

TOWN OF HEPPNER PARTITION PLAT 2002- 15
 LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN THE NE 1/4 OF THE SW 1/4 OF SECTION 27,
 T 2 S. R 26 E. WILLAMETTE MERIDIAN, TOWN OF HEPPNER, MORROW COUNTY, OREGON.

- 000- DEED RECORDED AS DOCUMENT NO. 2002-3336 MORROW COUNTY, OREGON DEED RECORDS.
- (000) SURVEY FOR ED LaTRACE BY FRALEY 1965
- (000) SURVEY BY FERGUSON, D-1205-E 1999 I
- MONUMENTS FOUND AS NOTED.
- SET 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850.
- PARTITION BOUNDARY LINE.
- LINE AS NOTED
- - - EASEMENT LINE AS NOTED.
- OR - - - THALWEG OF WILLOW CREEK FROM P1 TO P1 AS IT EXISTED ON 31 OCTOBER 2002.

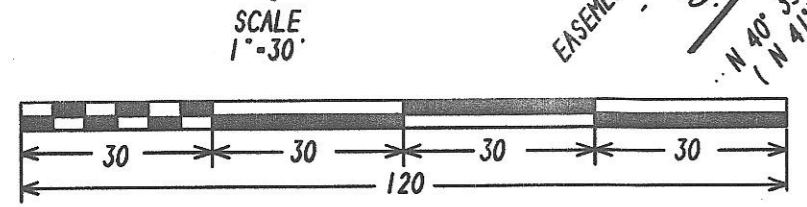
REGISTERED PROFESSIONAL LAND SURVEYOR
Judson L. Copcock
 OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850
 RENEWAL DATE: DEC. 31 2003

OWNERS DECLARATION:
 I, THE OWNER OF THE PROPERTY SHOWN ON THIS PARTITION PLAT, DO STATE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THE PROPERTY PARTITIONED IS PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92.
 I HEREBY DEDICATE THE SHOWN 50 FOOT WIDE ROADWAY AND UTILITY EASEMENT TO THE PUBLIC. I RETAIN THE TWO SHOWN 10 FOOT WIDE EASEMENTS ACROSS THE 50 FOOT WIDE PUBLIC EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR CONTINUAL ACCESS TO EXISTING WILLOW CREEK WATER RIGHTS WHICH ARE TO BE DIVIDED PROPORTIONATELY BY SEPARATE DOCUMENT.
 I HEREBY DEDICATE THE SHOWN 5 FOOT WIDE POWER EASEMENT SHOWN ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2.
 I HEREBY DEDICATE THE SHOWN 10 FOOT WIDE UTILITY EASEMENT SHOWN ON PARCEL 1 FOR THE BENEFIT OF PARCEL 2.
 I ALSO DEDICATE THE 42 SQ. FT. TRIANGULAR AREA SHOWN SOUTH OF PARCEL 2 AND IN THE COUNTY ROAD RIGHT OF WAY TO MORROW COUNTY.
 I ALSO RECOGNIZE ANY AND ALL RECORDED OR UNRECORDED EASEMENTS AND RIGHTS OF WAYS WHICH A TITLE SEARCH WOULD REVEAL.

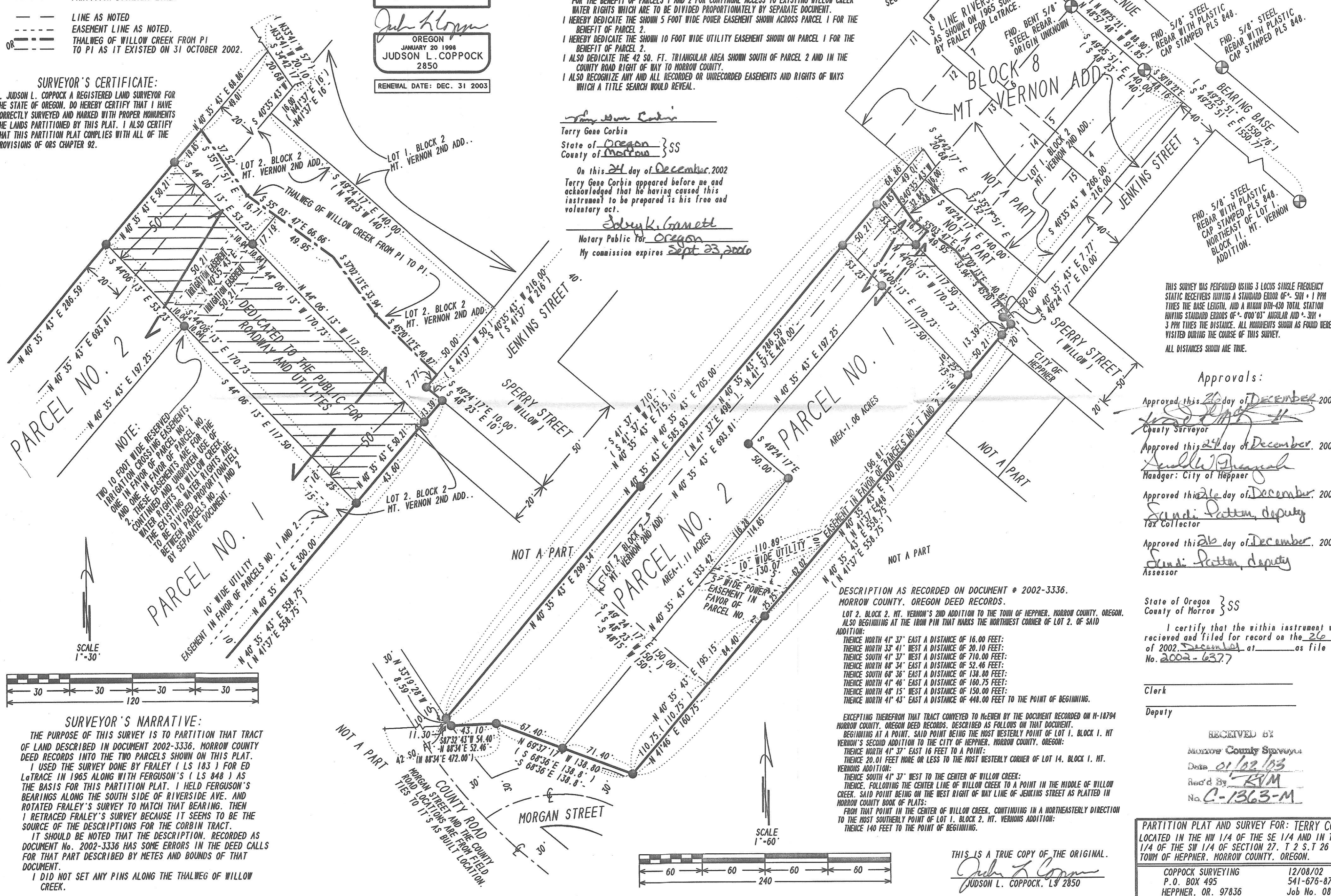
Terry Gene Corbin
 Terry Gene Corbin
 State of Oregon } SS
 County of Morrow
 On this 24 day of December, 2002
 Terry Gene Corbin appeared before me and acknowledged that he having caused this instrument to be prepared is his free and voluntary act.
Jedrick K. Gamett
 Notary Public for Oregon
 My commission expires Sept 23, 2006

SURVEYOR'S CERTIFICATE:
 I, JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92.

NOTE:
 TWO 10 FOOT WIDE RESERVED INTERSECTION CROSSING EASEMENTS, ONE IN FAVOR OF PARCEL NO. 1 AND ONE IN FAVOR OF PARCEL NO. 2. THESE EASEMENTS ARE FOR THE WATER RIGHTS TO WILLOW CREEK TO BE DIVIDED PROPORTIONATELY BETWEEN PARCELS NO. 1 AND 2 BY SEPARATE DOCUMENT.



SURVEYOR'S NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DOCUMENT 2002-3336, MORROW COUNTY DEED RECORDS INTO THE TWO PARCELS SHOWN ON THIS PLAT. I USED THE SURVEY DONE BY FRALEY (LS 183) FOR ED LaTRACE IN 1965 ALONG WITH FERGUSON'S (LS 848) AS THE BASIS FOR THIS PARTITION PLAT. I HELD FERGUSON'S BEARINGS ALONG THE SOUTH SIDE OF RIVERSIDE AVE. AND ROTATED FRALEY'S SURVEY BECAUSE IT SEEMS TO BE THE SOURCE OF THE DESCRIPTIONS FOR THE CORBIN TRACT. IT SHOULD BE NOTED THAT THE DESCRIPTION, RECORDED AS DOCUMENT No. 2002-3336 HAS SOME ERRORS IN THE DEED CALLS FOR THAT PART DESCRIBED BY METES AND BOUNDS OF THAT DOCUMENT. I DID NOT SET ANY PINS ALONG THE THALWEG OF WILLOW CREEK.



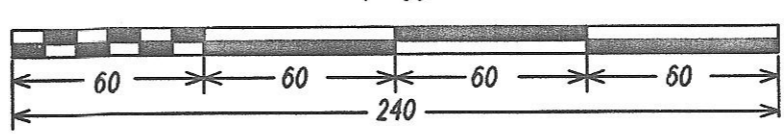
THIS SURVEY WAS PERFORMED USING 3 LOCUS SINGLE FREQUENCY STATIC RECEIVERS HAVING A STANDARD ERROR OF ±.5MM + 1 PPM TIMES THE BASE LENGTH, AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ±.000"03" ANGULAR AND ±.3MM + 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY.
 ALL DISTANCES SHOWN ARE TRUE.

Approvals:
 Approved this 26 day of December, 2002
Judson L. Copcock
 County Surveyor
 Approved this 24 day of December, 2002
Annelle D. Brumback
 Manager, City of Heppner
 Approved this 26 day of December, 2002
Sandi Patton, deputy
 Tax Collector
 Approved this 26 day of December, 2002
Sandi Patton, deputy
 Assessor

State of Oregon } SS
 County of Morrow }
 I certify that the within instrument was received and filed for record on the 26 day of December, 2002 at _____ as file No. 2002-6377

Clerk _____
 Deputy _____
 RECEIVED BY
 Morrow County Surveyor
 Date 01/02/03
 Rec'd by JLM
 No. C-1363-M

DESCRIPTION AS RECORDED ON DOCUMENT # 2002-3336, MORROW COUNTY, OREGON DEED RECORDS.
 LOT 2, BLOCK 2, MT. VERNON'S 2ND ADDITION TO THE TOWN OF HEPPNER, MORROW COUNTY, OREGON, ALSO BEGINNING AT THE IRON PIN THAT MARKS THE NORTHWEST CORNER OF LOT 2, OF SAID ADDITION:
 THENCE NORTH 41° 37' EAST A DISTANCE OF 16.00 FEET;
 THENCE NORTH 33° 41' WEST A DISTANCE OF 20.10 FEET;
 THENCE SOUTH 41° 37' WEST A DISTANCE OF 710.00 FEET;
 THENCE NORTH 88° 34' EAST A DISTANCE OF 52.46 FEET;
 THENCE SOUTH 68° 36' EAST A DISTANCE OF 138.80 FEET;
 THENCE NORTH 41° 46' EAST A DISTANCE OF 160.75 FEET;
 THENCE NORTH 40° 15' WEST A DISTANCE OF 150.00 FEET;
 THENCE NORTH 41° 43' EAST A DISTANCE OF 448.00 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT TRACT CONVEYED TO McEVEN BY THE DOCUMENT RECORDED ON 11-18794 MORROW COUNTY, OREGON DEED RECORDS, DESCRIBED AS FOLLOWS ON THAT DOCUMENT. BEGINNING AT A POINT, SAID POINT BEING THE MOST WESTERLY POINT OF LOT 1, BLOCK 1, MT. VERNON'S SECOND ADDITION TO THE CITY OF HEPPNER, MORROW COUNTY, OREGON:
 THENCE NORTH 41° 37' EAST 16 FEET TO A POINT;
 THENCE 20.01 FEET MORE OR LESS TO THE MOST WESTERLY CORNER OF LOT 14, BLOCK 1, MT. VERNON'S ADDITION;
 THENCE SOUTH 41° 37' WEST TO THE CENTER OF WILLOW CREEK;
 THENCE, FOLLOWING THE CENTER LINE OF WILLOW CREEK TO A POINT IN THE MIDDLE OF WILLOW CREEK, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF JENKINS STREET AS PLATTED IN MORROW COUNTY BOOK OF PLATS;
 FROM THAT POINT IN THE CENTER OF WILLOW CREEK, CONTINUING IN A NORTHEASTERLY DIRECTION TO THE MOST SOUTHERLY POINT OF LOT 1, BLOCK 2, MT. VERNON'S ADDITION;
 THENCE 140 FEET TO THE POINT OF BEGINNING.



THIS IS A TRUE COPY OF THE ORIGINAL.
Judson L. Copcock
 JUDSON L. COPPOCK, LS 2850

PARTITION PLAT AND SURVEY FOR: TERRY CORBIN
 LOCATED IN THE NW 1/4 OF THE SE 1/4 AND IN THE NE 1/4 OF THE SW 1/4 OF SECTION 27, T 2 S. R 26 E. W.M. TOWN OF HEPPNER, MORROW COUNTY, OREGON.
 COPPOCK SURVEYING 12/08/02
 P.O. BOX 495 541-676-8750
 HEPPNER, OR. 97836 Job No. 0802228