

LEGEND:

- ● MONUMENTS AS NOTED.
- EXTERIOR OF PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER, AS PLATTED.
- INTERIOR LOT LINES OF PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER.

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 PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS PARTITION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92 FOR PARTITION PLATS.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE INTO TWO PARCELS THAT TRACT OF LAND DESCRIBED IN EXHIBIT "A", DOCUMENT NUMBER 2010-27418, MORROW COUNTY, STATE OF OREGON, DEED RECORDS AS THE WEST 53.00 FEET OF LOT 6, BLOCK 1, PRESTON LOONEY'S ADDITION, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON, EXCEPTING THEREFROM THE NORTH 3.00 FEET OF THE WEST 53.00 FEET OF LOT 6, BLOCK 1, PRESTON LOONEY'S ADDITION, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON. THIS DOCUMENT AS WRITTEN DOES NOT DESCRIBE THE LONG TERM WITH HARMONY THE OCCUPATION BOUNDARIES, DEEDS WERE EXCHANGED TO OBTAIN AGREEMENT BETWEEN ACTUAL OCCUPATION AND THE DESCRIPTIONS NOW IN THE RECORD. SEE THE AMENDED DESCRIPTIONS ON THIS PLAT. THERE HAVE BEEN THREE SURVEYS DONE IN CLOSE PROXIMITY TO THIS PROJECT, ONE BY ME FOR HEALY IN 2008, ANOTHER DONE BY ME FOR ANDERSON IN 2011 AND THE OTHER BY EDWARDS FOR WELBORN IN 1980.

THE PLAT OF PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER FILED 29 MAY 1884 SHOWS 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 PERPENDICULAR LINES TO THE SECTION LINE WAS HELD FOR THE PLAT RETRACEMENT FOR THIS, AND PREVIOUS SURVEYS. I HAVE BEEN TOLD THAT THERE WAS A LARGE ERROR BETWEEN RECORD AND OCCUPATION LINES FOR THIS PART OF TOWN BUT NO ONE WAS ABLE TO ISOLATE THAT DISCREPANCY OR WHAT TOOK PLACE TO CREATE THAT STATEMENT. WHEN I DID SOME CHECKS TO THE NORTH DURING PREVIOUS SURVEYS, I FOUND DISAGREEMENT BETWEEN THE PLATTED DISTANCES, DEED REFERENCES AND WHAT HAS BEEN OCCUPIED IN GOOD FAITH FOR MANY YEARS. I STARTED THIS SURVEY AS I DID THE PREVIOUS SURVEYS I DID IN THIS AREA BY RETRACING BLOCK 1, PRESTON LOONEY'S ADDITION AS PLATTED BY HOLDING THE SOUTH LINE AND SOUTHEAST CORNER OF SECTION 27. I WAS ABLE TO OBTAIN A CLOSE AGREEMENT BETWEEN DESCRIBED LINES AND THE OCCUPATION LINES WITHIN LOTS 8, 9, 10 AND 11.

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 BUT WHAT WAS THE AS BUILT SOUTHERLY LINE OF WATER STREET AND NOT THE PLATTED NORTH LINE OF BLOCK 1, PRESTON LOONEY'S ADDITION WHICH WOULD HAVE BEEN THE PLATTED SOUTH LINE OF ALKALI STREET, AS A RESULT, 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.

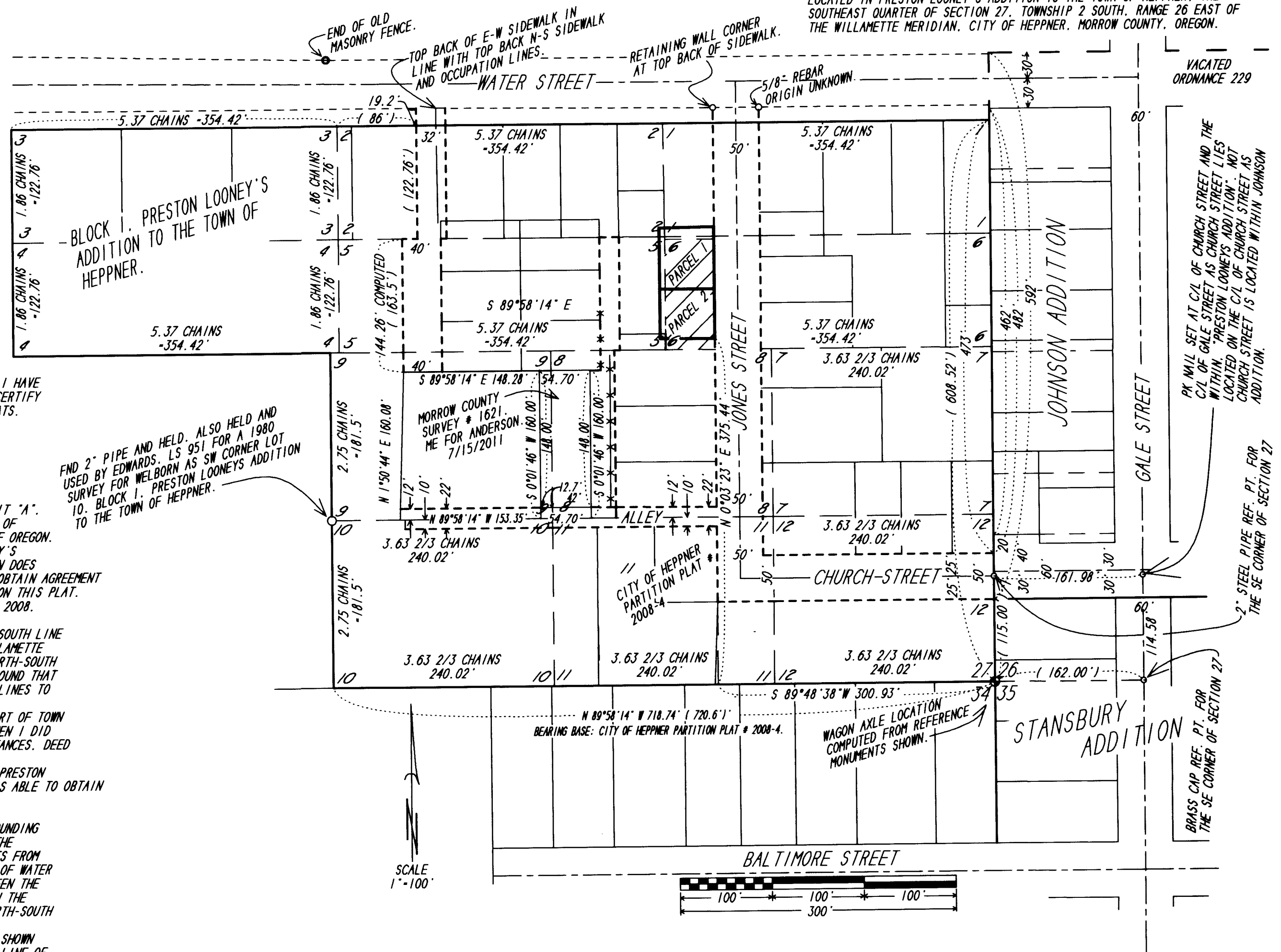
I TIED SOME OCCUPATION LINES, RETAINING WALLS, TOP BACK OF SIDEWALKS AND THE FOUND MONUMENTS SHOWN ALONG WATER STREET IN ORDER TO LOCATE WHAT WAS BEING USED AND BELIEVED TO BE THE PLATTED NORTH LINE OF BLOCK 1. THE SOUTH LINE OF WATER STREET IS NOT THE NORTH LINE OF BLOCK 1 AS PLATTED AS THE SOUTHERLY LINE OF ALKALI 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 "ALKALI 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 ALKALI 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 DIRECTION 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 ALKALI 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 ALKALI 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 DEED CORRECTIONS TO ANY TRACTS NOT DIRECTLY IMPACTED BY THIS PARTITION PLAT. I DID NOT USE THE CALLS AS WRITTEN FROM THE ABOVE DEED DESCRIPTION, BUT HELD THE OCCUPATION LINES WHICH HAVE BEEN USED AND ACCEPTED AS PROPERTY LINES AS STATED BY MR. DAVID ALLDRITT WHO TOLD ME THAT THE FENCES WERE THEN LOCATED AS THEY ARE NOW LOCATED WHEN HE AND HIS WIFE MOVED IN ADJACENT TO THIS TRACT BEING PARTITIONED 38 YEARS AGO. I ALSO HELD THE TOP REAR SIDEWALK LINE AS THE WEST LINE OF JONES STREET.

I HELD OCCUPATION LINES WITH THE BELIEF THAT OCCUPATION HAS RIPPENED INTO OWNERSHIP AND THAT HARMONY CAN BE ONLY MAINTAINED IN THIS AREA BY RECOGNIZING THE LONG TERM HISTORICAL OCCUPATION LINES AS BEING THE BOUNDARY LINES NOT ONLY FOR THIS TRACT BUT ALSO FOR THE COMMON LINES WITH IT'S IMMEDIATE ADJOINERS.

I DID NOT SET ANY OFFSET REFERENCE MONUMENTS FOR THE FENCE CORNERS WHICH I HELD FOR THE CORNER MONUMENTS, WITH THE THREE INTER-VISIBLE MONUMENTS SET ALONG THE STREET AND WITH THE COMMON DIVIDING LINE BETWEEN THE TWO PARCELS BEING MONUMENTED, I FELT THAT SETTING PINS NOT ON THE PROPERTY LINE AS REFERENCES, DUE TO A FENCES OCCUPYING THAT LINE, WOULD NOT BE THE PRUDENT THING TO DO.



FND 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.

AMENDED DESCRIPTION FOR THE TRACT NOW OCCUPIED BY DEENA L. REID AND BEING PARTITIONED BY THIS PLAT

LAND DESCRIBED IN EXHIBIT "A" OF DOCUMENT NUMBER 2010-27418, MORROW COUNTY, STATE OF OREGON, DEED RECORDS AS THE WEST 53.00 FEET OF LOT 6, BLOCK 1, PRESTON LOONEY'S ADDITION, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON, EXCEPTING THEREFROM THE NORTH 3.00 FEET OF THE WEST 53.00 FEET OF LOT 6, BLOCK 1, PRESTON LOONEY'S ADDITION, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON. ALSO THAT TRACT CONVEYED FROM ALLDRITT TO REID BY THE CORRECTION DEED RECORDED AS DOCUMENT NUMBER 2012-31050, MORROW COUNTY DEED RECORDS. ALSO THAT TRACT CONVEYED FROM ANGELL TO REID BY THE CORRECTION DEED RECORDED AS DOCUMENT NUMBER 2012-33051, MORROW COUNTY DEED RECORDS. EXCEPTING THAT TRACT CONVEYED FROM REID TO ANGELL BY THE QUITCLAIM DEED RECORDED AS DOCUMENT 2012-30915, MORROW COUNTY DEED RECORDS.

DESCRIPTION OF THIS PARTITION PLAT'S EXTERIOR BOUNDARY AS SURVEYED

COMMENCING AT THE WAGON AXLE MONUMENTING THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 AND 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, SOUTH 89° 48' 38" WEST A DISTANCE OF 300.93 FEET; THENCE NORTH 00° 03' 23" EAST ALONG THE WESTERLY LINE OF JONES STREET AND IT'S EXTENSION SOUTHERLY TO THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 364.15 FEET TO THE SOUTH LINE OF LOT 6, BLOCK 1 OF PRESTON LOONEYS ADDITION TO THE TOWN OF HEPPNER; THENCE CONTINUING NORTH 00° 03' 23" EAST ALONG THE WESTERLY LINE OF JONES STREET AND IT'S EXTENSION SOUTHERLY TO THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 11.29 FEET TO A 5/8 INCH STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850 AND BEING THE SOUTHEAST CORNER OF THIS PARTITION PLAT, ALSO BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00° 03' 23" EAST ALONG THE WESTERLY LINE OF JONES STREET A DISTANCE OF 54.74 FEET TO A 5/8 INCH STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850; THENCE CONTINUING NORTH 00° 03' 23" EAST ALONG THE WESTERLY LINE OF JONES STREET A DISTANCE OF 67.17 FEET TO A 5/8 INCH STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850 AND BEING THE NORTHEAST CORNER OF THIS PARTITION PLAT; THENCE S 89° 04' 24" W A DISTANCE OF 59.58 FEET TO AN EXISTING BOARD FENCE CORNER POST AND BEING THE NORTHWEST CORNER OF THIS PARTITION PLAT; THENCE S 00° 06' 39" E ALONG AN EXISTING BOARD FENCE A DISTANCE OF 66.74 FEET TO AN INTERSECTION WITH THE WESTERLY END OF THE COMMON DIVIDING LINE BETWEEN PARCELS 1 AND 2, MONUMENTED BY A 5/8" STEEL REBAR WITH A PLASTIC CAP SET ON SAID COMMON LINE BETWEEN PARCELS 1 AND 2 AND 1.00 FOOT EAST OF SAID INTERSECTION; THENCE CONTINUING S 00° 06' 39" E ALONG SAID BOARD FENCE A DISTANCE OF 53.85 FEET TO AN EXISTING BOARD FENCE CORNER POST AND BEING THE SOUTHWEST CORNER OF THIS PARTITION PLAT; THENCE S 89° 39' 15" E ALONG AN EXISTING FENCE 59.21 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 7.200 SQUARE FEET, 0.165 ACRES.

REGISTERED PROFESSIONAL LAND SURVEYOR

Judson L. Coppock

OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850

RENEWAL DATE: DEC. 31, 2013

THIS IS A TRUE COPY OF THE ORIGINAL.

Judson L. Coppock

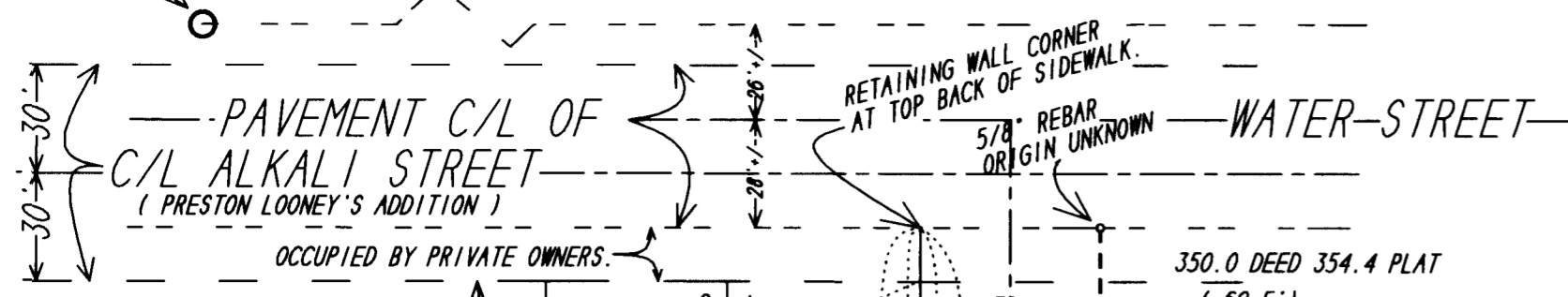
MINOR PARTITION PLAT FOR:
DEENA L. REID

COPPOCK SURVEYING 19 OCTOBER 2012
 P.O. BOX 495 541-676-8750
 HEPPNER, OR 97836 FAX 676-8753
 Job No. 0312551

Morrow County Surveyor
 Date **Nov 20, 2012**
 Rec'd By **SLB**
 No **1658-2**

1658

END OF OLD MASONRY FENCE.



PLATTED NORTH LINE OF BLOCK 1, PRESTON LOONEY'S ADDITION, 29 MAY 1884.

- LEGEND:
- SET 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850.
 - FOUND A 5/8" X 30" STEEL REBAR WITH PLASTIC CAP MARKED LS 2850 SET BY ME FOR THE CITY OF HEPPNER PARTITION PLAT # 2008-4, OR ALSO SET BY ME DURING A SURVEY FOR ANDERSON.
 - EXISTING FENCE CORNER HELD AS PROPERTY CORNER.
 - PRESTON LOONEY'S ADDITION TO THE TOWN OF HEPPNER, AS PLATTED.
 - - - PLATTED LOCATION OF 60 FOOT WIDE ALKALI STREET.
 - - - OCCUPIED ROW FOR WATER STREET, (ALKALI STREET), AS IT EXISTS TODAY.

CITY OF HEPPNER, MORROW COUNTY, OREGON PARTITION PLAT # 2012-11
 LOCATED IN PRESTON LOONEY'S ADDITION TO THE TOWN OF HEPPNER, THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OREGON.

OWNERS DECLARATION:
 I, DEENA L. REID THE OWNER OF THE LAND SHOWN ON THIS PARTITION PLAT, HEREBY, DECLARE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND IT WAS MY FREE AND WILLFUL ACT.

Deena L. Reid
 DEENA L. REID
 STATE OF OREGON COUNTY } SS
 OF MORROW
 ON THIS 22ND DAY OF OCTOBER, 2012
 DEENA L. REID, APPEARED BEFORE ME AND ACKNOWLEDGED THAT SHE HAS CAUSED THIS INSTRUMENT TO BE PREPARED AND THAT IT WAS HER FREE AND VOLUNTARY ACT.
Shannon K. Benefit
 SHANNON K. BENEFIT
 PRINTED NAME
 NOTARY PUBLIC FOR OREGON
 NOTARY PUBLIC NUMBER 460068
 MY COMMISSION EXPIRES JULY 14, 2015

APPROVALS:
 * UMATILLA COUNTY SURVEYOR *
 APPROVED THIS 23 DAY OF OCTOBER, 2012.
David H. Klo
 UMATILLA COUNTY SURVEYOR
 * CITY OF HEPPNER, MORROW COUNTY, OREGON *
 APPROVED THIS 23 DAY OF OCTOBER, 2012.
Jack Sumner
 CITY MANAGER
 * MORROW COUNTY ASSESSOR AND TAX COLLECTOR *
 TAXES ARE PAID IN FULL AND THIS PLAT IS APPROVED THIS 16 DAY OF NOVEMBER, 2012.
Greg Sproul
 ASSESSOR AND TAX COLLECTOR

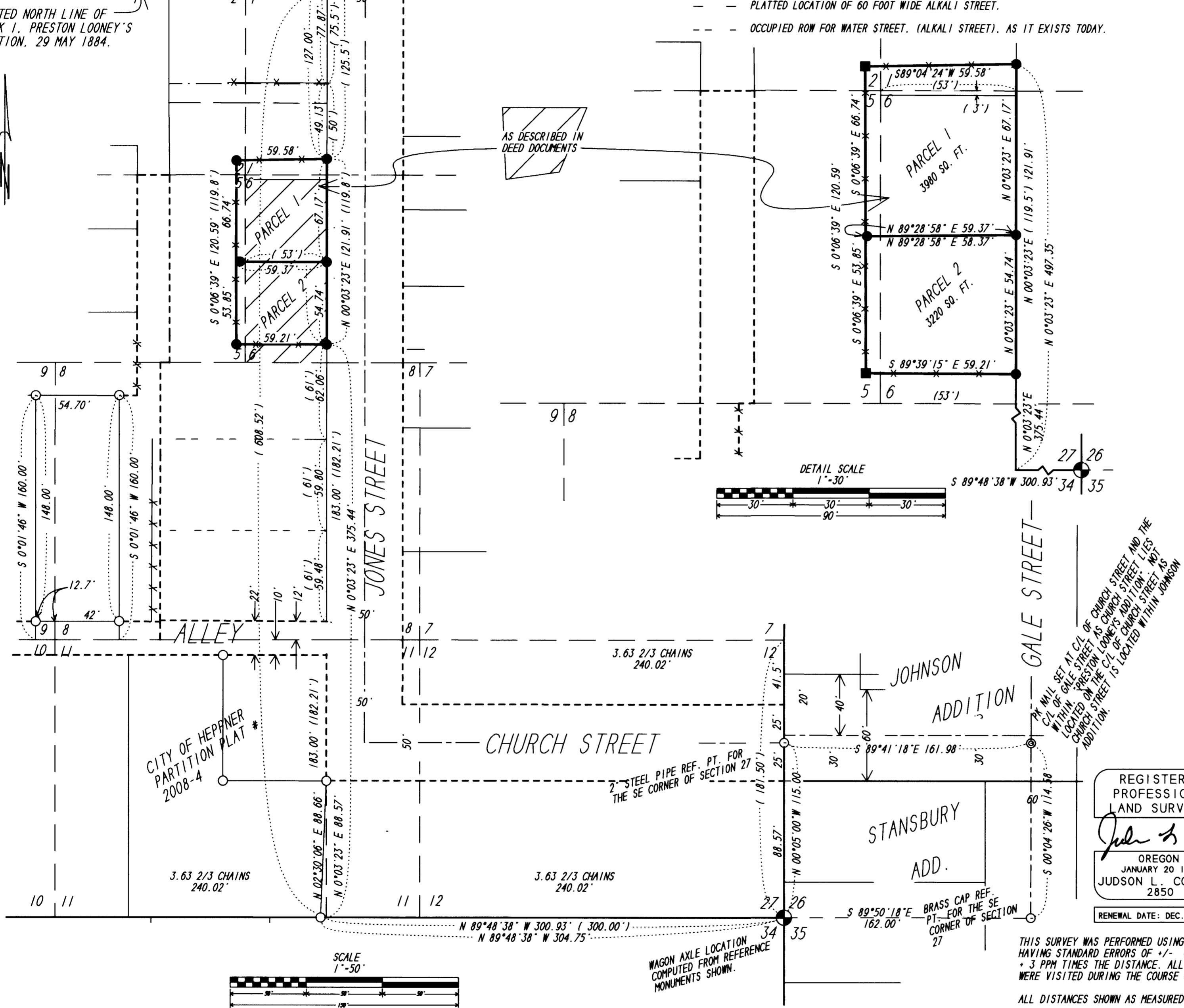
STATE OF Oregon } SS
 COUNTY OF Morrow
 I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 16TH DAY OF NOVEMBER, 2012 A.D. AT 11:42 O'CLOCK A.M.
 AND RECORDED AS FILE NUMBER 2012-31195
 MORROW COUNTY CLERK
 DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR
Julie L. Coppen
 OREGON
 JANUARY 20 1998
 JUDSON L. COPPOCK
 2850
 RENEWAL DATE: DEC. 31, 2013

RECEIVED BY
 Morrow County Surveyor
 Date NOV 20 2012
 Rec'd By JB
 No. 1658-C

THIS IS A TRUE COPY OF THE ORIGINAL.
Julie L. Coppen
 JUDSON L. COPPOCK PL3

MINOR PARTITION PLAT FOR:
DEENA L. REID
 COPPOCK SURVEYING 19 OCTOBER 2012
 P.O. BOX 495 541-676-8750
 HEPPNER, OR 97836 FAX 676-8753
 Job No. 0312551



7" MILL SET AT C/L OF CHURCH STREET AND THE C/L OF GALE STREET AS CHURCH STREET LIES WITHIN PRESTON LOONEY'S ADDITION AND CHURCH STREET IS LOCATED WITHIN JOHNSON ADDITION.

WAGON AXLE LOCATION COMPUTED FROM REFERENCE MONUMENTS SHOWN.

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.

1658