

NARRATIVE OF SURVEY

This survey was performed at the request of Heppner City Manager, Kim Cutsforth. The purpose of the survey was to locate and monument Tract 1 of Exhibit "A" of Morrow County deed 1995-46192. This property was surveyed under Morrow County Survey D-1205-E. However, there were several errors on that survey that need to be addressed and corrected. The property to be surveyed is that part of the O.R.&N. right of way and depot grounds lying in the SW 1/4 of the NE 1/4 of Section 27, T2S, R26E, W.M. In 1977, proportionate positions for the north, south, and west 1/4 corners of the section were used to subdivide the section. Several of the surveys done since 1977 have used that section breakdown to calculate the location of the NE 1/4 of the section. However, the original north and south 1/4 corners were remonumented in 1912 by County Surveyor D.V.S. Reid. I found and held the original corners to locate the north-south center section line. Then I located the south line of the NE 1/4 between the found east 1/4 corner and the position of the center 1/4 corner that I located at the record point as shown on the 2nd Mt. Vernon Addition plat.

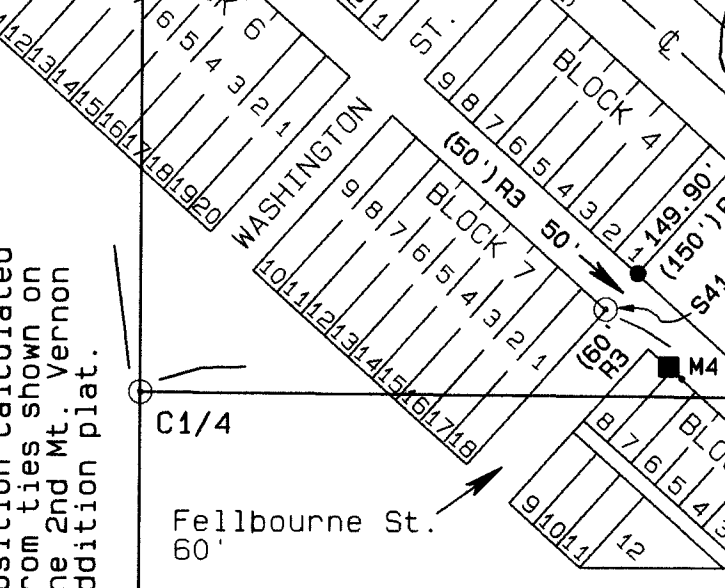
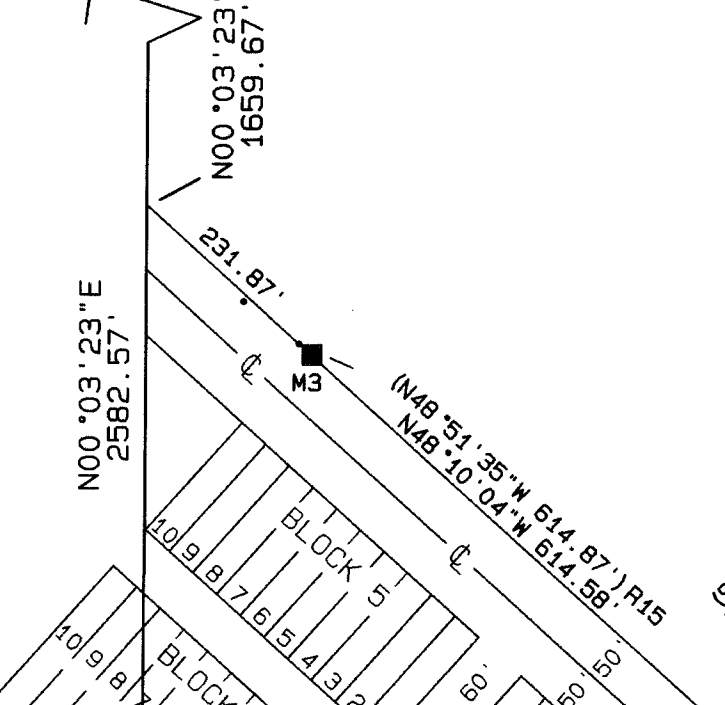
As stated in the explanatory note on Sheet 2 of this map, Mr. Theron Fell sold the railroad right of way and depot grounds to the O.R.&N. Co. in October of 1888. (See Book E, Page 249.) In November of 1888 the first plat of Mt. Vernon Addition was recorded and, in December of 1888, Mr. Fell sold all 11 blocks of Mt. Vernon Addition to the Morrow County Land and Trust Co. (See Book E, Page 316) using a description that excepted the depot grounds and right of way of the O.R.&N. as shown per plat of the Mt. Vernon Addition. The legal description of the Depot Grounds given in Book E, Page 249 calls for the depot grounds to be 2000 feet in length but does not explain how that measurement is to be made. Given that the second deed by Mr. Fell was recorded 39 days after the first and called for "as shown per plat of the Mt. Vernon Addition", I determined that the proper way to locate the depot grounds is to use the record dimensions from the 1888 Mt. Vernon plat. Also, the description in Book E, Page 249 excepts from that conveyance Lots 4, 6, 7, and 8 of Block 3 making the location of those lots dependent on the 1888 Mt. Vernon plat. (See the continuation of the narrative.)

DETAIL OF THE ESTABLISHMENT OF THE DEPOT GROUNDS BASED ON THE 1888 PLAT OF MT VERNON ADDITION.

MONUMENT TABLE

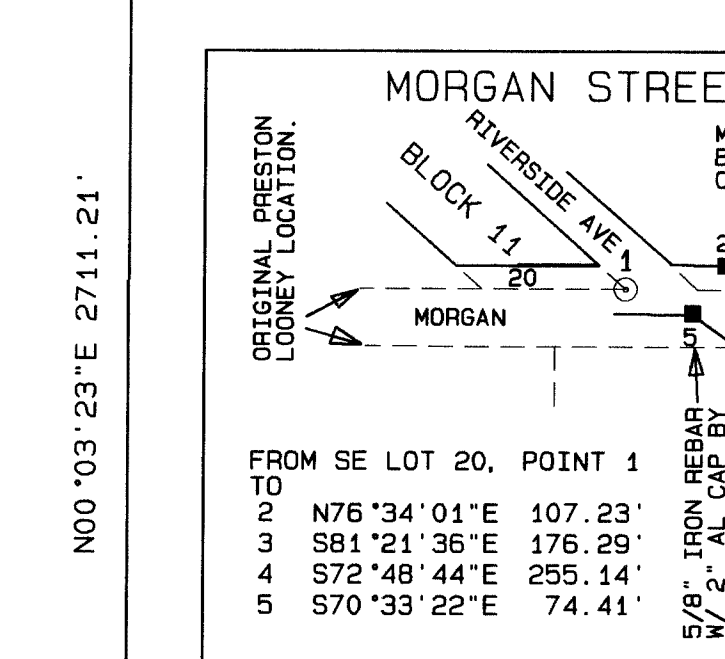
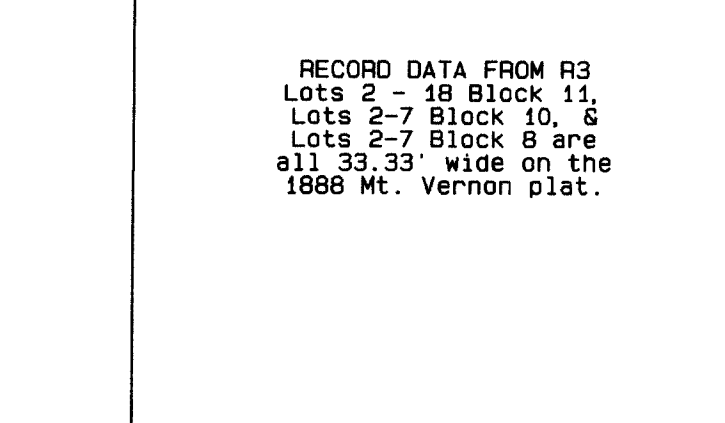
- M1 Found 5/8" rebar from survey D-158-K. Bears 100.06' easterly of north Right of Way line. Confirms location of that line. Bears N43°35'31"W 1254.22 feet from the SE corner of the Depot Grounds. Point held to control Right of Way line.
- M2 Found 5/8" rebar from survey D-158-K. Bears N48°10'04"W 2195.17 feet from the SE corner of the Depot Grounds. Point controls Right of Way line.
- M3 Found 5/8" rebar from survey D-158-K. Bears N48°10'04"W 2809.75 feet from the SE corner of the Depot Grounds. Point controls Right of Way line.
- M4 Found 5/8" rebar from survey by Fraley (R23). It bears N56°33'02"W 2057.18 feet from the SE corner of the Depot Grounds. Held point as controlling SW line of Riverside Avenue.

Found SE and SW references from Record of Corners Book 1, Pages 190 and 20A, Folder 1116.



LINE TABLE
SHOWING RECORD DATA FROM R3

LINE No.	BEARING	DISTANCE
L1	S48°14'E	(108.4')
L2	S48°14'E	(90.1')
L3	S48°14'E	(24.5')
L4	S48°14'E	(80.4')
L5	S48°14'E	(89.3')
L6	S48°14'E	(101.2')
L7	S48°14'E	(90.1')
L8	S48°14'E	(107.3')
L9	S48°14'E	(36.3')

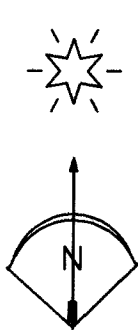


LEGEND

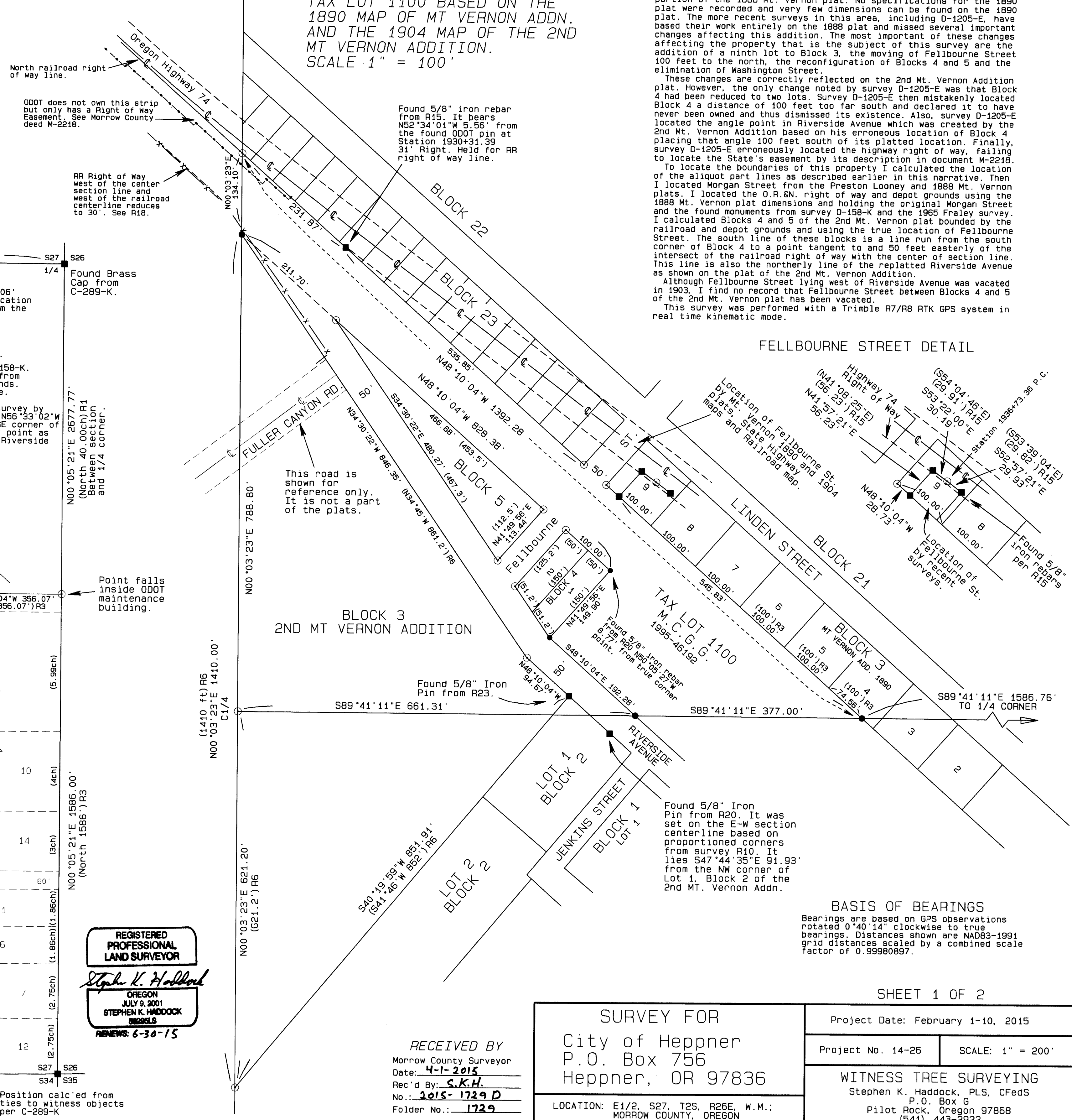
●	SET A 5/8" x 24" IRON REBAR W/ 1/4" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
■	FOUND MONUMENT AS NOTED.
○	COMPUTED POINT
R1	GLO CONTRACT NO. 119 DATED FEBRUARY 15, 1867 BY U.S. DEPUTY SURVEYOR B. J. PENGRA
R2	PRESTON LOONEY'S ADDITION DEED BOOK K, PAGES 575 AND 583, 5-29-1884.
R3	MT. VERNON 1888 ADDITION PLAT BOOK 1, PAGE 17 PLATTED 11-27-1888
R4	MT. VERNON 1890 ADDITION PLAT BOOK 1, PAGE 50 PLATTED 3-18-1890
R5	SHIPLEY'S ADDITION DEED BOOK E, PAGE 522 PLATTED 5-16-1890.
R6	MT. VERNON SECOND ADDITION DEED BOOK Q, PAGES 462 AND 463, PLATTED 5-4-1904
R7	RIVERSIDE ADDITION PLAT BOOK 2, PAGE 8 PLATTED 9-2-1947
RB	COUNTY SURVEY B-26-K-95
R9	COUNTY SURVEY C-3-K-285
R10	COUNTY SURVEY C-146-K-347
R11	COUNTY SURVEY C-147-K-365
R12	COUNTY SURVEY C-175-K-366
R13	COUNTY SURVEY C-709-K-512
R14	COUNTY SURVEY C-864-K-536
R15	COUNTY SURVEY D-158-K-580
R16	COUNTY SURVEY D-161-K-581
R17	COUNTY SURVEY D-711-K-643
R18	COUNTY SURVEY E-1003-E-775
R19	COUNTY SURVEY B1, P19-1116
R20	COUNTY SURVEY D-1205-E-979
R21	COUNTY SURVEY C-1363-M-1363
R22	UNFILED SURVEY BY DELANO FOR MORROW COUNTY DATED 3-9-2005, FULLER CANYON RD.
R23	UNFILED SURVEY BY FRALEY FOR ED LaTRACE DATED 1965
R24	ODOT MAPS 38-11-14, 78-6-17, 88-35-16 AND 88-35-18

Found bolster pin and 6" axle and NE and NW references from Record of Corners Book 1, Page 178, Folder 1107.

A SURVEY LOCATED IN THE E1/2, S27, T2S, R26E, W.M. MORROW COUNTY, OREGON



DETAIL OF THE BOUNDARY OF TAX LOT 1100 BASED ON THE 1890 MAP OF MT VERNON ADDN. AND THE 1904 MAP OF THE 2ND MT VERNON ADDITION. SCALE 1" = 100'



NARRATIVE CONTINUED

The deed for the depot grounds calls for Morgan Street as the southern boundary of that deed; the only Morgan Street was the right of way created by Preston Looney's Addition. The plat called for the north line of Morgan Street to be 1585.86 feet north of the SE corner of the section. The 1888 Mt. Vernon plat rounded this distance up to 1586 feet north of the section corner. The 1890 plat of Mt. Vernon Addition was a replat of the first addition that shows lots 6, 7 & 8 of Preston Looney's Addition and gives no indication that Morgan Street was moved. However, Shipley's Addition which was recorded less than two months later, overlapped into the Morgan Street right of way due to an erroneous distance to the section corner and by expanding the dimensions of Lot 1, Block 2, Preston Looney's Addition beyond the original plat dimensions for that lot. (See the detail on Sheet 2).

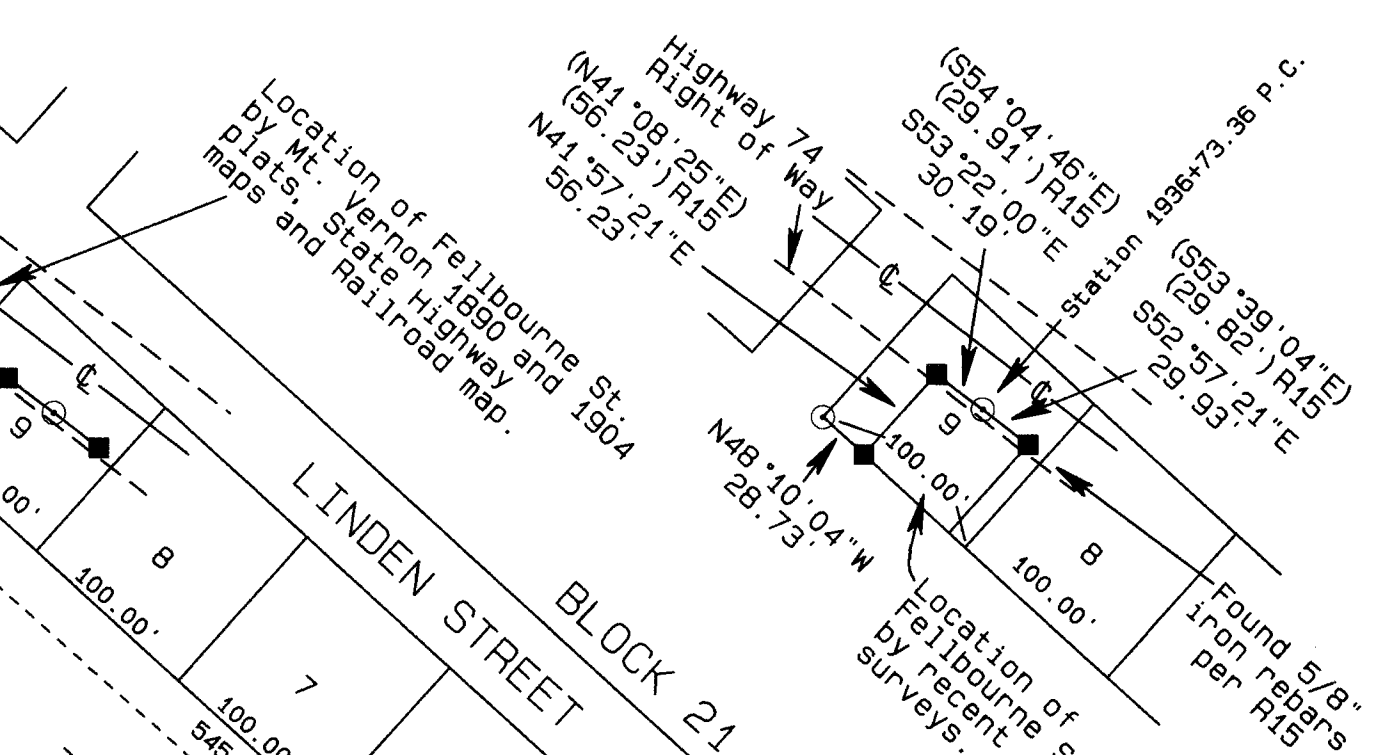
This encroachment by Shipley's Addition was first noted in 1972 by survey C-3-K. However, the Shipley's monuments were held by survey B-26-K in 1976 to establish Morgan Street as have all surveys in this area subsequent to that time. The result of this has been that much of that shift has been propagated throughout the 1890 Mt. Vernon Addition. As stated above, the 1890 Mt. Vernon plat replatted a significant portion of the 1888 Mt. Vernon plat. No specifications for the 1890 plat were recorded and very few dimensions can be found on the 1890 plat. The more recent surveys in this area, including D-1205-E, have based their work entirely on the 1888 plat and missed several important changes affecting this addition. The most important of these changes affecting the property that is the subject of this survey are the addition of a ninth lot to Block 3, the moving of Fellbourne Street 100 feet to the north, the reconfiguration of Blocks 4 and 5 and the elimination of Washington Street.

These changes are correctly reflected on the 2nd Mt. Vernon Addition plat. However, the only change noted by survey D-1205-E was that Block 4 had been reduced to two lots. Survey D-1205-E then mistakenly located Block 4 a distance of 100 feet too far south and declared it to have never been owned and thus dismissed its existence. Also, survey D-1205-E located the State's easement in Riverside Avenue which was created by the 2nd Mt. Vernon Addition based on his erroneous location of Block 4, placing that angle 100 feet south of its platted location. Finally, survey D-1205-E erroneously located the highway right of way, failing to locate the State's easement by its description in document M-2218. To locate the boundaries of this property I calculated the location of the aliquot part lines as described earlier in this narrative. Then I located Morgan Street from the Preston Looney and 1888 Mt. Vernon plats. I located the O.R.&N. right of way and depot grounds using the 1888 Mt. Vernon plat dimensions and holding the original Morgan Street and the found monuments from survey D-158-K and the 1965 Fraley survey. I calculated Blocks 4 and 5 of the 2nd Mt. Vernon plat bounded by the railroad and depot grounds and using the true location of Fellbourne Street. The south line of these blocks is a line run from the south corner of Block 4 to a point tangent to and 50 feet easterly of the intersect of the railroad right of way with the center of section line. This line is also the northerly line of the replatted Riverside Avenue as shown on the plat of the 2nd Mt. Vernon Addition.

I find no record that Fellbourne Street between Blocks 4 and 5 of the 2nd Mt. Vernon plat has been vacated.

This survey was performed with a Trimble R7/R8 RTK GPS system in real time kinematic mode.

FELLBOURNE STREET DETAIL



BASIS OF BEARINGS

Bearings are based on GPS observations rotated 0.4014 clockwise to true bearings. Distances shown are NAD83-1991 grid distances scaled by a combined scale factor of 0.99980897.

SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK 2826LS
RENEWALS: 6-30-15

RECEIVED BY
Morrow County Surveyor
Date: 4-1-2015
Rec'd By: S.K.H.
No.: 2015-1729 D
Folder No.: 1729

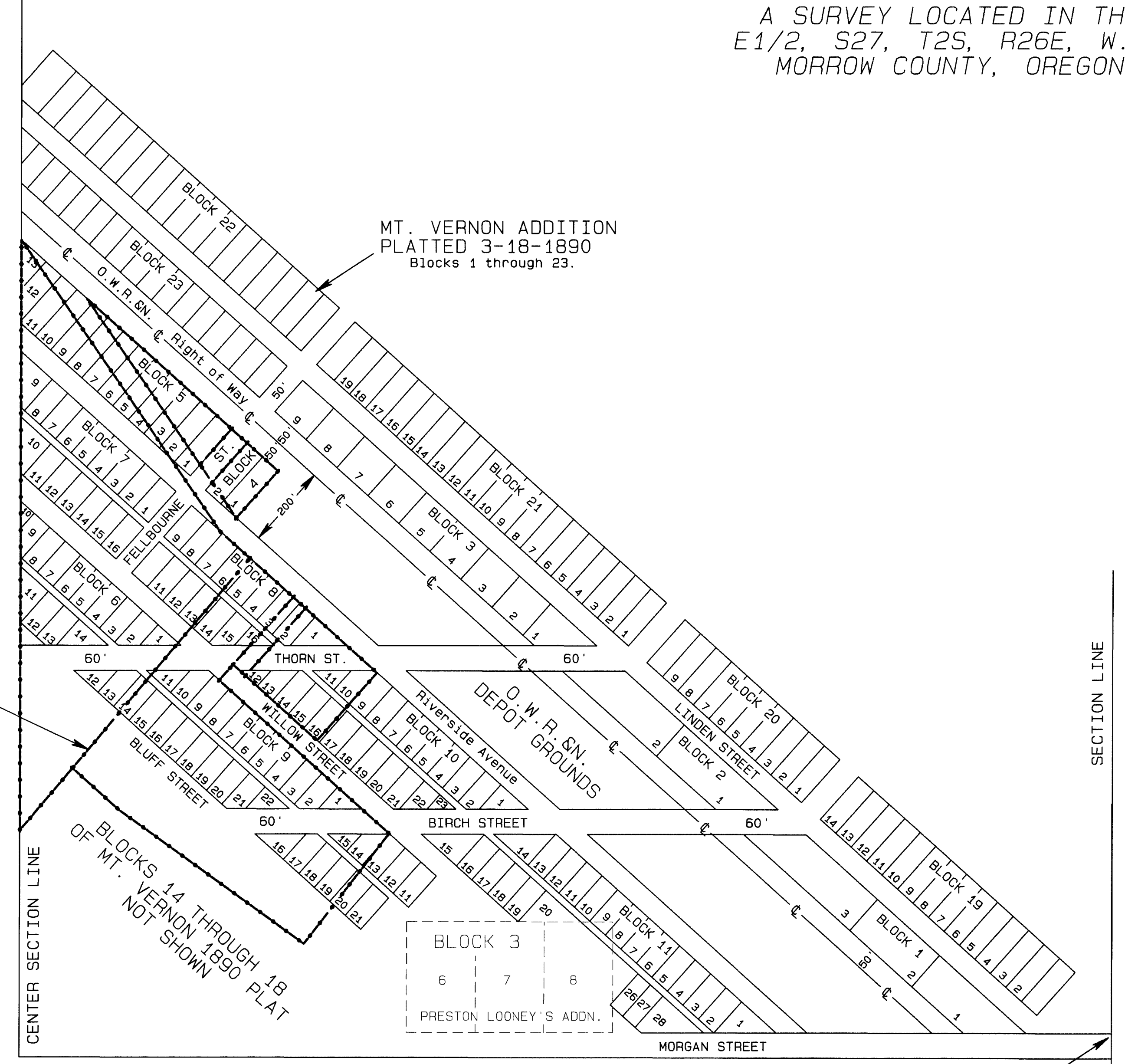
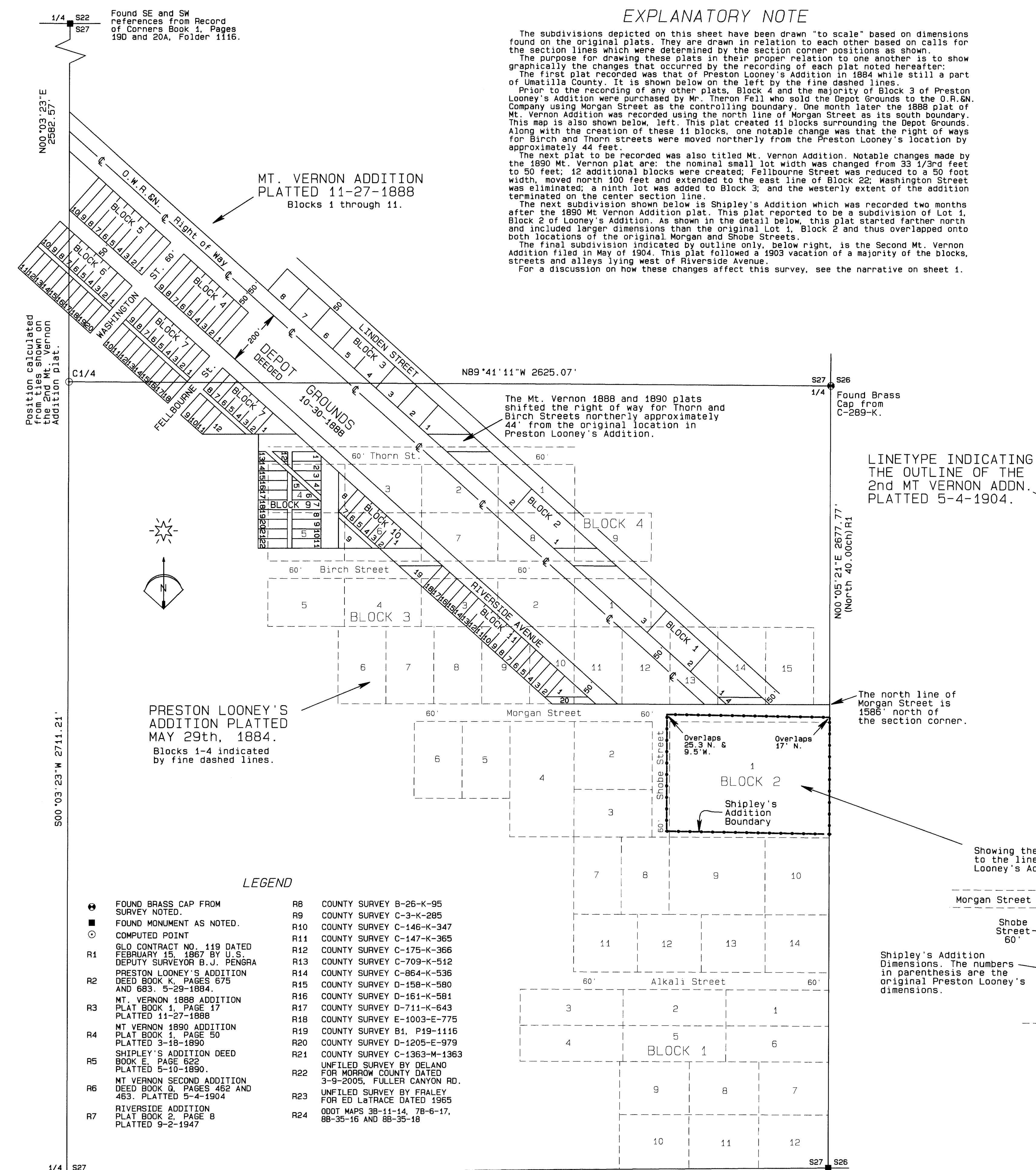
SURVEY FOR
City of Heppner
P.O. Box 756
Heppner, OR 97836
LOCATION: E1/2, S27, T2S, R26E, W.M.: MORROW COUNTY, OREGON

Project Date: February 1-10, 2015
Project No. 14-26 SCALE: 1" = 200'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

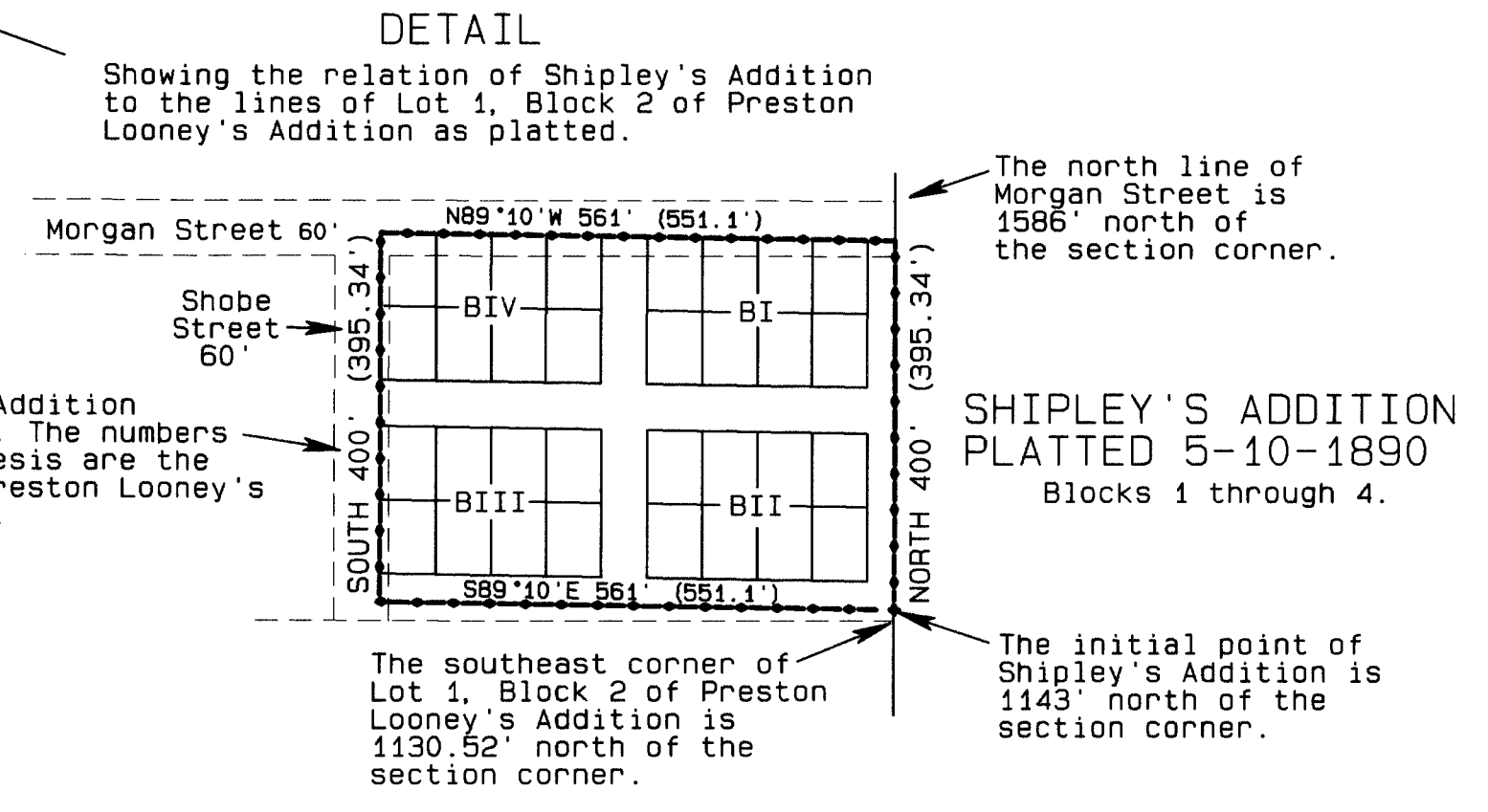
A SURVEY LOCATED IN THE E1/2, S27, T2S, R26E, W.M. MORROW COUNTY, OREGON

EXPLANATORY NOTE

The subdivisions depicted on this sheet have been drawn "to scale" based on dimensions found on the original plats. They are drawn in relation to each other based on calls for the section lines which were determined by the section corner positions as shown. The purpose for drawing these plats in their proper relation to one another is to show graphically the changes that occurred by the recording of each plat noted hereafter: The first plat recorded was that of Preston Looney's Addition in 1884 while still a part of Umatilla County. It is shown below on the left by the fine dashed lines. Prior to the recording of any other plats, Block 4 and the majority of Block 3 of Preston Looney's Addition were purchased by Mr. Theron Fell who sold the Depot Grounds to the O.R.W.N. Company using Morgan Street as the controlling boundary. One month later the 1888 plat of Mt. Vernon Addition was recorded using the north line of Morgan Street as its south boundary. This map is also shown below, left. This plat created 11 blocks surrounding the Depot Grounds. Along with the creation of these 11 blocks, one notable change was that the right of ways for Birch and Thorn streets were moved northerly from the Preston Looney's location by approximately 44 feet. The next plat to be recorded was also titled Mt. Vernon Addition. Notable changes made by the 1890 Mt. Vernon plat are: the nominal small lot width was changed from 33 1/3rd feet to 50 feet; 12 additional blocks were created; Fellbourne Street was reduced to a 50 foot width, moved north 100 feet and extended to the east line of Block 22; Washington Street was eliminated; a ninth lot was added to Block 3; and the westerly extent of the addition terminated on the center section line. The next subdivision shown below is Shipley's Addition which was recorded two months after the 1890 Mt. Vernon Addition plat. This plat reported to be a subdivision of Lot 1, Block 2 of Looney's Addition. As shown in the detail below, this plat started farther north and included larger dimensions than the original Lot 1, Block 2 and thus overlapped onto both locations of the original Morgan and Shobe Streets. The final subdivision indicated by outline only, below right, is the Second Mt. Vernon Addition filed in May of 1904. This plat followed a 1903 vacation of a majority of the blocks, streets and alleys lying west of Riverside Avenue. For a discussion on how these changes affect this survey, see the narrative on sheet 1.



LINETYPE INDICATING THE OUTLINE OF THE 2ND MT VERNON ADDN. PLATTED 5-4-1904.



REFERENCE DEEDS

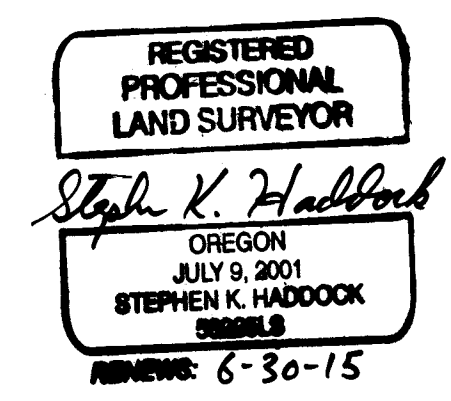
- Book E, Page 249
Book E, Page 316
Book E, Page 591
Book Y, Page 577
Book 27, Page 453
Book 28, Page 354
Book 28, Page 365
Book 34, Page 546
Book 43, Page 519
Deed M - 2218
Deed M - 18151
Deed M - 25908
Deed M - 46193
Deed M - 48687
Deed M - 49401
Deed M - 49514
Inst. #1995-46192
Inst. #2005-13839
Inst. #2005-14808
Inst. #2006-16379
Inst. #2006-16813
Inst. #2012-30637

SHEET 2 OF 2

- LEGEND
FOUND BRASS CAP FROM SURVEY NOTED.
FOUND MONUMENT AS NOTED.
COMPUTED POINT
GLO CONTRACT NO. 119 DATED FEBRUARY 15, 1887 BY U.S. DEPUTY SURVEYOR B. J. PENGRA
PRESTON LOONEY'S ADDITION DEED BOOK K, PAGES 675 AND 683. 5-29-1884.
MT. VERNON 1888 ADDITION PLAT BOOK 1, PAGE 17 PLATTED 11-27-1888
MT VERNON 1890 ADDITION PLAT BOOK 1, PAGE 50 PLATTED 3-18-1890
SHIPLEY'S ADDITION DEED BOOK E, PAGE 622 PLATTED 5-10-1890.
MT VERNON SECOND ADDITION DEED BOOK Q, PAGES 462 AND 463. PLATTED 5-4-1904
RIVERSIDE ADDITION PLAT BOOK 2, PAGE B PLATTED 9-2-1947
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R24 ODOT MAPS 38-11-14, 78-6-17, 88-35-16 AND 88-35-18

Found bolster pin and 6" axle and NE and NW references from Record of Corners Book 1, Page 178, Folder 1107.

Position calc'd from ties to witness objects per C-289-K



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Project Date: February 1-10, 2015
Project No. 14-26 SCALE: 1" = 200'
WITNESS TREE SURVEYED
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