

FOUND A 2 3/8" BRASS CAP SET BY KRUMBEIN FOR MORROW COUNTY 11 APRIL 1980 1/4 27

OLD, 1 ACRE CITY OF HEPPNER PEST HOUSE SITE. (QUARANTINE).
 • BK. 51, PG. 71 •
 • WEST 175 FEET •
 • S 88°49'20" W 175.00' •
 • BK. 53, PG. 432 •
 • BK. 67, PG. 318 •
 • WEST 2.65 CHAINS •

TRACT OWNED BY MOMETTA WILLSON AND PAUL E. LANG NOT AS TENANTS IN COMMON, BUT WITH THE RIGHTS OF SURVIVORSHIP DESCRIBED IN THE DEED DOCUMENT RECORDED AS DOCUMENT NUMBER M-59850, MORROW COUNTY, OREGON DEED RECORDS.
 • BK. 53, PG. 432 & BK. 67, PG. 318 •
 • SOUTH 40°00' WEST TO NORTH LINE OF ALLEY •
 • (N 13°38'43" E 238.72') •
 • N 11°49'41" E 240.22' •
 • BK. 53, PG. 432 & BK. 67, PG. 318 •
 • SOUTH 40°00' WEST TO NORTH LINE OF ALLEY •
 • (N 13°38'43" E 238.72') •

WOLFF TRACT, DESCRIBED IN DEED DOCUMENT RECORDED AS DOCUMENT NUMBER 2004-12845, MORROW COUNTY, OREGON, DEED RECORDS.
 • BK. 53, PG. 432 & BK. 67, PG. 318 •
 • S 49°25'51" W 349.92' •
 • S 49°25'51" E 150.00' •
 • N 40°34'09" E 117.60' •
 • N 40°34'09" E 250.00' •

WOLFF TRACT 0.46 ACRES
 • M-35803 •
 • S 21°54' W 330.00 MORE OR LESS •
 • N 21°54' E 10 SEC. LINE •
 • BK. 53, PG. 432 & BK. 67, PG. 318 •
 • N 20°00' 25" E 322.00' •
 • NORTH 316.50 MORE OR LESS •
 • M-35803 •
 • S 01°10' 40" E 309.86' •

BEARING BASE
 N 01°10' 40" W 2677.81
 M-2003 SURVEY FOR HYATT, KINDLE AND CLINE.

ODOT DWG. 38-11-14, M.P. 46.35, JUNE 1952
 END 3/4" GALV. PIPE
 0.43' WEST OF SECTION LINE
 NW CORNER OF MAINTENANCE COMPOUND.

ODOT DWG. 38-11-14, M.P. 46.35, JUNE 1952
 END 3/4" GALV. PIPE
 0.43' WEST OF SECTION LINE
 NW CORNER OF MAINTENANCE COMPOUND.

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 NW CORNER OF MAINTENANCE COMPOUND.

SURVEYORS NARRATIVE:

The purpose of this survey is to locate and monument the boundary lines of that tract of land described in the Deed Document Recorded as Document Number 2004-12845 Morrow County, Oregon, Deed Records.

In 2003 I did a very thorough and extensive research of this area for a survey for Hyatt, Kindle and Cline. I used that survey as the basis of this survey. In order to resolve deed description conflicts I had already researched and compared all of the deeds except for the 2004 Deed to Wolff in this area back to their original creation. Those deed description conflicts were resolved by using the early deed descriptions as shown on the said Filed Survey Plat.

The earliest recorded description I could locate on this tract of land was the description within the Bargain and Sale deed, "Quackenbush to Ogletree" recorded in Book 50, Page 450, Morrow County, Oregon, Deed Records. This description is recorded as follows and includes Lot 1 which is no longer a part of the tract conveyed to Wolff, but is a part of the original description which is shown below.

Description from the bargain and sale Deed recorded in Book 50, Page 424 Morrow County Deed Records:

All of lot one (1) in Block nineteen (19) of Mt. Vernon's Addition to the City of Heppner, Morrow County, Oregon.

Also, beginning at a point 20 feet North of the Northwest corner of said lot one (1) of said Mt. Vernon's addition to the City of Heppner, thence running Southeastly along the North line of an alley to intersect with the Morgan lot, thence North and East following said Morgan lot until it intersects with the Section line, thence following said line 316 1/2 feet, thence Southwesterly to the place of beginning, all of said land being in Section 27, Township two (2) South, Range 26 East of the Willamette Meridian.

Description from the Bargain and Sale Deed, "Eckman to Wolff", recorded as Document Number 2004-12845, Morrow County Deed Records:

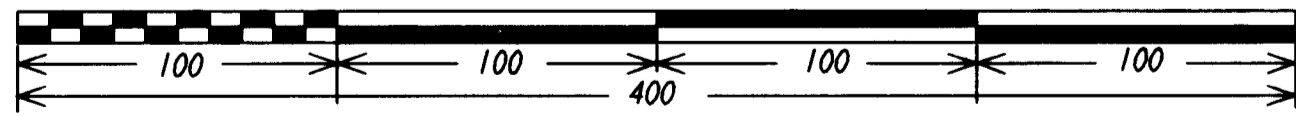
A parcel of land lying in the Northeast Quarter of the Southwest Quarter of Section 27, Township 2 South, Range 26 East of the Willamette Meridian, in the County of Morrow, State of Oregon, described as follows:

Beginning at a point on the North line of an alley, said point is extended a distance of 20.00 feet from the Northeast corner of Lot 1, Block 19, Mt. Vernon's Addition; thence running southeasterly along the North line of said alley a distance of 90.00 feet, more or less, to the West line of that property described in the deed to Marcellus Morgan recorded August 2, 1897, in Book L, Page 332; thence North a distance of 50.00 feet, more or less, to the Northwest corner of said Morgan tract; thence east a distance of 50.00 feet to a point on the East section line of said Section 27; thence North along the East section line a distance of 316.50 feet; thence South 21° 54' west a distance of 330.00 feet, more or less, to the point of Beginning.

I don't know if there was any improvement in the description recorded on the deed 2004-12845 over the original as recorded in said Book 50, Page 424, Morrow County Deed Records. Although the Southerly and Easterly bounds are well defined on both descriptions, you must research the adjoiners for the North terminus and the Westerly bounds of this tract. There appears to be no conflict with the lines as I have monumented them.

SCALE 1"=60'

- LEGEND**
- 000 MEASURED, THIS SURVEY.
 - 000 • DEED REFERENCE AS NOTED.
 - * 000 * ODOT DWG. 38-11-14, M.P. 46.35, JUNE 1952.
 - SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850.
 - FND. 5/8" IRON ROD WITH PLASTIC CAP STAMPED LS 2850. COPPOCK FOR HYATT, KINDLE AND CLINE. 2003.
 - ⊕ MONUMENTS FOUND AS NOTED.



THIS SURVEY WAS PERFORMED USING A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ± 0"00'03" ANGULAR AND ± 3MM ± 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY.

DISTANCES AND BEARINGS SHOWN ARE TRUE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Judson L. Coppock
 OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850
 RENEWAL DATE: DEC. 31 2005

FOUND WAGON AXLE AND TWO REFERENCE MONUMENTS SET BY KRUMBEIN FOR MORROW COUNTY, 1980.

Maple County Surveyor
 Date 06-21-05
 Rec'd By JLC
 No. 1431C

SURVEY AND BOUNDARY LINE ADJUSTMENT FOR:	
TOM WOLFF	
PO Box 702	
HEPPNER, OR 97836	
COPPOCK SURVEYING	12 MARCH 2005
P.O. BOX 495	541-676-8750
HEPPNER, OR. 97836	Job No. 1204328