



- LEGEND:**
- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP STAMPED LS 2850. EXCEPT AS NOTED.
 - FOUND A 5/8" STEEL ROD. 1917 TURNER.
 - EXISTING UNIMPROVED ROAD.
 - (000) FROM 1917 SURVEY BY TURNER. MORROW COUNTY SURVEY C-983-E. FILE 755.
 - (000) FROM PLAT OF T.W. AYERS 4TH ADDITION TO THE TOWN OF HEPPNER
 - (000) DEED REFERENCE.
 - FENCE. FACE OF YARD CURBS OR OTHER EVIDENCE OF OCCUPATION LINES.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SURVEY THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT 14-53009, MORROW COUNTY, OREGON DEED RECORDS. THIS DEED DESCRIBES TWO SEPARATE TRACTS OF LAND UNDER COMMON OWNERSHIP AND I SURVEYED AND SHOW ON THIS RECORD OF SURVEY THOSE TWO SEPARATELY DESCRIBED TRACTS AS SEPARATE TRACTS AS INSTRUCTED BY MR. HAUGSVAR.

THE RECORDED DESCRIPTION READS AS FOLLOWS:
COMMENCING AT A POINT LYING NORTH A DISTANCE OF 92.00 FEET AND EAST A DISTANCE OF 129.70 FEET OF THE NORTHWEST CORNER OF LOT 4, BLOCK 1, AYER'S

FOURTH ADDITION TO THE CITY OF HEPPNER:
THENCE NORTH 7°45' WEST A DISTANCE OF 78.00 FEET TO A POINT;
THENCE EAST A DISTANCE OF 153.88 FEET TO A POINT;
THENCE SOUTH 15°00' EAST A DISTANCE OF 78.00 FEET TO A POINT;
THENCE WEST A DISTANCE OF 162.30 FEET TO THE POINT OF BEGINNING

ALSO, ALL THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING EAST OF WILLOW CREEK DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES A DISTANCE OF 26.00 FEET NORTH OF THE NORTHWEST CORNER OF LOT 4, BLOCK 1 IN T.W. AYER'S ADDITION TO THE CITY OF

HEPPNER:
THENCE EAST A DISTANCE OF 325.00 FEET TO A POINT;
THENCE NORTH A DISTANCE OF 66.00 FEET TO A POINT;
THENCE WEST A DISTANCE OF 325.00 FEET TO A POINT;
THENCE SOUTH A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION APPEARS TO HAVE BEEN WRITTEN USING A COMBINATION OF TURNER'S 1917 WORK AND AN UNRECORDED SURVEY. I TIED THE FOUND PIN SHOWN AND OCCUPATION LINES TO OBTAIN ENOUGH DATA TO COMPARE WITH THE PLAT OF T.W. AYERS FOURTH ADDITION AND WITH TURNER'S WORK IN LOT 1, BLOCK 1 OF THAT PLAT. I THEN USED THE RECORD PLAT AND TURNER'S SURVEY TO RECREATE A CORRECT REPRESENTATION OF THE RECORD WHICH I SUPERIMPOSED OVER MY MEASURED DATA. THE PIN I FOUND DID NOT FIT WHERE I EXPECTED NOR DID USING IT AT THAT LOCATION DID ANYTHING ELSE FIT BETWEEN RECORD AND MEASURED. I THEN SUPERIMPOSED THE NORTHEAST CORNER FROM THE ABOVE DESCRIPTION AND FOUND A CLOSE FIT. HOLDING THAT PIN AS THE NORTHEAST CORNER NOTED THEN ROTATING THE RECORD TO MATCH OCCUPATION LINES TO THE WEST I FOUND A GOOD MATCH BETWEEN RECORD AND MEASURED ON ALL SIDES OF THE PLAT OF T.W. AYERS FOURTH ADDITION TO HEPPNER. I THEN USED THE RECORD AND THE EXISTING CENTERLINE OF WILLOW CREEK FOR THIS SURVEY. THE MONUMENTS SET ALONG THE TOP OF THE EAST BANK OF WILLOW CREEK ARE OFFSETS TO THE TRUE CORNERS AND SET THERE BECAUSE OF THE LOCATIONS OF THE TRUE CORNERS BEING IN THE CENTERLINE OF THE FLOW OR PARTWAY UP THE WEST BANK AND SETTING THEM THERE WOULD HAVE BEEN OF LIMITED BENEFIT IN PRESERVING THE DEEDED LINES. THE OFFSET AT THE SOUTHEAST CORNER WAS SET JUST OFF OF THE ROAD IN A STONE AND DIRT MOUND BECAUSE BEDROCK WOULD NOT ALLOW FOR A 30" REBAR TO BE SET FLUSH WITH THE SURFACE OF THE EXISTING ROAD AT THE TRUE CORNER LOCATION AND WOULD HAVE CREATED A ROAD HAZARD

THIS SURVEY WAS PERFORMED USING LOCUS SINGLE FREQUENCY STATIC GPS RECEIVERS, HAVING A STANDARD ERROR OF +/- 5MM + 1 PPM TIMES THE BASE LENGTH, AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF +/- 00°00'03" ANGULAR AND +/- 3MM + 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY.

ALL BEARINGS AND DISTANCES SHOWN AS MEASURED ARE TRUE.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWAL DATE: DEC. 31, 2011

RECORDED IN
Morrow County Survey
Date MARCH 22 2010
Rec'd By SKB
No 1569-C

SURVEY FOR: EDWARD G. HAUGSVAR
5126 138th NE
MARYSVILLE, WA 97821

COPPOCK SURVEYING 12 MARCH 2010
P.O. BOX 495 541-676-8750
HEPPNER, OR 97836 FAX 676-8753
Job No. 0708502

