be transferred from Morrow County to the City of Heppner, in order to provide adequate right of way for Riverside Avenue.

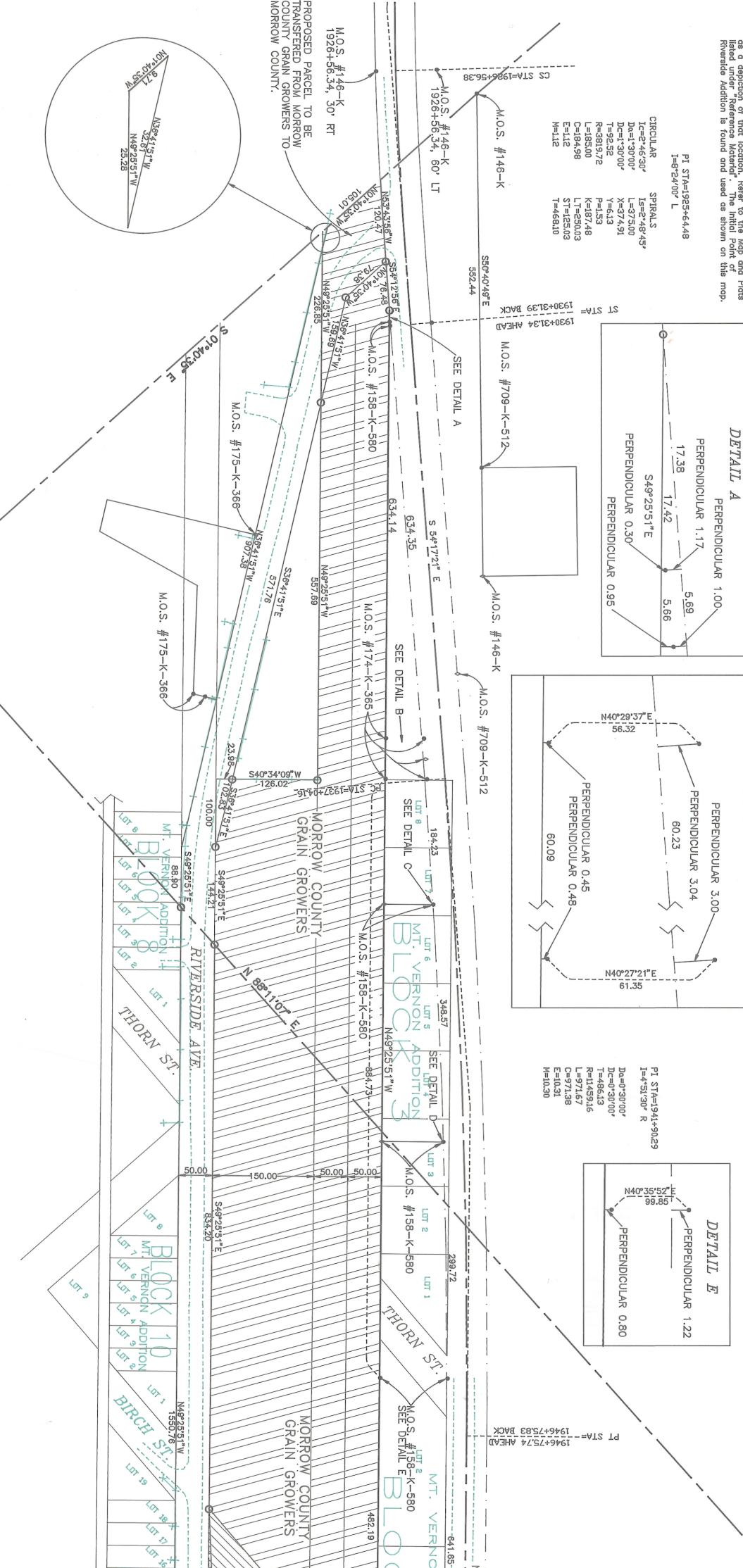
The intersections of Birch Street & Thorn Street are located at record distances from the Mt.Vernon Addition plat, along Riverside Avenue, from Morgan Street, Northwesterly through Thorn Street.

The Northwest edge of the old Depot Grounds is located at record measure along the Northeast edge of blocks 1, 2, & 3 of the Mt.Vernon Addition to a point which is perpendicular with that Northwest line. I found that this measurement encroaches on a long standing line of occupancy created by the Devin Oil Company property, by 1.52 feet. I therefor accepted this line of occupancy and adjusted the Northwest edge of the old Depot Grounds by that amount.

Mt.Vernon Addition Plat places a "Block 4", 100 feet. in width Southeast of the above described edge of the old Depot Grounds. I cannot rectify this, as there has never been any ownership of this except to be a part of the old Depot Avenue, 100 feet Southeast of the original Depot Ground Northwest Corner. Riverside Avenue is then located where it best fits the existing pins and fence lines, the westerly side projecting to an intersection with the N-S Centerline of Section 27 and the Easterly line projecting to an intersection with the Southwest line of the old Railroad Right of Way.

There is no Right of Way obetween the Southwest line or and the Highway Right of Way parcel which needs to be tra Growers to Morrow County. Vay of Record for F ne of the old Railro f Way. This map s transferred from N r Riverside Avenue ilroad Right of Way shows a recomment n Morrow County Gr mended Grain

order to provide adequate area for a safe intersection and rrect the current encroachment at the intersection of rerside Avenue, Gale Street and the Sate Highway, ditional land needs to be transferred from Morrow County d Union Oil Co. This determination should be made based on d esign of that intersection.



M.O.S. #146-K 1926+56.34, 30'

survey inted.)

DETAIL

Β

Morgan Street & the South edge of Mt.Vernon Addition is cated at the best overall conformity to pins set previously a depiction of that location. Refer to the Map and Plats ted under "Reference Material". The Initial Point of verside Addition is found and used as shown on this map.

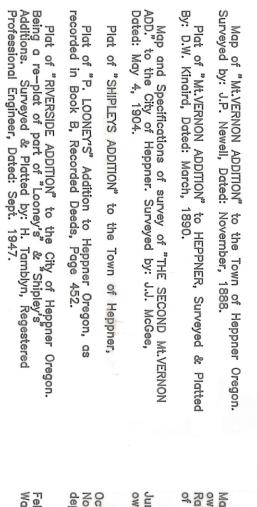
JRCULAR Ic=2*46'30" Do=1*30'00" T=92.52 R=3819.72 L=185.00 C=184.98 E=1.12 M=1.12

85.92+3501=AT2 23

Gray



933,



Oregon State Highway Department, Located DAD – HEPPNER SECTION, Heppner Highway, rawing No. 8B-35-16. Dated: March, 1966 Dr ving IR-Line, BUNKER HILL Morrow County. -26,

Oregon State High Ited: Jan., 1964. Q De er, PE 5408, n St, Riverside and location

Map June, Ave. & of Initi o of Survey No. 3-K-285, by: D.L. Staebler 1972. Shows the configuration of Morgan & Shobe St., portions of Riverside Addition ial Point of Riverside Addition.

Map of Survey No. 882—K—12, by: D.H. Krumbein, PLS 933, June, 1974. Shows the Initial Point of Riverside Addition and the Northeast line of Riverside Ave.

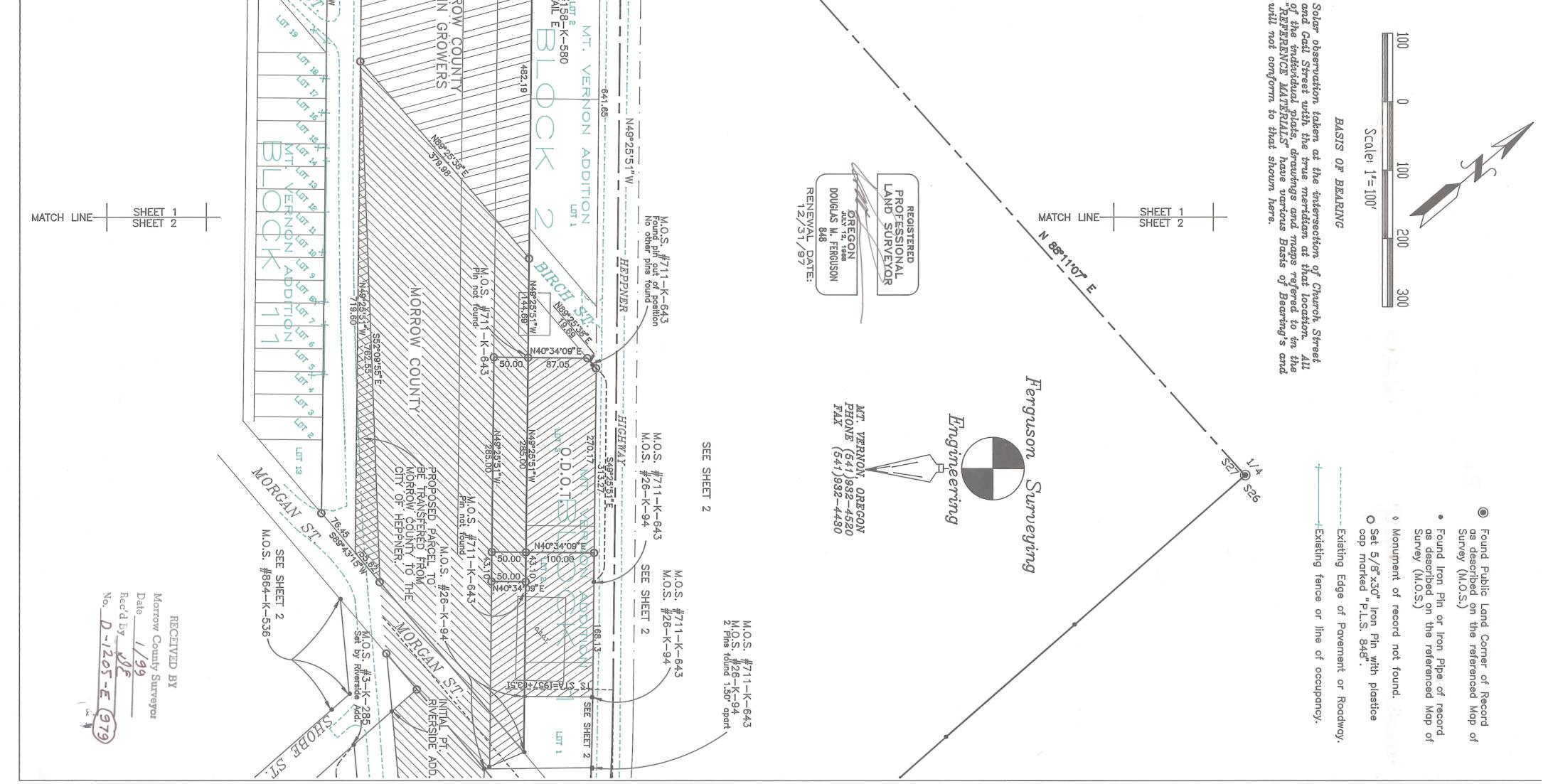
Map of Survey No. 26-K-94, by: D.H. Krumbein, PLS July, 1976. Shows Highway Right of Way, Morgan Street Ownerships in Mt.Vernon, & Shipleys Addition & Riverside 933, Ave.

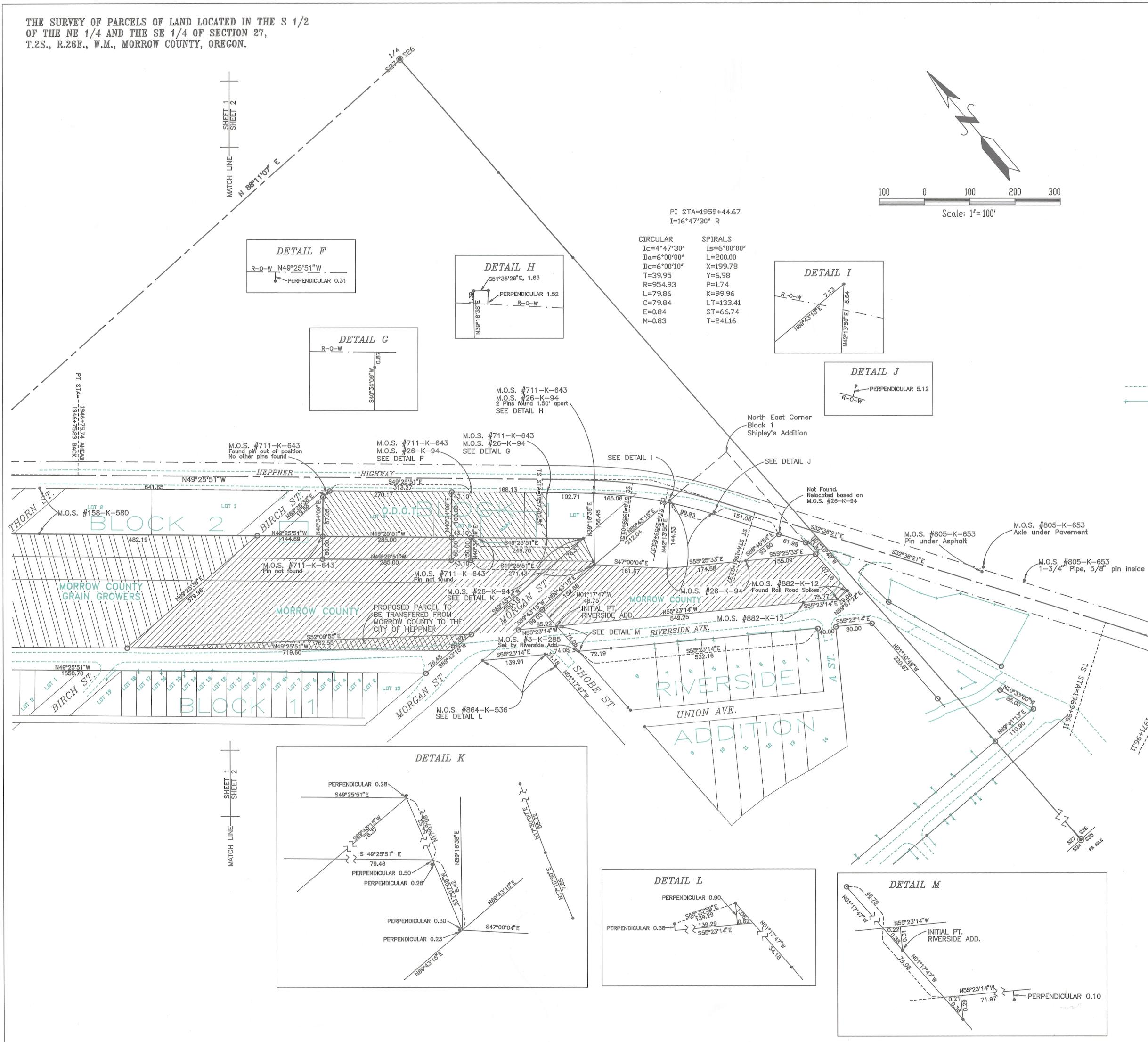
Map of Survey No. 146-K, by: D.H. Krumbein, PLS 933, Nov. 1977. Shows Highway Right of Way near Northwest portion of this survey, ties to Highway Right of Way pins and subdivision of Section 27.

Map of Survey N May, 1978. Shows ownerships in Block Railroad Right of W of said Block 3. Map of Survey No. 174-K-365, by: D.H. Krum Feb. 1979. Locates "Fellborn St.", shows Highway Way, and Railroad Right of Way Posts. Map of Survey No. 864—K—536, by D.H. July, 1987. Shows intersection of Morgan and Shobe St. Map of Survey No. 286-K-428, by: D.H. Krumbein, PLS 933, April, 1980. Describes Southeast Corner & East 1/4 Corner of Section 27. Map of Su Sept. 1984. S Subdivision of Map of Survey No. 80 pril, 1985. Shows owne lec. 26, and indicates pourtheast end of this s Map of Survey No. 161-K-581, ne, 1978. Shows Highway Right merships Northeast of the Highway Map of Survey No. 711-K-643, by: D.H. Krumbein, PLS 933, b. 1985. Locates Highway Right of Way, Riverside Ave., and nerships in Blocks 1, 2, & 3 of Mt.Vernon Addition. Gives y information concerning positioning of ownerships and eets along said Blocks 1, 2, & 3. Map of Survey No. 175—K—366, by: D.H. Krun iober, 1978. Shows location of Riverside Ave. thwest portion of this survey, and ownership licted to be on Westerly line of Riverside Ave. urvey No. 709-K-512, by: D.H. Krumbein, F Shows Highway Right of Way, Right of Way of Section 27. No. s High ock 3 Way 805-K-653, by: G.D. wnerships East of the s as position of Highway I s survey. 158-K-580, by: D.H. Krumbein, hway Right of Way, and location of Mt.Vernon Addition. Shows u posts in determining position of by: D.H. of Way, ay.). Edwards, PLS 95 section line in V Right of Way Nec Krumbein, PLS 933, St. Riverside Ave. and mbein, PLS location of which is mbein, PLS 933, y Right of PLS 933, iy pins and PLS 9 of line Sld 951, 933, 933 ğ

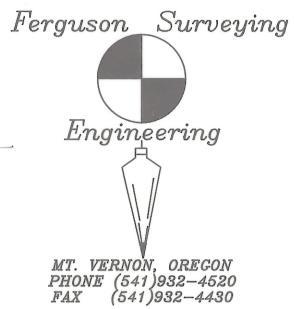
DETAIL Map of Survey No. 992-E-764, by R.V. McKinnis, PLS 2431, Dec. 1993. Shows location of ownerships Northeast of the Highway & location of pertinent pins and locations along the Southwest Highway Right of Way. PERPENDICULAR \mathcal{O} 0.10 DETAIL **-**PERPENDICULAR D 0.30

100 0









- Found Public Land Corner of Record as described on the referenced Map of Survey (M.O.S.)
- Found Iron Pin or Iron Pipe of record as described on the referenced Map of Survey (M.O.S.)
- Monument of record not found.
- O Set 5/8"x30" Iron Pin with plastice cap marked "P.L.S. 848".

----- Existing Edge of Pavement or Roadway. +----+Existing fence or line of occupancy.

PI STA=1972+60.86 I=31°57′00″ R

CIRCULAR

T=59.97

R=572.96

L=119.50

C=119.28

E=3.13

M=3.11

Ic=11°57′00″

Da=10°00′00″

SPIRALS Is=10°00′00″ L=200.00 D⊂=10°00′46″ X=199.39 Y=11.61 P=2.91 K=99.90 LT=133.55 ST=66.86 T=264.75

> RECEIVED BY Morrow County Surveyo Date 1/99 Rec'd By____ No. D-1205-E (979)