

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE THE TRACT OF LAND CONVEYED TO THE HEALY'S BY THE TERMS OF THE CONTRACT RECORDED AS DOCUMENT NUMBER M-38697, MORROW COUNTY DEED RECORDS, INTO TWO PARCELS. THERE IS PRESENTLY A DUPLEX LOCATED ON PARCEL 2.

I HELD THE SOUTH SECTION 27 LINE AS THE SOUTH BOUNDARY AS IMPLIED IN THE DESCRIPTION AND IT BEING ALSO THE SOUTH LINE OF PRESTON LOONEYS ADDITION.

FOR THE EAST LINE I HELD THE WESTERLY EDGE OF THE OLD SIDEWALK ON THE WEST SIDE OF JONES STREET. I FOUND AN OLD SUBSTANTIAL RETAINING WALL ALONG THE NORTHERLY END OF THIS SIDEWALK. FROM THE NORTHEAST CORNER OF THE RETAINING WALL EAST 50 FEET I FOUND A 5/8" REBAR. THE OCCUPATIONS OF PROPERTIES ALONG JONES STREET WERE IN AGREEMENT WITH THE SIDEWALK. I EXTENDED THE WEST LINE OF THE SIDEWALK SOUTH TO THE SOUTH SECTION LINE AND USED IT FOR LOCATING THE EAST LINE AS SHOWN. A CHECK OF THE MEASURED DISTANCE FROM THAT LINE AT THE NORTHEAST CORNER OF THIS PLATTED TRACT TO THE EAST LINE OF SECTION 27 CHECK WITH THE DEED CALL WITHIN 1 FOOT. THE IMPROVEMENTS ALONG JONES STREET WERE STRONGER EVIDENCE OF INTENT AND THAT EVIDENCE WAS HELD OVER THE 1 FOOT DIFFERENCE IN THE DEED CALL. THE REMAINDER OF THE BOUNDARIES WERE LOCATED BY THE DEED RECORD AND ARE IN AGREEMENT WITH EXISTING OCCUPATION LINES.

SURVEYED USING DESCRIPTION FROM MEMORANDUM OF CONTRACT RECORDED AS DOCUMENT NUMBER M-38697, MORROW COUNTY DEED RECORDS AND FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS A DISTANCE OF 529.10 FEET, MORE OR LESS, WEST OF SECTION CORNER COMMON TO SECTION 26, 27, 34 AND 35, TOWNSHIP 2 SOUTH, RANGE 26 EMM, IN THE CITY OF HEPPNER, MORROW COUNTY, OREGON, SAID POINT IS A DISTANCE OF 289.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, LOONEY'S ADDITION TO THE CITY OF HEPPNER; THENCE NORTH A DISTANCE OF 181.5 FEET TO A POINT; THENCE EAST A DISTANCE OF 130.00 FEET, MORE OR LESS, TO A POINT THAT IS 300.00 FEET WEST OF THE EAST LINE OF SECTION 27; THENCE SOUTH A DISTANCE OF 181.5 FEET TO A POINT ON THE SOUTH SECTION LINE THAT IS A DISTANCE OF 300.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE WEST A DISTANCE OF 130.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT RECORDED A DOCUMENT NUMBER 2008-21640, MORROW COUNTY, OREGON, DEED RECORDS.

EXCEPTING A STRIP OF LAND 10.00 FEET IN WIDTH OFF THE NORTH SIDE OF LOTS 10 AND 11 BLOCK 1, LOONEY'S ADDITION TO THE CITY OF HEPPNER.

ALSO EXCEPTING WEDGE SHAPED TRACT CONVEYED BY THE BARGAIN AND SALE DEED RECORDED AS DOCUMENT NUMBER 2008-21641, MORROW COUNTY, OREGON, DEED RECORDS.

CITY OF HEPPNER PARTITION PLAT 2008-4
PART OF LOT 11, BLOCK 1 OF PRESTON LOONEYS 1884 ADDITION TO THE TOWN OF HEPPNER.

LOCATED IN THE SOUTHEAST QUARTER OF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

OWNERS DECLARATION:

WE, JERRY M. HEALY AND CARMEN M. HEALY THE OWNERS OF THE LAND SHOWN ON THIS PARTITION PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND IT IS OUR FREE AND WILLFUL ACT.

WE HERBY DEDICATE THE 10 FOOT WIDE UTILITY EASEMENT AS SHOWN FOR THE BENEFIT OF PARCELS 1, 2 AND THE IMMEDIATE ADJOINER TO THE WEST.

WE ALSO RECOGNIZE AND ACCEPT ALL EASEMENTS SHOWN ON THIS PLAT AND PUBLIC OR PRIVATE EASEMENTS, RECORDED OR UNRECORDED WHICH A THOROUGH TITLE SEARCH MIGHT REVEAL.

Jerry M. Healy
JERRY M. HEALY

Carmen M. Healy
CARMEN M. HEALY

STATE OF Oregon
COUNTY OF Morrow } SS

ON THIS 2nd DAY OF MAY, 2008, JERRY M. HEALY AND CARMEN M. HEALY, APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS THEIR FREE AND VOLUNTARY ACT.

Thomas F. Wolfe
THOMAS F. WOLFE
PRINTED NAME

NOTARY PUBLIC FOR OREGON
NOTARY PUBLIC NUMBER #410886
MY COMMISSION EXPIRES 12-10-2010

APPROVALS:

* MORROW COUNTY SURVEYOR *

APPROVED THIS 30 DAY OF April, 2008.

David H. Krumbain
DAVID H. KRUMBAIN
UMATILLA COUNTY SURVEYOR

* CITY OF HEPPNER PLANNING ADMIN. *

APPROVED THIS 2nd DAY OF MAY, 2008.

John F. Hester
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 5th DAY OF May, 2008.

Sandi Patton
ASSESSOR AND TAX COLLECTOR

STATE OF Oregon
COUNTY OF Morrow } SS

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 5th DAY OF May, 2008 A.D. AT 11:12 O'CLOCK A.M.

AND RECORDED AS FILE NUMBER 2008-21797

MORROW COUNTY CLERK

DEPUTY

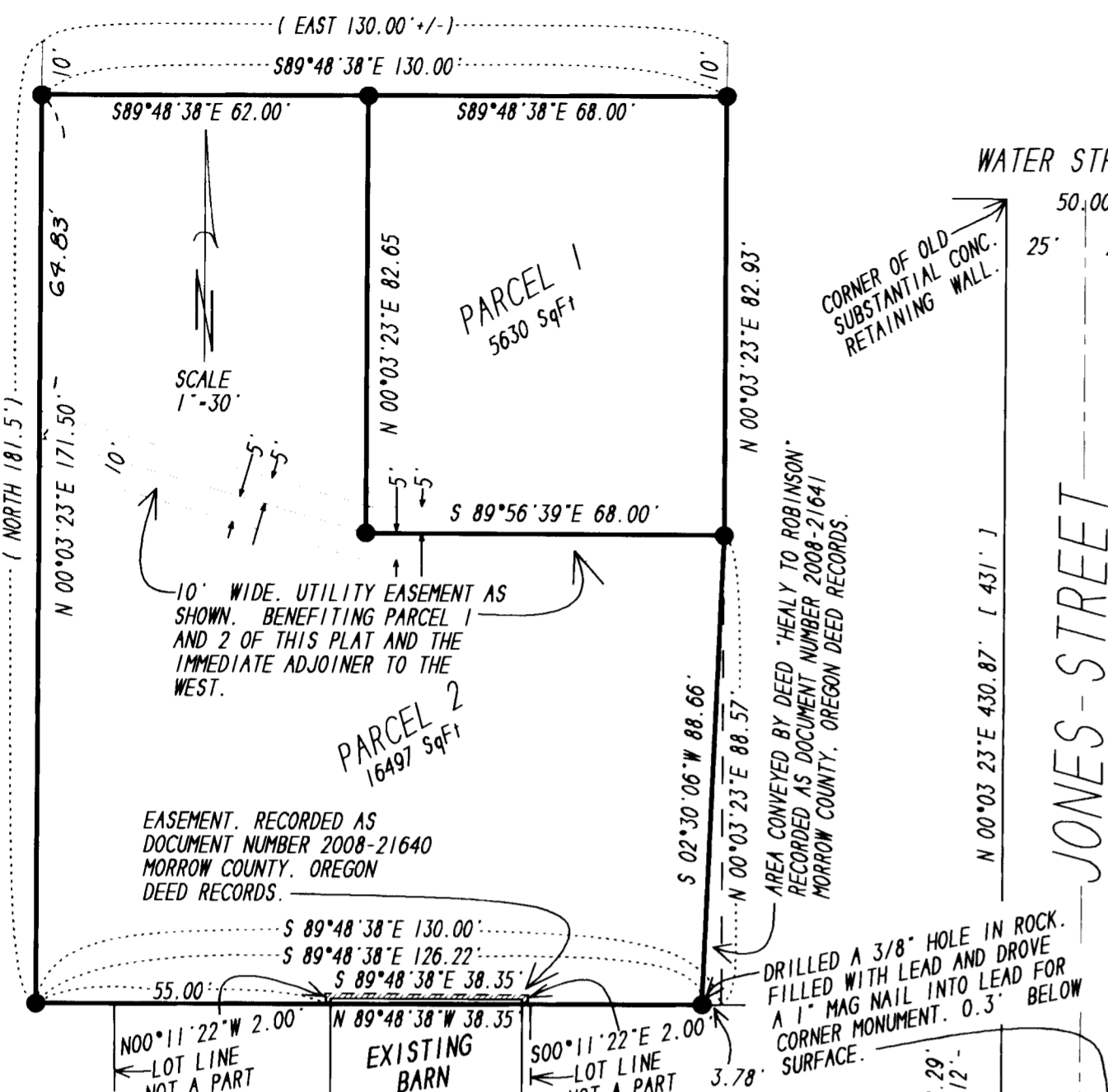
RECEIVED BY
Morrow County Surveyor
Date MAY 6 2008
Rec'd By SKB
No. 1525-C

THIS IS A TRUE COPY OF THE ORIGINAL.

Judson L. Coppock
JUDSON L. COPPOCK

PARTITION PLAT FOR:
JERRY AND CARMEN HEALY
645 HAGER STREET
HEPPNER, OR 97836

COPPOCK SURVEYING 22 MARCH 2008
P.O. BOX 495 541-676-8750
HEPPNER, OR 97836 FAX 676-8753
Job No. 0108493



DETAIL

CHURCH STREET

JOHNSON'S ADDITION

GALE STREET

LEGEND:

- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850, EXCEPT AS NOTED.
- ⊗ MONUMENTS FOUND AS NOTED
- FOUND A 5/8" STEEL REBAR.
- EASEMENT LINES
- (000) MEMORANDUM OF CONTRACT, MORROW COUNTY DEED RECORD M-38697
- (000) KRUMBAIN FOR MORROW COUNTY, 1980
- ▨ EASEMENTS

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 PLATTED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92 THAT APPLIES TO PARTITION PLATS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE: DEC. 31, 2009

T 2 S. R 26 E. W.M. 27 26
T 3 S. R 26 E. W.M. 3 12