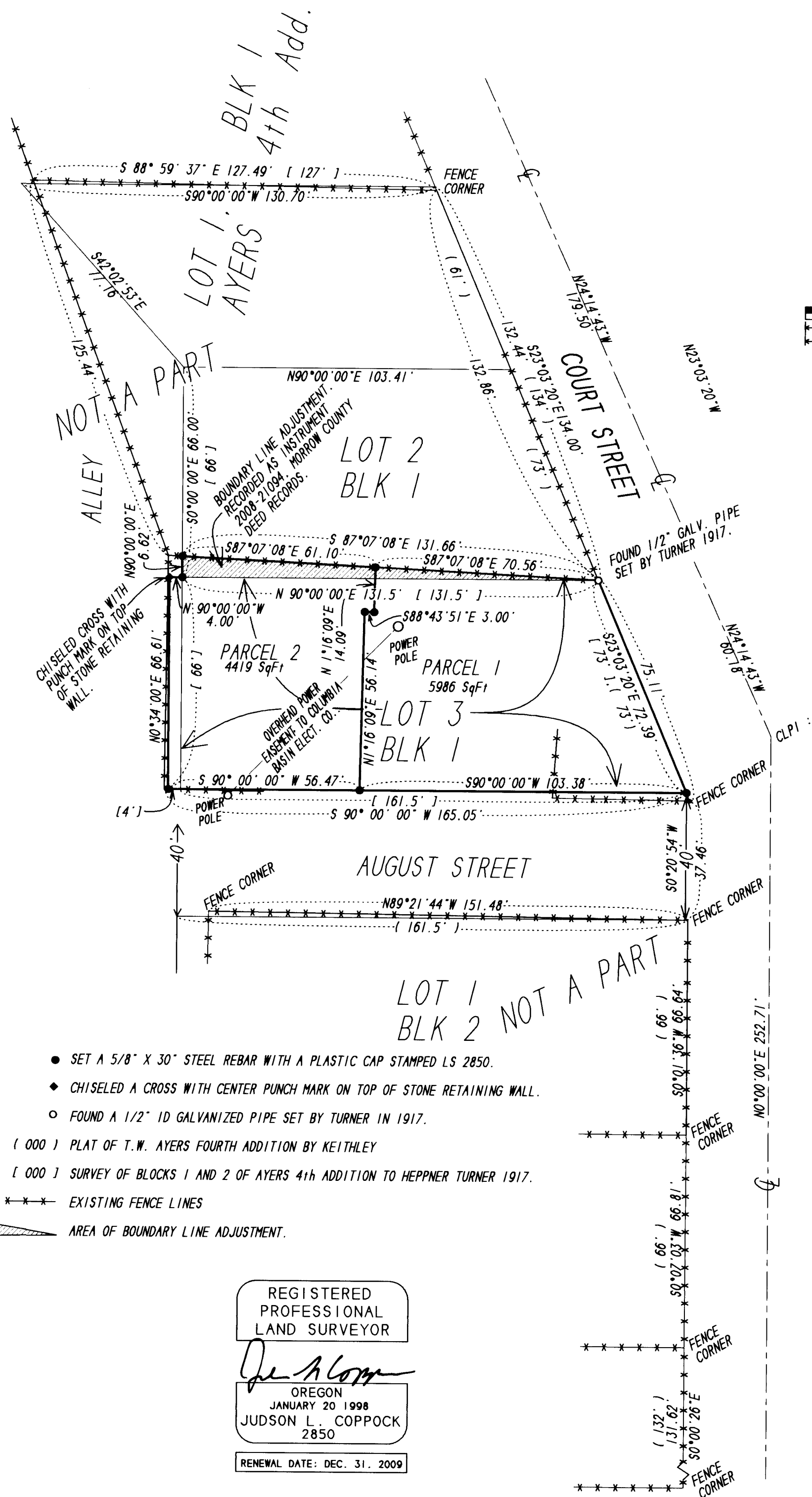
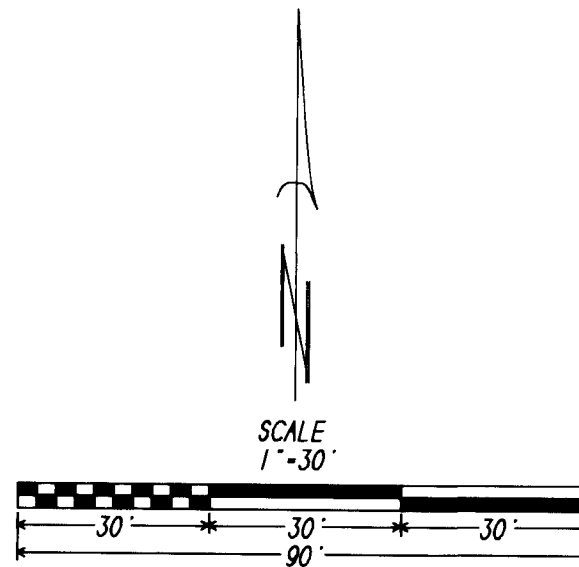


PARTITION OF LOT 3 AND A PART OF LOT 2.
BLOCK 1 OF AYERS 4TH ADDITION. 2008-1

A PARTITION OF LOT 3 AND PART OF LOT 2, BLOCK 1 OF AYERS 4TH ADDITION TO THE CITY OF HEPPNER, MORROW COUNTY, OREGON, AS LOCATED IN THE SW QUARTER OF THE NW QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

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 REPLATTED BY THIS PLAT. I ALSO CERTIFY THAT THIS SUBDIVISION REPLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92.



THE PURPOSE OF THIS SURVEY AND PARTITION PLAT IS TO DIVIDE LOT 3, BLOCK 1 OF AYERS FOURTH ADDITION TO THE TOWN OF HEPPNER INTO TWO PARCELS. THERE ARE PRESENTLY TWO HOUSES ON LOT 3 WHICH WERE BUILT AND OCCUPIED PRIOR TO THE ZONING LAWS NOW IN PLACE.

WHAT IS NOW AND HISTORICALLY OCCUPIED DOES NOT MATCH THE PLATTED LOT LINES SO A BOUNDARY LINE ADJUSTMENT WAS NECESSARY IN ORDER TO GET THE DEED DESCRIPTIONS TO MATCH WHAT HAS BEEN OCCUPIED IN GOOD FAITH FOR YEARS AND THAT ADJUSTMENT WAS DONE WITH THE DEED RECORDED AS DOCUMENT NUMBER 2008-21094, MORROW COUNTY DEED RECORDS.

I CHOSE THE DIVIDING LINE AS SHOWN BETWEEN PARCELS 1 AND 2 OF THIS PLAT IN ORDER TO MAINTAIN THE 10 FOOT SIDELINE SETBACK REQUIREMENTS AND THE 3 FOOT SETBACK FROM EXISTING YARD TOOL SHEDS.

I TRIED TO RECONSTRUCT THE AYERS FOURTH ADDITION PLAT BY USING THE STREETS AND FENCE LINES AS THEY NOW EXIST AND DID OBTAIN SOME HARMONY BETWEEN OCCUPATION AND PLAT ALONG THE EAST ENDS OF THE LOT LINE BETWEEN LOTS 2 AND 3 WHICH WAS LARGELY DUE TO THE FOUND 1/2" STEEL PIPE AT THE EAST END OF THAT LINE. THE OCCUPATION LINES AND LOT LINES AS PLATTED ARE IN CONFLICT. BECAUSE OF THE LONGSTANDING HARMONY WITH THIS OCCUPATION A BOUNDARY LINE ADJUSTMENT WAS DONE TO CAUSE THE DEED DESCRIPTIONS TO MATCH THAT LONG TERM HARMONIOUS OCCUPATION.

I DID FIND AN OLD SURVEY BY TURNER DATED 29 JANUARY 1917 WHICH SHOWED THE EAST-WEST FENCES AROUND LOT 3 BEING TOO FAR SOUTH ON THEIR WEST ENDS. TURNER DID SHOW PIPES BEING SET ON THE NORTH LINE OF LOT 3. THE ONLY PIPE I WAS ABLE TO RECOVER WAS THE PIPE AT THE NORTHEAST CORNER OF LOT 3 AS SHOWN.

OWNERS DECLARATION:

I, CHARLES E. CATES THE OWNER OF THE LAND SHOWN ON THIS PARTITION PLAT AND BOUNDARY LINE ADJUSTMENT, HEREBY, DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND IT IS MY FREE AND WILLFUL ACT.

Charles E. Cates
CHARLES E. CATES

STATE OF Oregon } SS
COUNTY OF Morrow

ON THIS 10th DAY OF March, 2008
CHARLES E. CATES, APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE HAS CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS HIS FREE AND VOLUNTARY ACT.

Jam Neel
PRINTED NAME
NOTARY PUBLIC FOR Oregon
NOTARY PUBLIC NUMBER 392461
MY COMMISSION EXPIRES 6-10-2009

RECEIVED BY
Morrow County Surveyor
Date MARCH 11 2008
Rec'd By SKB
No. 1521-C

APPROVALS:

MORROW COUNTY SURVEYOR
APPROVED THIS 5 DAY OF March, 2008.
David H. Krumbeln
DAVID H. KRUMBELN
UMATILLA COUNTY SURVEYOR

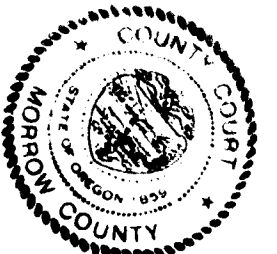
CITY OF HEPPNER PLANNING ADMIN.
APPROVED THIS 6th DAY OF MARCH, 2008.
John F. Smith
CHAIRMAN OF THE PLANNING COMMISSION
FOR THE CITY OF HEPPNER, OREGON

MORROW COUNTY ASSESSOR AND TAX COLLECTOR
TAXES ARE PAID IN FULL AND THIS PLAT IS
APPROVED THIS 10 DAY OF March, 2008.
W. J. Smith
ASSESSOR AND TAX COLLECTOR

STATE OF Oregon } SS
COUNTY OF Morrow

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 10th DAY OF March, 2008 A.D. AT 1:30 O'CLOCK P.M.

AND RECORDED AS FILE NUMBER 2008-21376
Bobbie A. Childers
MORROW COUNTY CLERK
DEPUTY



THIS IS A TRUE COPY OF THE ORIGINAL.

Judson L. Coppock
JUDSON L. COPPOCK

PARTITION PLAT FOR:
CHARLES E. CATES
1328 SW 7TH
HERMISTON, OR 97838

COPPOCK SURVEYING 22 FEB. 2008
P.O. BOX 495 541-676-8750
HEPPNER, OR 97836 FAX 676-8753
Job No. 1205360