

A SURVEY OF A PORTION OF BLOCK 2 OF THE JONES SECOND ADDITION TO TO THE TOWN OF HEPPNER Situated in the SW1/4 of Section 35 T.2S, R.26E., W.M., Morrow County, Oregon August 30, 2018

NARRATIVE

This survey was performed at the request of Kim Cutsforth, representing the Howard and Beth Bryant Foundation, to locate and monument the boundaries of the land described in Morrow County Deed Instrument M-48855. This property is described as follows:

That portion of Lot 2 lying south of Willow Creek, and Lots 3, 4, 5 and 6, all in Block 2 of Jones Second Addition to the City Heppner, Morrow County, Oregon. Together with that portion of the vacated West half of Cross Street adjacent to the above described property, lying on the East side thereof, between Willow Creek and the County Road.

We recovered the monuments on the West line of Block 1 of Kinsman's Second Addition to Heppner, as shown on Morrow County Maps of Survey B-621-K(229) and C-982-E(754). This is the common line between Kinsman's Addition to Heppner and Kinsman's Second Addition.

The chronology of the plats is as follows:

- Jones' Addition to Heppner filed February 6, 1892
Kinsman's Addition to Heppner, filed April 25, 1892
Jones Second Addition to Heppner, filed May 9, 1892

Note that all the plats are prepared by J.J. McGee.

The Plat of the Jones Second Addition to Heppner is somewhat vague and lacks many needed dimensions. There are no East-West distances for the width of Block 1 or 2. The Plat filed with the specifications indicates that Jail Street(now Gilmore St.), lines up with the un-named street between Blocks 1 and 2. I held the record distances along the South lines of Blocks 5 and 6, Jones' Addition to the Town of Heppner for the widths of Blocks 1 and 2 of the Second Addition. Note that the description of the exterior of Jones' Second Addition calls this to be 320 feet, while the Jones' Addition calls for 310 feet.

A common line is designated on the Kinsman's Addition to Heppner between Jones and Kinsman, calling for 15 feet from Kinsman and 25 feet from Jones for Cross Street. This is the line common to Jones Second Addition and the Kinsman's Addition.

Based on the found pipes stated above, we run record bearings and distances along Cowins Street to locate the common line between Jones and Kinsman and the centerline of now vacated Cross Street. Cross Street is then run at record North and Block 2 of Jones' Second Addition is located as shown.

The centerline of Willow Creek is not tied during this survey. Offset monuments are set on the East and West lines, near the southerly bank of Willow Creek as shown.

RECEIVED BY Morrow County Surveyor Date: 10-22-2018 Rec'd By: S.K.H. No.: 2018-1843 C Folder No.: 1843

LEGEND

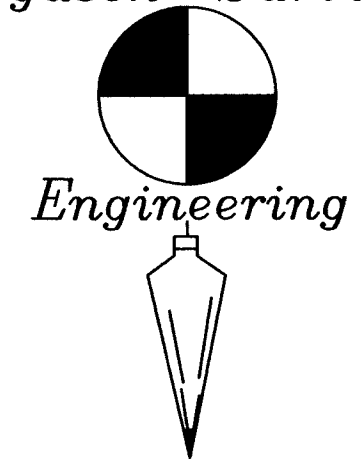
- Found Monument, See note at symbol.
Set 5/8"x30" rebar pin with orange plastic cap marked "FS&E Survey Marker".
J1(Bearing/Dist.) Record Bearing/Distance from Jones' Addition to Heppner, filed February 6, 1892
J2(Bearing/Dist.) Record Bearing/Distance from Jones' Second Addition to Heppner, filed May 9, 1892
K1(Bearing/Dist.) Record Bearing/Distance from Kinsman's Addition to Heppner, filed April 5, 1892
754(Bearing/Dist.) Record Bearing/Distance from Map of Survey #C-982-E(754), by Loy Turner, County Surveyor in July, 1916
229(Bearing/Dist.) Record Bearing/Distance from Map of Survey #B-621-K(229), by Earl Ming in May of 1983
D2(Bearing/Dist.) Record Bearing/Distance from Morrow County Deed Instrument 2017-41488

- Street Centerline
Record Plat Lines
Existing Fence Lines

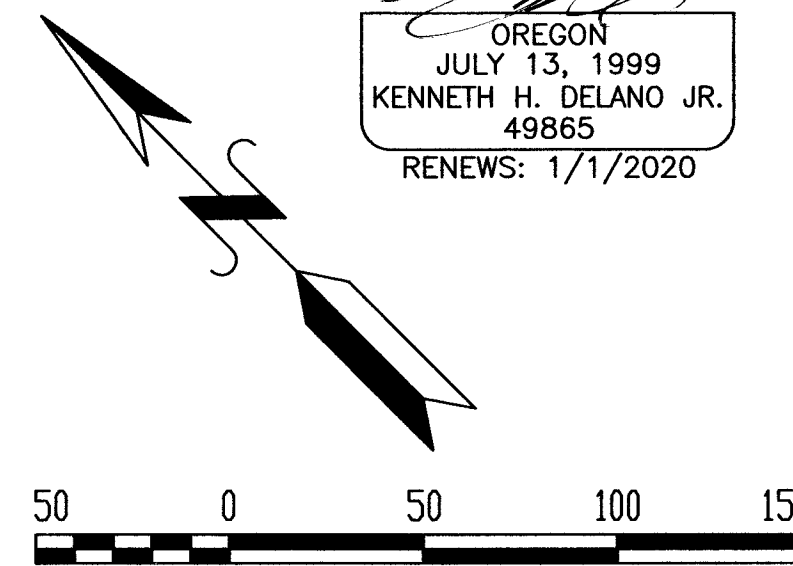
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 1999 KENNETH H. DELANO JR. 49865 RENEWS: 1/1/2020

Ferguson Surveying

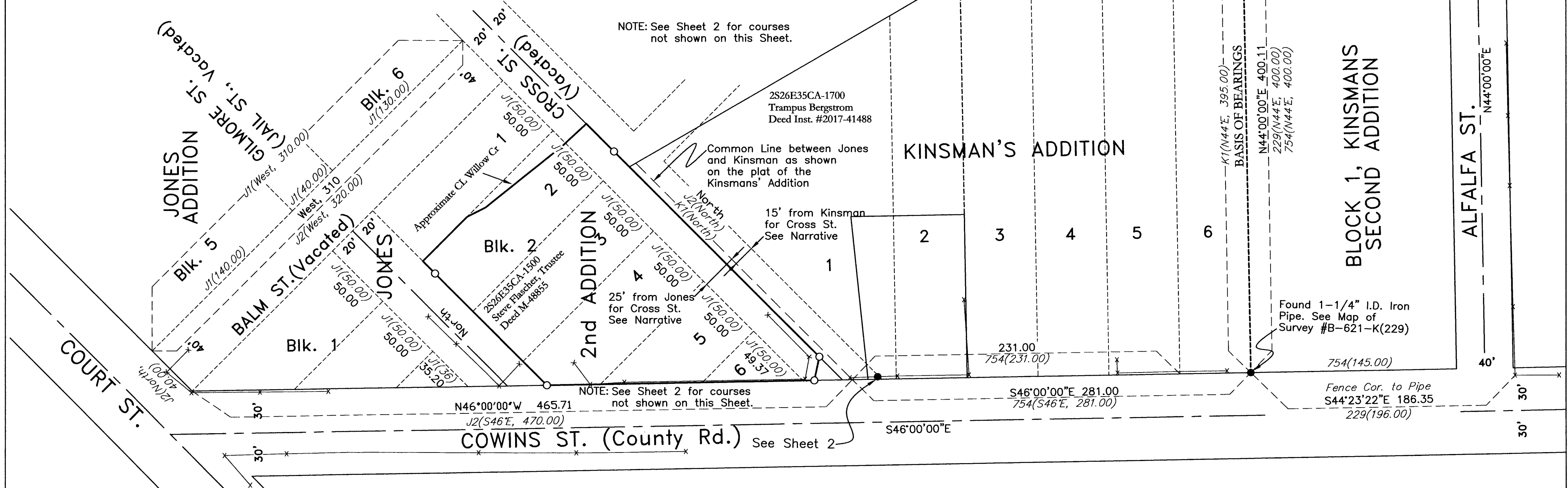


P.O. BOX 519, 210 E. MAIN MT. VERNON, OR 97865 PHONE (541)932-4520 FAX (541)932-4430 EMAIL dfse@oretelco.net



Scale: 1"=50' BASIS OF BEARINGS: The Easterly Line of Kinsman's Addition to the Town of Heppner

Searched, not found Noted as 1-1/2" ID. pipe on Maps B-621-k and C-982-E



NOTE: See Sheet 2 for courses not shown on this Sheet.

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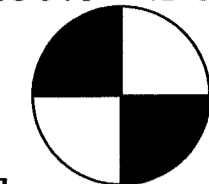
See Sheet 2

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Sited in the SW1/4 of Section 35
T.2S, R.26E., W.M., Morrow County, Oregon
August 30, 2018

Ferguson Surveying



Engineering

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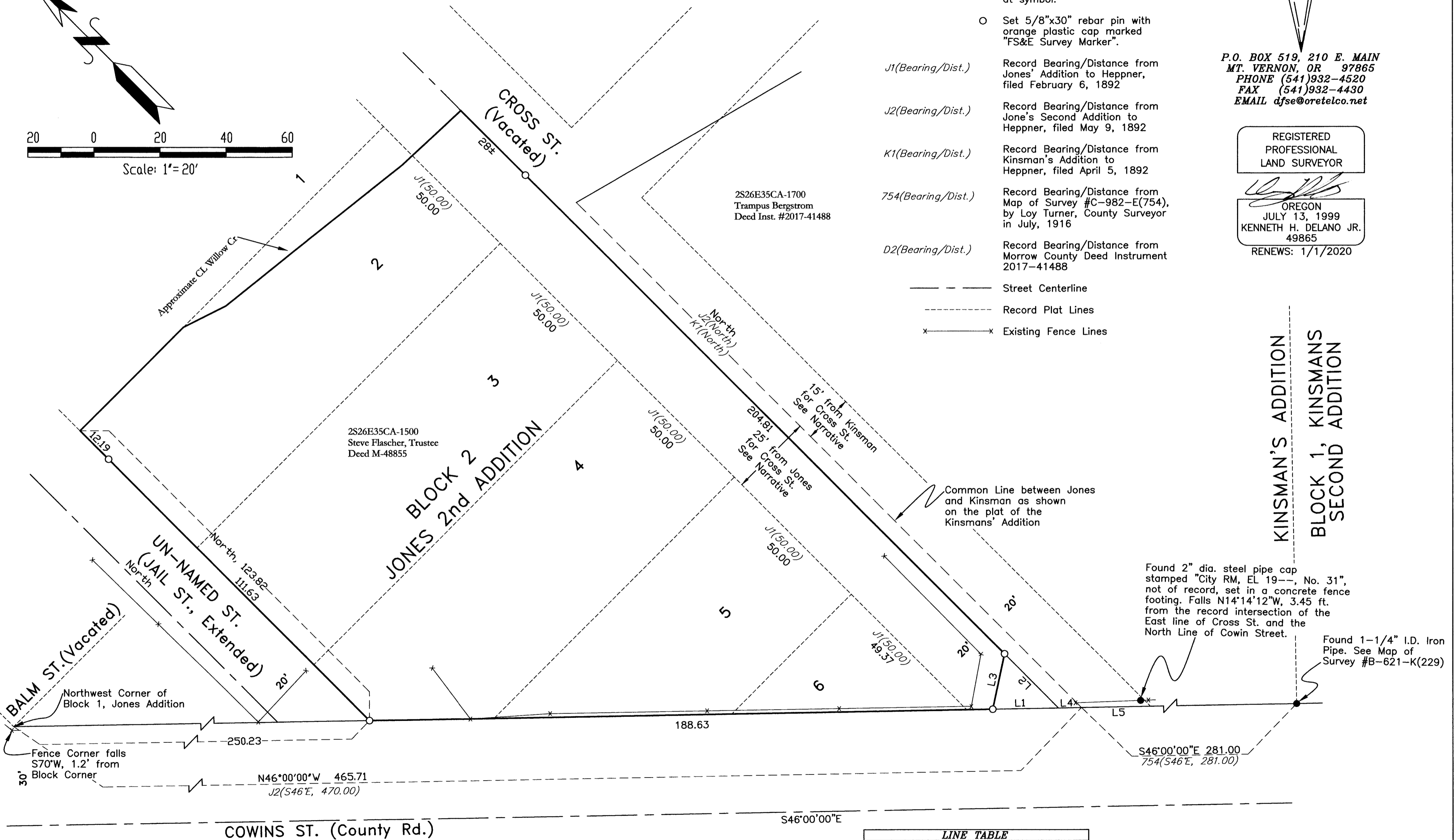
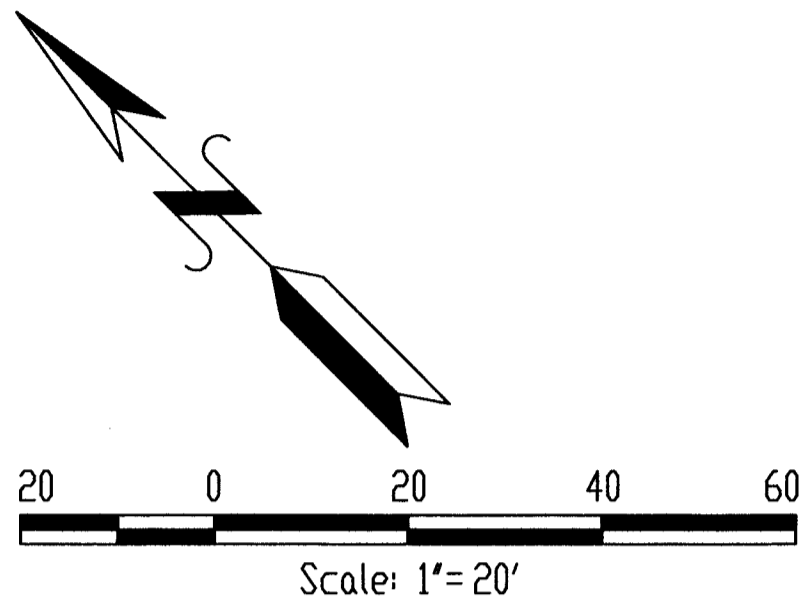
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Morrow County Surveyor
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- K1(Bearing/Dist.) Record Bearing/Distance from Kinsman's Addition to Heppner, filed April 5, 1892
- 754(Bearing/Dist.) Record Bearing/Distance from Map of Survey #C-982-E(754), by Loy Turner, County Surveyor in July, 1916
- D2(Bearing/Dist.) Record Bearing/Distance from Morrow County Deed Instrument 2017-41488

- Street Centerline
- - - Record Plat Lines
- x-x-x Existing Fence Lines



LINE TABLE

L1	S46°00'05"E, 19.90	D2(S45°E, 19.9)
L2	North, 23.10	D2(North, 23.1)
L3	N57°03'28"E, 17.06	D2(S57°25'W, 16.7)
L4	S46°00'05"E, 6.95	
L5	S46°00'05"E, 20.85	