

BLOCK 1
LOT 5
FOUND ALUM CAP SET BY LS 933 IN 1980 FOR THE MORROW COUNTY COURT.

(S 89° 58' 30" E 145.00')
(S 89° 52' 38" E 145.00')

GOCHNAUER TRACT: TAX LOT 2400
MAP 2S 26 35BA 2000 AND
DESCRIBED ON WARRANTY DEED
M-59330. MORROW COUNTY DEED RECORDS.

BLOCK 1
LOT 4
BLOCK 1
LOT 6

FOUND AN ALUM CAP MARKED LS 933 IN ASPHALT. IT IS 1.52' SOUTH AND 0.13' WEST OF THE RADIUS POINT OF THIS CUL-DE-SAC. RECORDS SHOW A 1/2" IRON ROD AT THE RADIUS POINT AND ALUM CAPS SET BY LS 933 ON THE CORNERS OF LOTS 3 AND 4, BLOCK 1 FOR THE MORROW COUNTY COURT IN 1980.

BLOCK 1
LOT 7

BLOCK 1
LOT 8

BLOCK 1
LOT 9

ESTATES

VALLEYVIEW

ROCK STREET

FOUND 1/2" REBAR STAEBLER 1974

FOUND 1/2" REBAR STAEBLER 1974

CENTER OF FENCE CORNER POST IS 0.20' EAST AND 0.98' NORTH OF TRACT CORNER.

GOCHNAUER TRACT

ROBINSON TRACT

CENTER OF FENCE CORNER POST IS 0.16' EAST AND 0.51' SOUTH OF TRACT CORNER.

[WEST TO A POINT 15.00 FEET FROM LOT 6]

[SOUTH 110.00 FEET]

(S 00° 01' 30" W 169.99')

(S 00° 01' 30" W 170.00')

[60 FEET]

(S 00° 01' 30" W 359.98')

(S 00° 01' 30" W 360.00')

[WEST TO A POINT 15.00 FEET FROM LOT 6]

(S 89° 58' 30" E 95.00')

(S 89° 52' 24" E 95.00')

(S 00° 01' 30" W 100.00')

(S 00° 01' 30" W 99.99')

(S 89° 58' 30" E 120.00')

(S 89° 52' 24" E 120.03')

(N 00° 01' 30" E 90.00')

(S 00° 01' 30" W 90.00')

(S 00° 01' 30" W 90.00')

(S 00° 01' 30" W 90.00')

(S 89° 52' 24" E 120.03')

(S 89° 58' 30" E 120.00')

FOUND 1/2" REBAR STAEBLER 1974

FOUND 1/2" REBAR 0.88' SOUTH AND 0.22' EAST.

LEGEND:

- 000 MEASURED
- (000) FROM PLAT OF VALLEYVIEW ESTATES, KRUMBEIN FOR MORROW COUNTY COURT, 1980
- [000] MONUMENTS FOUND AS NOTED.
- UTILITY EASEMENTS AS PLATTED. NO VACATIONS FOUND.
- - - CHAIN LINK FENCE. DAMAGED PORTION OUTSIDE OF THE EAST LINE OF THE GOCHNAUER TRACT.
- ORIGINAL LOT LINES OF LOT 7, BLOCK 1 AS PLATTED.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LOCATION OF A CHAIN LINK FENCE IN RELATION TO THE EAST PROPERTY LINE OF THAT TRACT OF LAND DESCRIBED ON M-59330, MORROW COUNTY DEED RECORDS, AS LOCATED ALONG THE EAST LINE OF THE ORIGINAL LOT 7, BLOCK 1, VALLEYVIEW ESTATES AS LOCATED IN THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OREGON.

I LOCATED AND TIED THE MONUMENTS SHOWN, AS WELL AS TIEING INTO THE 1/2" REBAR AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1 AND THE 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF VALLEYVIEW ESTATES. FROM THE RESULT OF THESE TIES I CHOSE TO HOLD THE 1/2" REBAR AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 1 AS GOOD.

THE ALUM CAP FOUND NEAR THE CENTER OF THE CUL-DE-SAC IS A CASE OF THE WRONG MONUMENT AT THE WRONG LOCATION. THE RECORD SHOWS A 1/2" ROD AT THE RADIUS POINT. THAT 1/2" ROD IS NO LONGER IN PLACE. KRUMBEIN (LS 933) DID SET ALUM CAPS FOR THE CORNERS OF LOTS 3 AND 4, BLOCK 1 AND I SUSPECT IT WAS ONE OF THOSE MONUMENTS I FOUND IN THE CUL-DE-SAC.

THE CHAIN LINK FENCE IS BUILT VERY STRAIGHT BETWEEN THE SHOWN CORNERS. THESE CORNER POSTS ARE SET IN CONCRETE CYLINDERS ABOUT 10" IN DIAMETER, SO THE ENCROACHMENT IS GREATER THAN IT APPEARS FROM THE CENTER OF CORNER POST LOCATION AS I SHOW ON THIS SURVEY.

I SET NO NEW MONUMENTS FOR THIS SURVEY. BEARINGS ARE BASED ON THE EAST LINE OF VALLEYVIEW ESTATES.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE: DEC. 31 2003

RECEIVED BY

Morrow County Surveyor

Date 05/02/03

Rec'd By RIM

No. C-1378-M

SURVEY FOR:

MERLYN AND KYLE ROBINSON
RT. 2 BOX 2190
HEPPNER, OR 97836

COPPOCK SURVEYING
P. O. BOX 495
HEPPNER, OR. 97836

03/09/03
541-676-8750
Job No. 1202246

THIS SURVEY WAS PERFORMED USING A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ±.00003" 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 AND BEARINGS BASED UPON FOUND MONUMENTS ALONG THE EAST BOUNDARY OF VALLEYVIEW ESTATES.

SCALE
1"=20'

