



### Surveyor's Narrative:

The purpose of this survey is to do a Boundary Line Adjustment for a pending sale and to survey and monument the individual parcels now comprising the tract described in Book 54, Page 357, Morrow County Deed Records.

In 1971 the Plat of "Rasmussen-Lott Addition" to the city of Heppner was Recorded. This Plat was prepared and Platted by Leland L. Myers LS 699. Although it is not clearly indicated on his Plat, the Northeast Corner, based on shown Bearing and Distances from the Initial Point which was the unmonumented Southwest corner of Lot 14, Block 2, of "Preston Looneys Addition" should be in common with the Southwest corner of Lot 4, Block 2, of "Preston Looneys Addition" to Heppner.

In 1972 Don Staebler, PE 18408, did a Boundary Survey for Joan Hughs in "Preston Looneys Addition" to the city of Heppner. He based his Survey on found monuments in "Shipley's and Riverside Additions" which were Replats of part of "Preston Looneys Addition". He then used those found monuments to compute the location of the West line of Lot 4, Block 2, "Preston Looneys Addition" and monumented his computed location for Southwest corner of Lot 4, Block 2, of "Preston Looneys Addition" along with 3 parcels located within Lots 2, 3 and 4, Block 2 and in a parcel lying South of Lot 4, Block 2 and West of Lots 7 and 14 of Block 2 "Preston Looneys Addition" for Hughs.

I don't know which, Myers or Staebler got their pins in the ground first, both show having set monuments at their locations for the Southwest corner of Lot 4, Block 2, "Preston Looneys Addition", but Staebler's West line overlaps the West line of "Rasmussen-Lott Addition" by 13.1 feet. What is interesting is that neither mentioned the other in their work.

In 1973 Hughs brought suit against the principals in the "Rasmussen-Lott Addition" for trespass of waterline placement and construction, based on Staebler's Survey. The court records show no details. The case was dismissed "Without Prejudice".

In 1987 Krumbain LS 933 did a survey for Alderman based on the 1972 Staebler Survey for Hughs and shows as found the monument set by Staebler as the Southwest Corner of Lot 4, Block 2, "Preston Looneys Addition", but does not show the Northeast Corner of "Rasmussen-Lott Addition".

In 1995 Edwards LS 951 did a "Lot Line Adjustment" for Patterson which was located in the Northernmost parcel of Staebler's Survey for Hughs. Again Staebler's monuments for Hughs are shown as found and used in Edwards Survey.

In an effort to tie a large part of the Northwest part of Heppner together in order to determine how the various previous surveys fit together I tied into the Ferguson's (LS 848) Survey for Willow Creek Park District, Morrow County, The City of Heppner and Morrow County Grain Growers. This Survey by Ferguson was done in 1999 and covered a large area between the Heppner Highway and Riverside Avenue. I used Ferguson's Record Bearing between his set monuments along the South side of Riverside Avenue as the Bearing Base of My Survey.

I tied the occupation lines on both sides of Morgan Street and compared them to the 1884 Plat of "Preston Looneys Addition" and found that they were within reasonable agreement with the Plat. Part of Gray's East fence which is a fairly new chain link fence and since this fence and its older extension to the South is the longest fence which terminates on Morgan Street in this immediate area I wanted justification in holding it's position because of its good fit with neighboring occupation lines. This fence is too new to consider it as an ancient fence. I talked to Merritt Gray about his knowledge of this fence and its history. He stated that the chain link fence was constructed on the same location as an older fence he had first seen in 1947. After consulting with his neighbor who agreed that this old fence was on the boundary between them he gave his OK to remove part of this fence and replace it with chain link located at the same location of the older fence. This is what Merritt Gray did. This fence and its older extension to the South line up with monuments set by Myers for the "Rasmussen-Lott Addition".

As a check I measured the record distance from Gray's East Fence line across the parcels joining to the East of Gray in order to determine which if either would match existing occupation lines and my Survey. The right angle offset distance from the fence to Staebler's Northwest monument is 185.08 feet, the record is 181.00 feet. The right angle offset distance from the fence to the monument which Staebler shows as the Southwest Corner of Lot 4, Block 2, "Preston Looneys Addition" is 167.08 feet, the record is 165.00 feet. The monument which Myers set at the Northeast Corner of "Rasmussen-Lott Addition" lies 181.66 feet from the fence at a right angle offset, the record is 181.00. Unless Hughs sold 16 feet of the lands Staebler surveyed to the principals of "Rasmussen-Lott Addition", then "Rasmussen-Lott Addition" is overlapping into what was then Hughs. The result of this exercise? I didn't resolve who was right or wrong. I lean towards the occupation lines for my survey.

For the alignment of Morgan Street I used for centerline, the midpoint of the average of the occupation lines on both sides of the street to compute the centerline on the west end of my survey and the monument Ferguson set at the intersection of the North right-of-way line of Morgan Street and the Southerly right-of-way line of Riverside Ave. to compute the center of Morgan Street on the Easterly end. I then used this computed centerline to locate the Morgan Street right-of-ways.

For the North line of Gray's property I used my computed Morgan Street Right-of-way.

For the East line of Gray's property I held the chain link and older fence Southerly extension to the monument set by Myers which is 6.01 feet North of Gray's Southeast corner.

For the South line of Gray's property I held the North line of "Rasmussen-Lott Addition" as surveyed by Myers. I used the Deed records recorded in Book 54, Page 357 (describes the parent tract), Book 72, Page 61 and the description recorded on M-10110 Morrow County Deed Records to survey these tracts shown on this record of survey.

REGISTERED PROFESSIONAL LAND SURVEYOR

Judson L. Coppock  
 OREGON  
 JANUARY 20 1998  
 JUDSON L. COPPOCK  
 2850

RENEWAL DATE: DEC. 31 2003

RECEIVED BY  
 Morrow County Surveyor  
 Date 11/20/02  
 Rec'd By RUM  
 No. 2-1354-M

BOUNDARY LINE ADJUSTMENT AND SURVEY FOR:  
 MERRITT GRAY  
 HEPPNER, OR 97836

COPPOCK SURVEYING 09/29/02  
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 HEPPNER, OR. 97836 Job No. 0500128