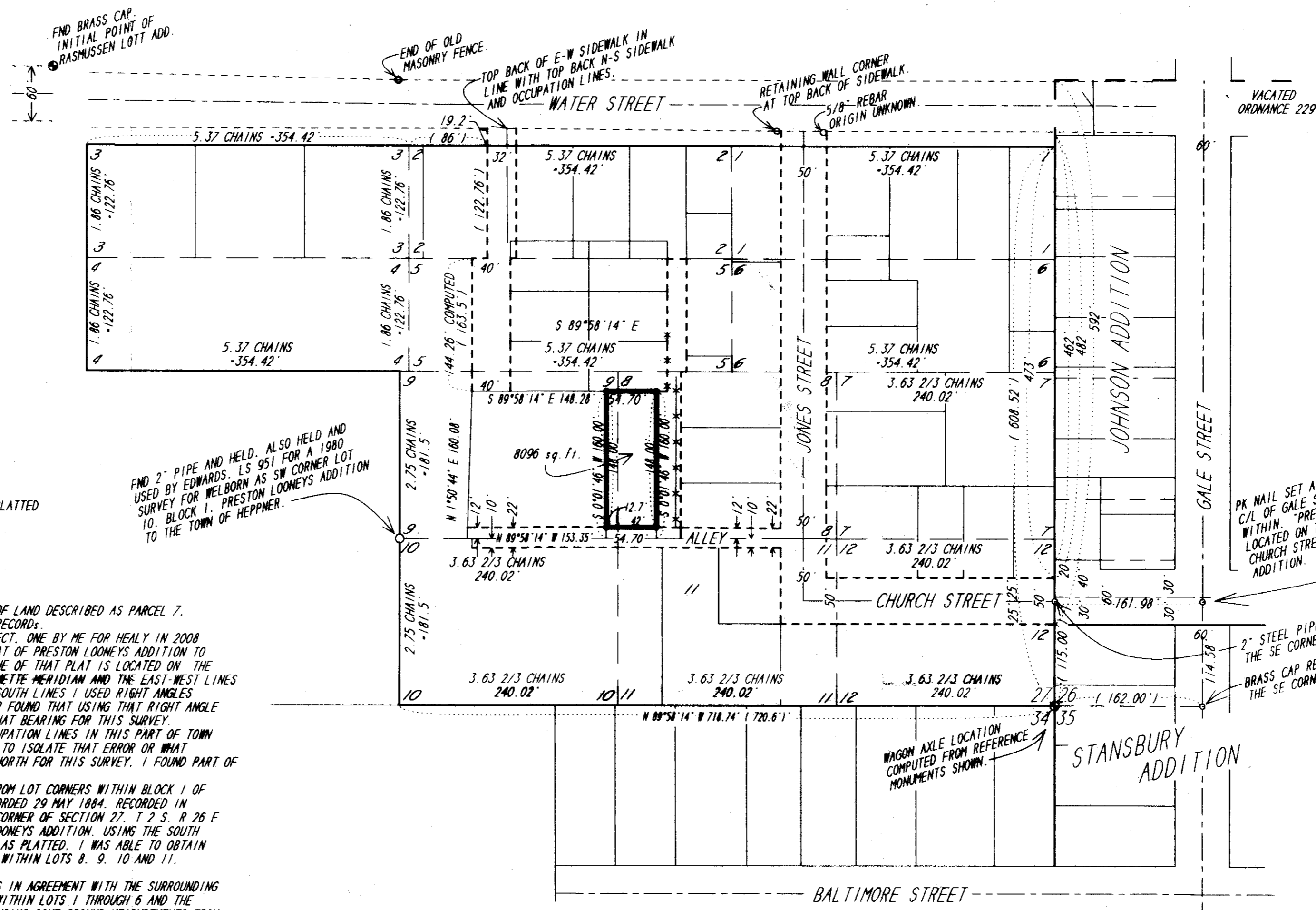


**LEGEND:**

- SET 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850.
- ⊙ MONUMENTS AS NOTED.
- PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER, AS PLATTED



THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED AS PARCEL 7, DEED BOOK 74, PAGE 345 RECORDED IN THE MORROW COUNTY, OREGON DEED RECORDS.

THERE HAVE BEEN TWO SURVEYS DONE IN CLOSE PROXIMITY TO THIS PROJECT, ONE BY ME FOR HEALY IN 2008 AND THE OTHER BY EDWARDS FOR WELBORN IN 1980. FROM STUDYING THE PLAT OF PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER FILED 29 MAY 1884 IT APPEARS THAT THE SOUTH LINE OF THAT PLAT IS LOCATED ON THE SOUTH LINE OF SECTION 27, TOWNSHIP 2 S., RANGE 26 EAST OF THE WILLAMETTE MERIDIAN AND THE EAST-WEST LINES ARE PARALLEL TO THAT LINE BASED ON DISTANCES SHOWN. FOR THE NORTH-SOUTH LINES I USED RIGHT ANGLES "PERPENDICULAR" TO THAT SOUTH LINE AS AN EVALUATION TOOL. I LATER FOUND THAT USING THAT RIGHT ANGLE RESULTED IN A REASONABLE FIT WITH THE OCCUPATION LINES SO I HELD THAT BEARING FOR THIS SURVEY.

I HAVE HEARD THAT THERE WAS A LARGE ERROR BETWEEN RECORD AND OCCUPATION LINES IN THIS PART OF TOWN BUT NO ONE WAS ABLE TO EXPLAIN OR WILLING TO DO THE WORK NECESSARY TO ISOLATE THAT ERROR OR WHAT TOOK PLACE TO CAUSE THAT STATEMENT. WHEN I DID SOME CHECKS TO THE NORTH FOR THIS SURVEY, I FOUND PART OF THAT PROBLEM.

I STARTED THIS SURVEY BY USING THE DESCRIPTION CALLS OF RECORD FROM LOT CORNERS WITHIN BLOCK 1 OF PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER AS PLATTED AND RECORDED 29 MAY 1884, RECORDED IN BOOK "B", PAGE 451 AND APPLIED THAT RECORD BASED ON THE SOUTHEAST CORNER OF SECTION 27, T 2 S, R 26 E OF THE WILLAMETTE MERIDIAN BEING THE SOUTHEAST CORNER OF PRESTON LOONEYS ADDITION. USING THE SOUTH LINE OF SECTION 27 AS THE SOUTH LINE OF "PRESTON LOONEYS ADDITION" AS PLATTED, I WAS ABLE TO OBTAIN A CLOSE AGREEMENT BETWEEN DESCRIBED LINES AND THE OCCUPATION LINES WITHIN LOTS 8, 9, 10 AND 11, BLOCK 1 OF PRESTON LOONEYS ADDITION.

WHEN I WENT FURTHER NORTH TO OBTAIN VERIFICATION THAT MY WORK WAS IN AGREEMENT WITH THE SURROUNDING PROPERTIES I FOUND THAT SOME OF THE METES AND BOUNDS DESCRIPTIONS WITHIN LOTS 1 THROUGH 6 AND THE NORTHERLY PARTS OF LOTS 7 THRU 9, BLOCK 1 WERE APPARENTLY WRITTEN USING SOME GROUND MEASUREMENTS FROM WHAT WAS THOUGHT TO BE THE NORTH LINE OF SAID BLOCK 1. USING THE AS BUILT SOUTHERLY LINE OF WATER STREET, THINKING IT WAS ALSO THE SOUTHERLY LINE OF ALAKI STREET AS PLATTED, WHEN THE RECORD DEED CALLS ARE TOTALLED UP IN THE NORTH-SOUTH DIRECTION IT RESULTS IN A GREATER DISTANCE THAN WAS PLATTED FOR BLOCK 1 IN THAT NORTH-SOUTH DIRECTION.

I TIED SOME OCCUPATION LINES, RETAINING WALLS, TOP BACK OF SIDEWALKS AND THE FOUND MONUMENTS SHOWN ALONG WATER STREET IN ORDER TO LOCATE WHAT WAS BEING USED AND BELIEVED TO BE THE PLATTED NORTH LINE OF BLOCK 1. THE SOUTH LINE OF WATER STREET IS NOT THE NORTH LINE OF BLOCK 1 AS PLATTED AS THE SOUTHERLY LINE OF ALAKI STREET IN PRESTON LOONEYS ADDITION. USING THE LOCATION OF THE AS BUILT OF WATER STREET AND COMPARING IT TO OCCUPATION I FOUND THAT THE DESCRIPTIONS WERE IN GENERAL AGREEMENT WITH WHAT I WAS FINDING ON THE GROUND, BUT THAT IS TRUE ONLY BY IGNORING ALL CALLS TO PRESTON LOONEYS ADDITION AS IT WAS PLATTED AND USING FOR A BASE THE AS BUILT SOUTHERLY LINE OF WATER STREET.

I BELIEVE THAT THE PHYSICAL EVIDENCE OF THE LOCATION OF THE AS BUILT WATER STREET SUPPORT THE ASSUMPTION THAT WATER STREET, NOT "ALAKI STREET" ON PRESTON LOONEYS PLAT, WAS CONSTRUCTED ON THE WESTERLY EXTENSION OF WATER STREET AS IT WAS PLATTED WITHIN JOHNSON ADDITION. INSTEAD BEING LOCATED WHERE ALAKI STREET WAS PLATTED WITHIN PRESTON LOONEYS ADDITION. THIS SEEMS TO BE THE CAUSE FOR THE DISTANCES CALLED FOR ON THE INTERIOR LINES OF BLOCK 1 BEING TOO LONG IN THE NORTH-SOUTH DIRECTIONS TO FIT WITHIN BLOCK 1 AS PLATTED. IT ALSO SEEMS THAT THE LOTS ALONG WATER STREET AS OCCUPIED USED THAT SOUTHERLY LINE AS THE NORTH LINE OF LOTS 1, 2 AND 3 AND THE PLATTED DISTANCES WERE HELD FOR DEPTH, THINKING THEY WERE USING THE SOUTHERLY LINE OF ALAKI STREET AS IT WAS PLATTED, FOLLOWING THAT ASSUMPTION IN GOOD FAITH RESULTED IN OCCUPATION IN THE NORTH-SOUTH DIRECTION IN CONFLICT WITH THE PLAT OF PRESTON LOONEYS ADDITION. THE METES AND BOUNDS DEED DESCRIPTIONS SEEM TO INDICATE THAT THERE WERE MEASUREMENTS TAKEN AND USED IN WRITING THOSE LATER DESCRIPTIONS. THOSE DESCRIPTIONS FAILED TO STATE THAT WATER STREET WAS USED AS A BASE (INSTEAD OF ALAKI STREET) BY CALLING FOR THE NORTH LINE OF BLOCK 1 AND PLATTED LOT CORNERS.

I SHOW THE UNDERLYING PLAT AND THE AS BUILT LOCATIONS OF WATER STREET. NO EFFORT WAS MADE TO REPLAT OR TO MAKE CORRECTIONS TO THE RECORD.

I DID NOT USE THE CALLED DISTANCES FROM THE DEED AS WRITTEN IN THE DESCRIPTION RECORDED AS DOCUMENT M-51661, UPPER COLUMBIA MISSION SOCIETY OF SEVENTH DAY ADVENTISTS TO ANTIOCH MISSIONARY BAPTIST CHURCH SCHOOL FUND, MORROW COUNTY DEED RECORDS.

I DID NOT PURSUE THIS ANY FURTHER AS I WAS SATISFIED THAT MY SURVEY WILL MAINTAIN HARMONY WITH ALL ADJOINING LANDS WITHIN LOTS 8 AND 9, BLOCK 1, PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER, MORROW COUNTY OREGON.

END 2" PIPE AND HELD, ALSO HELD AND USED BY EDWARDS, LS 951 FOR A 1980 SURVEY FOR WELBORN AS SW CORNER LOT 10, BLOCK 1, PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER.

PK NAIL SET AT C/L OF CHURCH STREET AND THE C/L OF GALE STREET AS CHURCH STREET LIES WITHIN "PRESTON LOONEYS ADDITION". NOT LOCATED ON THE C/L OF CHURCH STREET AS CHURCH STREET IS LOCATED WITHIN JOHNSON ADDITION.

2" STEEL PIPE REF. PT. FOR THE SE CORNER OF SECTION 27  
BRASS CAP REF. PT. FOR THE SE CORNER OF SECTION 27

THE FOLLOWING DESCRIPTION FROM THE DEED THE HEPPNER SEVENTH-DAY ADVENTIST CHURCH TO THE UPPER COLUMBIA MISSION SOCIETY OF SEVENTH-DAY ADVENTISTS RECORDED 24 APRIL 1967 IN DEED BOOK 74, PAGE 345, MORROW COUNTY, OREGON DEED RECORDS AND USED FOR THIS SURVEY. THE DEED DESCRIPTIONS THAT FOLLOWED WERE REWRITTEN APPARENTLY AS AN ATTEMPT TO CORRECT THE EFFECTS OF USING THE SOUTH LINE OF WATER STREET AS THE NORTH LINE OF BLOCK 1, PRESTON LOONEYS ADDITION INSTEAD OF WHERE IT WAS ACTUALLY PLATTED AND INTENDED TO BE LOCATED.

PARCEL 7,  
COMMENCING AT THE SOUTHEAST CORNER OF LOT NINE (9), BLOCK ONE (1) LOONEYS ADDITION TO THE CITY OF HEPPNER;  
THENCE EAST 42' ALONG THE SOUTH LINE OF LOT EIGHT (8) OF SAID BLOCK;  
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT EIGHT (8) 160';  
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT EIGHT (8) AND NINE (9) 54.7';  
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT EIGHT (8) 160', TO A POINT ON THE SOUTH LINE OF LOT NINE (9);  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT NINE (9) 12.7' TO THE POINT OF BEGINNING.  
EXCEPTING THE SOUTH 12' USED AS AN ALLEY.

THIS SURVEY WAS PERFORMED USING 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 DISTANCES SHOWN AS MEASURED ARE TRUE GROUND DISTANCES, NOT GRID.  
BEARING BASE IS THE BEARING SHOWN FOR THE SOUTH LINE OF SECTION 27, T 2 S, R 26 E OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

RECEIVED BY  
Morrow County Surveyor  
AUG 23, 2011  
SKB  
1621-C

REGISTERED PROFESSIONAL LAND SURVEYOR  
Judson L. Coppock  
JANUARY 20 1998  
JUDSON L. COPPOCK  
2850  
RENEWAL DATE: DEC. 31, 2011

SURVEY FOR:  
JOHN AND MELISSA ANDERSON  
COPPOCK SURVEYING 15 JULY, 2011  
P. O. BOX 495 541-676-8750  
HEPPNER, OR 97836 FAX 676-8753  
Job No. 0510527