

A CORRECTION SURVEY TO AMEND SURVEY 2016-1765D A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 27 OF TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., CITY OF HEPPNER, OR

SUBJECT PROPERTY ADDRESS: 605 MORGAN STREET, HEPPNER, OR 97836 (TAX LOT 1700)

RECORD LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, WHERE THE SOUTHWESTERLY LINE OF LOT 10, BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, INTERSECTS SAID NORTH LINE OF SAID BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHWESTERLY RIGHT OF WAY LINE OF MORGAN STREET TO ITS INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 5, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 5, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER, WHICH IS SOUTHWESTERLY 100.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 6, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER; THENCE SOUTH 48°14' EAST ALONG A LINE WHICH IS PARALLEL WITH AND 100.00 FEET DISTANT FROM THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPERRY STREET, SAID LINE ALSO BEING THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, AND THE SOUTHWESTERLY LINE OF SAID BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, TO THE POINT OF BEGINNING.

SUBJECT PROPERTY ADDRESS: 535 WEST MORGAN STREET, HEPPNER, OR 97836 (TAX LOTS 1900 AND 2300)

RECORD LEGAL DESCRIPTION:

THE SOUTHEAST HALF OF LOT 11, BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON, ALSO A TRIANGULAR TRACT OF LAND LYING SOUTHEASTERLY OF LOT 11, BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON, BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY LINE OF WILLOW STREET, ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF SAID LOT 11, AND ON THE SOUTH BY THE NORTH LINE OF LOTS 6 AND 7, BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON.
ALSO ALL THAT PORTION OF THE SOUTHWESTERLY HALF OF WILLOW STREET ADJOINING ALL OF THE ABOVE-DESCRIBED LAND ON THE NORTHEAST, AS VACATED BY ORDINANCE NO. 211, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 19, 1967, AS MICROFILM NO. M-63, MICROFILM RECORDS OF MORROW COUNTY.
ALSO LOTS 16, 17, 18, 19 AND 20, BLOCK 11, MT. VERNON'S ADDITION TO HEPPNER, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON.
ALSO ALL THAT PORTION OF THE NORTHEASTERLY HALF OF WILLOW STREET ADJOINING SAID LOTS 16, 17, 18, 19 AND 20 ON THE SOUTHWEST, AS VACATED BY ORDINANCE NO. 211, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 19, 1967, AS MICROFILM NO. M-63, MICROFILM RECORDS OF MORROW COUNTY.
EXCEPTING THEREFROM A PORTION OF LOT 7, BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER; THENCE WEST 114 FEET; THENCE NORTH 155 FEET; THENCE EAST 114 FEET; THENCE SOUTH 155 FEET TO THE POINT OF BEGINNING.

POSITION OF NE CORNER OF SE 1/4 OF SEC. 27 FROM SURVEY 2013-29C. THIS POSITION IS COMPUTED BY DISTANCE-DISTANCE INTERSECT, HOLDING THE RECORD INVERSE BETWEEN THIS POINT (SHOWN AS PT. 1014 ON SURVEY 2013-29C) TO POINT SP-5, AND SP-6, AS SHOWN ON SAID SURVEY 2013-29C, BOTH OF WHICH ARE SHOWN ACCOMPANIED BY COORDINATES IN THIS SURVEY.

THIS SURVEY IS ENTIRELY BASED ON THE OREGON STATE COORDINATE SYSTEM, NORTH ZONE, NAD 83, ESTABLISHED FROM FEDERAL BASE NETWORK CONTROL STATION CBL-1, POINT I.D. NO. 1491, HAVING A NORTHING OF 601423.58 INT. FT. AND AN EASTING OF 8434498.66 INT. FT. I HAVE SHOWN THE RESULTANT VALUES FOR THE POINTS SP-5 AND SP-6, HEREUPON, WHICH ARE DIFFERENT THAN THOSE SHOWN ON SURVEY 2013-29C. ALL DIMENSIONS ARE SHOWN IN GROUND DISTANCES. GRID DISTANCES ARE ARRIVED AT BY MULTIPLYING THE GIVEN DIMENSIONS BY 0.999981239.

NARRATIVE

I HAVE DRAWN THIS SURVEY TO AMEND THE SURVEY RECORDED ON JUNE 20, 2016 UNDER COUNTY FILE NO. 2016-1765D. IN FURTHER ANALYSIS, AND IN CONSULTATION WITH COUNTY SURVEYOR HADDOCK, IT IS OUR MUTUAL OPINION THAT A BETTER REPRESENTATION OF THE ORIGINAL LAYOUT OF THE LOTS WITHIN BLOCK 11 OF THE 1890 PLAT OF MT. VERNON ADDITION (PLAT BOOK 1, PAGE 50), WOULD BE REALIZED IF WE HELD THE LINE BETWEEN LOTS 15 AND 16 IN BLOCK 11 AS THE EXTENSION OF A FENCE LINE THAT IS APPROXIMATELY 18 FT. SOUTH OF THE LINE BETWEEN LOTS 11 AND 12 IN BLOCK 12. THIS MODIFICATION MAKES CHANGES TO LINES 3, 5, 6, 7, AND 8 OF THE AFOREMENTIONED PRIOR SURVEY.
THE SURVEY THAT WAS AMENDED WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY FROM A BASE LOCATED AS DISCUSSED IN THE BASIS OF BEARINGS ABOVE, UTILIZING TRIMBLE R-8 DUAL FREQUENCY G.P.S. RECEIVERS HAVING AN ACCURACY OF ONE CENTIMETER ± 1 PPM. IN COMMENCING THIS SURVEY, I HAD ASSUMED THAT THE RIGHT OF WAY FOR MORGAN STREET HAD BEEN ESTABLISHED IN PRIOR SURVEYS BY FERGUSON, COPPOCK, AND BUTLER. HOWEVER, WITH FURTHER REVIEW OF SAID SURVEYS, AS LISTED BELOW, IT BECAME CLEAR THAT THE ESTABLISHMENT OF THE MORGAN ST. RIGHT OF WAY HAD BEEN PERFORMED WITHOUT RECOGNITION OF THE DIMENSIONING ON THE 1888 PLAT OF MT. VERNON ADDITION, AND THE 1884 PLAT OF PRESTON LOONEY'S ADDITION. THESE PLATS ARE ALSO REFERENCED BELOW. THIS MATTER IS DISCUSSED AT LENGTH IN HADDOCK'S 2014 SURVEY, ALSO LISTED BELOW. THOUGH CLEARLY THE LOCATION OF MORGAN ST. AS CONSTRUCTED, IS CONSISTENT WITH THE FERGUSON SURVEY, THE RESULTANT LOTS IN BLOCK 3 OF PRESTON LOONEY'S ADDITION ARE SIGNIFICANTLY FORESHORTENED, AND ARE IN CONFLICT WITH THE LOTS IN MT. VERNON SECOND ADDITION TO THE NORTH. I HAVE THEREFORE SHOWN THE PLATTED LOCATION OF MORGAN ST. AS CONTROLLING FOR THE PROPERTY LINES, AND HAVE SHOWN THE AS BUILT LOCATION OF MORGAN ST. AS ENCRANCHING ON SAID PROPERTIES. IT SHOULD BE NOTED THAT THE PERMANENT EASEMENT DEEDED THE CITY OF HEPPNER BY DEED AT FILE NO. 2013-32214 DOES NOT COMMENCE AT THE NORTH LINE OF PLATTED MORGAN ST., AND THEREFORE THE LEGAL ACCESS TO THE LOTS SERVED BY SPERRY ST. IS QUESTIONABLE. AS SHOWN HEREIN, THE LOTS WITHIN THE 1894 PLAT OF MT. VERNON 2ND. ADDITION WERE BASED ON THE 1985 SURVEY BY FRALEY LISTED HEREIN, AND THE DISCOVERY OF A SET 3/4" IRON PIPE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF WILLOW (SPERRY) STREET.
PROPERTY PINS (5/8" REBAR WITH YELLOW CAPS) WERE SET ON MAY 19, 2016. AS SHOWN HEREIN, DUE TO OCCUPATION ENCRANCHMENTS SEVERAL PINS ALONG THE EAST SIDE OF THE CHURCH PROPERTY WERE UNABLE TO BE SET.

NOTE REGARDING POINTS 1, 2, AND 3, BELOW (SET PER SURVEY 2016-1765D):

PT. 1 IS OFFSET N42°15'15"W 16.39' FROM NEW CORNER.
PT. 2 IS OFFSET N44°01'07"W 16.47' FROM NEW CORNER.
PT. 3 IS OFFSET S89°24'55"W 21.69' FROM NEW CORNER.

NOTE REGARDING ENCRANCHMENT BY TAX LOT 1900 ONTO TAX LOT 1800:

AS SHOWN HEREIN, THE SOUTH FENCE LINE OF THE OWNERS OF TAX LOT 1901 IS 17 FT. SOUTH OF THEIR DEEDED PROPERTY LINE. ACCORDING TO THEIR DEED, THEIR PARCEL IS 75 FT. WIDE. THE MEASURED DISTANCE FROM THEIR NORTH FENCE TO THEIR SOUTH FENCE IS 88 FT. THE EVALUATION OF THE IMPLICATION OF THIS ENCRANCHMENT IS BEYOND THE SCOPE OF THIS SURVEY, AND THERE IS NO INTENTION ON MY PART TO GIVE ANY OPINION REGARDING THIS ENCRANCHMENT.

SEE SHEET TWO FOR AMENDED LEGAL DESCRIPTIONS AND ADJUSTMENT PARCELS LEGAL DESCRIPTIONS

LEGEND

- SECTION OR SECTION SUBDIVISION LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY BOUNDARY
- PLATTED LOT LINE
- PARCEL BOUNDARY, NOT PART OF BOUNDARY ADJUSTMENT
- PARCEL BOUNDARY, THIS SURVEY
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER SERVICE TO CHURCH
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HD"
- CALCULATED POINT, NOT FOUND OR SET
- REBAR AND YELLOW CAPS SET PER SURVEY 2016-1765D, POSITIONS FOR CORNERS MODIFIED PER THIS SURVEY.

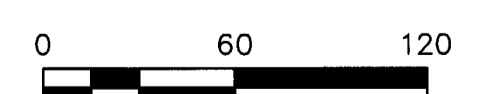
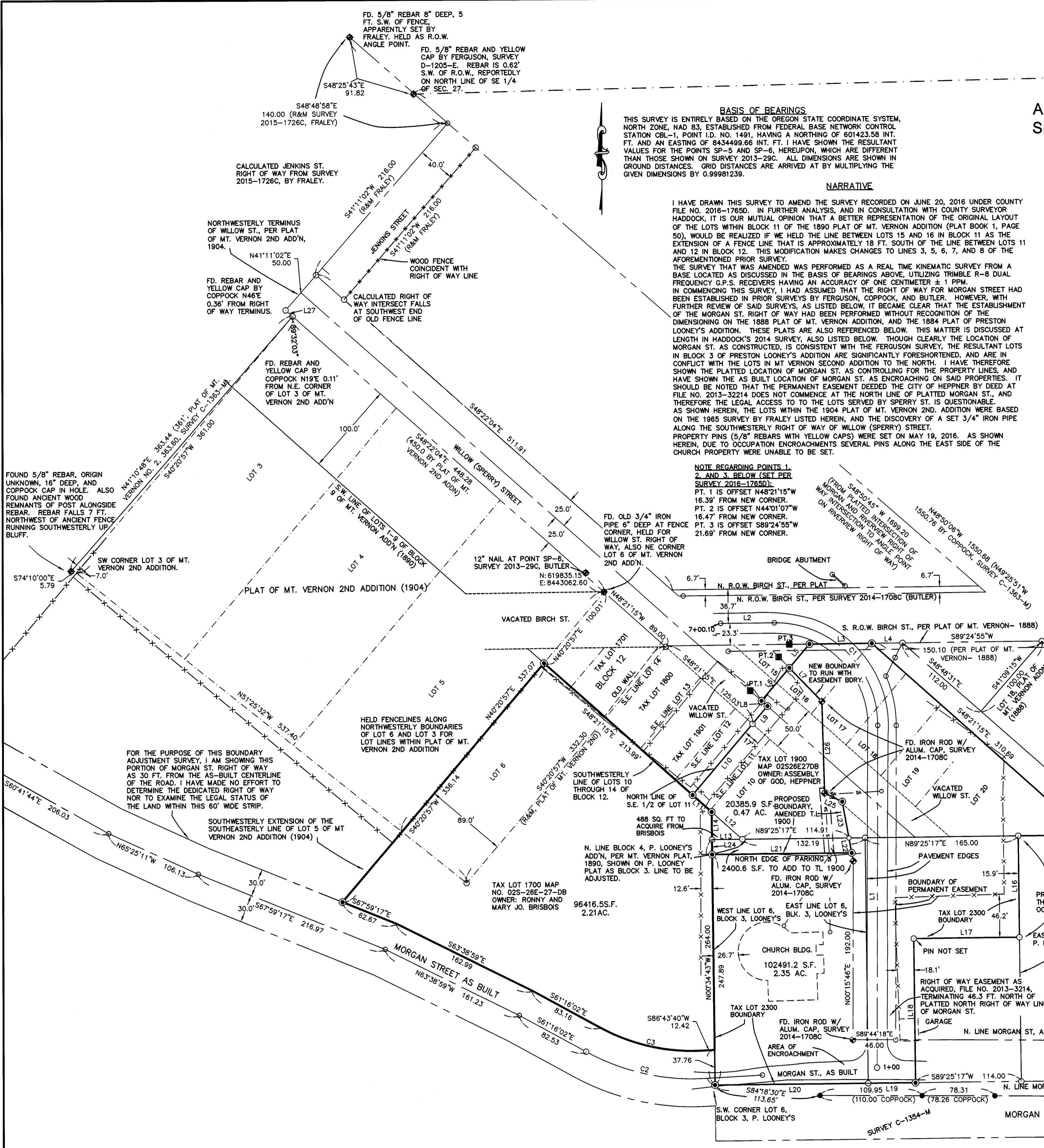
SURVEY RECORDS REFERRED TO IN THIS SURVEY

PRESTON LOONEY ADDITION (1884) MORROW CO. DEED BOOK K, PAGES 675 AND 683
MT. VERNON ADDITION (1888) MORROW CO. PLAT BOOK 1, PAGE 17.
MT. VERNON ADDITION (1890) MORROW CO. PLAT BOOK 1, PAGE 50.
MT. VERNON 2ND ADDITION (1904) MORROW CO. DEED BOOK Q, PAGE 462 AND 463.
1927 SURVEY IN MT. VERNON 2ND ADDITION, FILED AT SURVEY 2015-1749A.
1965 SURVEY BY FRALEY IN MT. VERNON 2ND ADDITION, FILED AT SURVEY 2015-1726C.
1988 SURVEY BY BUTLER, HORIZONTAL CONTROL SURVEY, FILED AT 2013-29C.
2002 SURVEY BY COPPOCK, PARTITION PLAT 2002-15, FILED AT C-1363-M.
2002 SURVEY BY COPPOCK, PRESTON LOONEY ADDITION, FILED AT C-1354-M.
2013 SURVEY BY BUTLER, HORIZONTAL CONTROL SURVEY, FILED AT 2013-29C.
2014 SURVEY BY ROBERT BUTLER, PRESTON LOONEY ADDITION FOR SPERRY ST. R.O.W., FILED AT 2014-1708C.
2015 SURVEY BY HADDOCK, MT. VERNON ADDITION, FILED AT 2015-1729-D.

LINE	BEARING	DISTANCE
L1	S00°15'44"W	367.86
L2	S89°25'29"W	57.83
L3	S89°24'55"W	67.07
L4	N89°24'55"E	33.23
L5	N40°20'57"E	33.51
L6	N40°20'57"E	46.45
L7	N44°01'07"W	50.36
L8	N48°21'15"W	8.61
L9	S40°20'57"W	25.01
L10	S40°20'57"W	100.03
L11	S48°21'15"E	27.30
L12	S48°21'15"E	44.30
L13	S89°25'17"W	32.81
L14	S00°34'43"E	29.77
L15	S89°25'17"W	74.84
L16	S00°34'43"E	109.00
L17	S89°25'17"W	114.00
L18	S00°34'43"E	155.00
L19	S89°25'17"W	51.00
L20	S89°25'17"W	165.00
L21	N89°25'17"E	150.50
L22	N10°21'26"W	16.34
L23	N10°21'26"W	39.75
L24	N00°34'43"W	16.11
L25	N64°23'29"W	21.02
L26	N07°35'03"W	98.47
L27	N48°22'04"W	10.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00	174.40	156.70	N45°09'29"W	90°50'27"
C2	236.54	132.13	130.42	S77°16'11"E	32°00'18"
C3	206.54	115.37	113.66	S77°16'11"E	32°00'18"

5/8" REBAR SHOWN ON SURVEY 2013-29C AS INTERSECTION OF NORTH RIGHT OF WAY OF MORGAN WITH S.W. RIGHT OF WAY OF RIVERSIDE HAD BEEN OBLITERATED. RE-ESTABLISHED POSITION FROM TIES ON SURVEY 2013-29C. THIS POINT IS 0.89' SOUTHWEST OF TRUE RIVERSIDE ST. RIGHT OF WAY LINE, AND 37.1' NORTH OF THE PLATTED NORTH LINE OF MORGAN ST.
N. LINE OF MORGAN ST., PER PLATS OF P. LOONEY'S ADD'N AND MT. VERNON ADD'N, 1888.
POINT ON EAST LINE OF S.E. 1/4 OF SECTION 27, N00°34'43"W 1586.00' FROM THE SOUTHEAST CORNER THEREOF, AS ESTABLISHED FROM TIES TO WITNESS CORNERS ON SURVEY C-299-K.



RECEIVED BY
Morrow County Surveyor
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REGISTERED PROFESSIONAL LAND SURVEYOR

Paul W. Tomkins
August 10, 2016



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Walla Walla, WA 99362
509/956-3026
309/956-3488
509/947-5129 fax
Internet: www.hdjdesigngroup.com

CLIENT: WENAHWA GROUP	PROJECT NO.: 4215-00	
SURVEYOR: PWP TOMKINS	DATE: 12-11-2015/01-27-2016	
CALC BY: PWPT	DRAWN BY: PWPT	SCALE: 1" = 60'
SECTION: 27	TOWNSHIP: 2S	RANGE: 26E
CITY: HEPPNER	COUNTY: MORROW	SHEET 1 OF 2

SUBJECT PROPERTY ADDRESS: 605 MORGAN STREET, HEPPNER, OR 97836 (TAX LOT 1700)

AMENDED LEGAL DESCRIPTION FOR TAX LOT 1700:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, WHERE THE SOUTHWESTERLY LINE OF LOT 10, BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, INTERSECTS SAID NORTH LINE OF SAID BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 3, P. LOONEY'S ADDITION TO HEPPNER, TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY RIGHT OF WAY LINE OF MORGAN STREET TO ITS INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 5, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 5, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER, AND ALONG THE SOUTHEASTERLY LINE OF LOT 5, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER, TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 5, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER, WHICH IS SOUTHWESTERLY 100.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 2, MT. VERNON'S SECOND ADDITION TO HEPPNER; THENCE SOUTH 48°14' EAST ALONG A LINE WHICH IS PARALLEL WITH AND 100.00 FEET DISTANT FROM THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPERRY STREET, SAID LINE ALSO BEING THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, AND THE SOUTHWESTERLY LINE OF SAID BLOCK 12, MT. VERNON'S ADDITION TO HEPPNER, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREA OF LAND:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HEPPNER, COUNTY OF MORROW, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION TO HEPPNER, AS SHOWN ON THE PLAT THEREOF RECORDED IN MORROW COUNTY DEED BOOK K AT PAGES 675 AND 683, BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°34'43" W ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION A DISTANCE OF 29.77' TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 10 OF BLOCK 12 OF MT. VERNON ADDITION TO THE CITY OF HEPPNER, SAID ADDITION HAVING BEEN PLATTED MARCH 18, 1890 AND RECORDED IN MORROW COUNTY PLAT BOOK 1 AT PAGE 50;

THENCE S 48°21'15" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 A DISTANCE OF 44.30' TO A POINT ON THE NORTH LINE OF LOT 6 IN BLOCK 3 OF THE AFOREMENTIONED PRESTON LOONEY'S ADDITION;

THENCE S 89°25'17" W ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 32.81' TO THE NORTHWEST CORNER THEREOF; WHICH IS THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 488.4 SQUARE FEET, 0.011 ACRES.

LEGAL DESCRIPTION OF LAND TO BE DEEDED FROM BRISBOIS TO ASSEMBLY OF GOD, TAX LOT 1900

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HEPPNER, COUNTY OF MORROW, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION TO HEPPNER, AS RECORDED IN MORROW COUNTY DEED BOOK K AT PAGES 675 AND 683, BEING THE TRUE POINT OF BEGINNING; THENCE N 00°34'43" W ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION A DISTANCE OF 29.77' TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 10 OF BLOCK 12 OF MT. VERNON ADDITION TO THE CITY OF HEPPNER, SAID ADDITION HAVING BEEN PLATTED MARCH 18, 1890;

THENCE S 48°21'15" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 A DISTANCE OF 44.30' TO A POINT ON THE NORTH LINE OF LOT 6 IN BLOCK 3 OF THE AFOREMENTIONED PRESTON LOONEY'S ADDITION; THENCE S 89°25'17" W ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 32.81' TO THE NORTHWEST CORNER THEREOF; WHICH IS THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 488.4 SQUARE FEET, 0.011 ACRES.

LEGAL DESCRIPTION FOR PARCEL TO BE ADJUSTED FROM TAX LOT 2300 TO TAX LOT 1900

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HEPPNER, COUNTY OF MORROW, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION TO HEPPNER, AS SHOWN IN MORROW COUNTY DEED BOOK K AT PAGE 675 AND 683, BEING THE TRUE POINT OF BEGINNING; THENCE N 89°25'17" E ALONG THE NORTH LINE OF SAID LOT 6 IN BLOCK 3 A DISTANCE OF 147.72' TO A POINT ON THE WESTERLY LINE OF THAT PERMANENT EASEMENT GRANTED TO THE CITY OF HEPPNER BY DEED RECORDED AT RECORDER'S FILE NO. 2013-3214;

THENCE S 10°21'26" E ALONG SAID WEST LINE OF SAID PERMANENT EASEMENT A DISTANCE OF 15.34';

THENCE S 89°25'17" W A DISTANCE OF 150.50' TO A POINT ON THE WEST LINE OF SAID LOT 6 IN BLOCK 3;

THENCE N 00°34'43" W ALONG THE WEST LINE OF SAID LOT 6 IN BLOCK 3 A DISTANCE OF 16.11' TO THE NORTHWEST CORNER THEREOF; WHICH IS THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 2401.5 SQUARE FEET, 0.055 ACRES

LEGAL DESCRIPTION FOR AMENDED TAX LOT 1900

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HEPPNER, COUNTY OF MORROW, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION TO HEPPNER, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDS OF MORROW COUNTY, OREGON IN DEED BOOK K AT PAGES 675 AND 683, BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°34'43" W ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6 A DISTANCE OF 29.77' TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF LOT 10 IN BLOCK 12 OF MT. VERNON ADDITION TO HEPPNER, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDS OF MORROW COUNTY OREGON IN BOOK 1 OF PLATS AT PAGE 50;

THENCE N 48°21'15" W ALONG THE SOUTHWESTERLY LINE OF LOTS 10 AND 11 OF SAID BLOCK 12 A DISTANCE OF 27.30' TO THE NORTHWESTERLY CORNER OF THE SOUTHEASTERLY ONE HALF OF SAID LOT 11;

THENCE N 40°20'57" E ALONG THE NORTHWESTERLY BOUNDARY OF THE SOUTHEASTERLY ONE HALF OF SAID LOT 11, AND THE NORTHEASTERLY EXTENSION OF SAID BOUNDARY, A DISTANCE OF 125.04' TO A POINT IN THE CENTERLINE OF VACATED WILLOW ST., AS SHOWN ON SAID PLAT;

THENCE N 48°21'15" W ALONG THE CENTERLINE OF VACATED WILLOW ST. A DISTANCE OF 8.61' TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF LOT 16 OF BLOCK 11 OF MT. VERNON ADDITION;

THENCE N 40°20'57" E ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWEST BOUNDARY OF SAID LOT 16 A DISTANCE OF 46.45' TO A POINT ON THE SOUTHWEST BOUNDARY OF A PERMANENT EASEMENT FOR SPERRY ST., DEEDED TO THE CITY OF HEPPNER PURSUANT TO RECORDER'S FILE NO. 2013-3214; THENCE ALONG SAID BOUNDARY OF THE PERMANENT EASEMENT AS FOLLOWS:

THENCE S 44°01'07" E A DISTANCE OF 50.36';

THENCE S 01°35'03" E A DISTANCE OF 98.47';

THENCE S 64°23'29" E A DISTANCE OF 21.02';

THENCE S 10°21'26" E A DISTANCE OF 56.09';

THENCE DEPARTING SAID PERMANENT EASEMENT BOUNDARY AND RUNNING S 89°25'17" W A DISTANCE OF 150.50' TO A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION;

THENCE N 00°34'43" W ALONG SAID WEST LINE OF LOT 6 A DISTANCE OF 16.11' TO THE NORTHWEST CORNER THEREOF, WHICH IS THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 20,385.9 SQUARE FEET, 0.47 ACRES.

LEGAL DESCRIPTION FOR AMENDED TAX PARCEL 2300

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HEPPNER, COUNTY OF MORROW, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION TO HEPPNER, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN MORROW COUNTY DEED BOOK K, PAGES 675 AND 683, BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°34'43" W ALONG THE WEST LINE OF SAID LOT 6 IN BLOCK 3 A DISTANCE OF 247.89';

THENCE N 89°25'17" E A DISTANCE OF 150.50' TO A POINT ON THE WEST LINE OF THE SPERRY STREET PERMANENT EASEMENT, AS DESCRIBED IN THAT DEED RECORDED AT MORROW COUNTY RECORDER'S NUMBER 2013-3214; THENCE ALONG SAID EASEMENT BOUNDARY AS FOLLOWS:

THENCE N 10°21'26" W A DISTANCE OF 56.09';

THENCE N 64°23'29" W A DISTANCE OF 21.02';

THENCE N 01°35'03" W A DISTANCE OF 98.47';

THENCE N 44°01'07" W A DISTANCE OF 50.36' TO A POINT ON THE NORTHWEST BOUNDARY OF LOT 16 IN BLOCK 11 OF MT. VERNON ADDITION, AS SHOWN ON MORROW COUNTY PLAT BOOK 1, PAGE 50;

THENCE N 40°20'57" E ALONG SAID NORTHWEST BOUNDARY OF LOT 16 A DISTANCE OF 33.51' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BIRCH STREET, AS SHOWN ON SAID PLAT;

THENCE N 89°24'55" E ALONG SAID SOUTH RIGHT OF WAY LINE OF BIRCH STREET A DISTANCE OF 67.07' TO A POINT ON THE NORTHEASTERLY BOUNDARY OF LOT 17 IN SAID BLOCK 11;

THENCE S 48°21'15" E ALONG THE NORTHEASTERLY BOUNDARY OF LOTS 17, 18, 19, AND 20 OF SAID BLOCK 11 A DISTANCE OF 310.69' TO THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE S 89°25'17" W ALONG THE SOUTH LINE OF LOT 20, BEING ALSO THE NORTH LINE OF LOT 8 IN BLOCK 3 OF PRESTON LOONEY'S ADDITION A DISTANCE OF 74.84' TO THE NORTHWEST CORNER OF SAID LOT 8 IN BLOCK 3;

THENCE S 00°34'43" E ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 109.00';

THENCE S 89°25'17" W A DISTANCE OF 114.00';

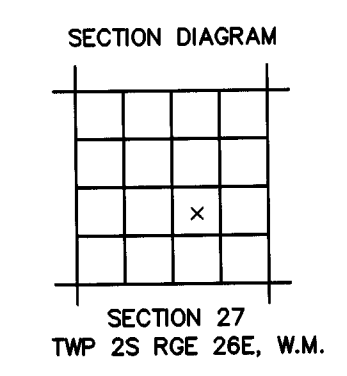
THENCE S 00°34'43" E A DISTANCE OF 155.00' TO A POINT ON THE SOUTH LINE OF LOT 7 IN SAID BLOCK 3, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF MORGAN STREET, AS SHOWN ON THE PLATS OF PRESTON LOONEY'S ADDITION, AND MT. VERNON ADDITION, AS SHOWN ON THE ORIGINAL PLAT THEREOF, RECORDED IN PLAT BOOK 1 AT PAGE 17, RECORDS OF MORROW COUNTY, OREGON;

THENCE S 89°25'17" W ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 51.00' TO THE SOUTHWEST CORNER THEREOF;

THENCE S 89°25'17" W ALONG THE SOUTH LINE OF LOT 6 IN SAID BLOCK 3 A DISTANCE OF 165.00' TO THE SOUTHWEST CORNER THEREOF;

WHICH IS THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 102491.2 SQUARE FEET, 2.35 ACRES.

A CORRECTION SURVEY TO AMEND SURVEY 2016-1765D
A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 27 OF TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., CITY OF HEPPNER, OR



REGISTERED PROFESSIONAL LAND SURVEYOR
Paul W.P. Tomkins
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
*renews 6/30/18
August 10, 2016*

RECEIVED BY
Morrow County Surveyor
Date: 8-22-2016
Rec'd By: S.K.H.
No.: 2016-1771D
Folder No.: 1771

	5 North Colville Street Walla Walla, WA 99362 509/896-3026 306/896-3488 509/547-5129 fax Internet: www.hdjdesigngroup.com	CLIENT: WENAHA GROUP	PROJECT NO: 4215-00	
		SURVEYOR: PWP TOMKINS	DATE: 12-11-2015/01-27-16	
		CALC BY: PWPT	DRAWN BY: PWPT	SCALE: 1" = 80'
		SECTION: 27	TOWNSHIP: 2S	RANGE: 26E
		CITY: HEPPNER	COUNTY: MORROW	SHEET <u>2</u> OF <u>2</u>