

BOUNDARY ADJUSTMENT SURVEY

BASIS OF BEARINGS

Bearings are based on the found monuments along the south line of Ayer's 4th addition as per survey 2014-17200.

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. BILL JEPSEN. THE PURPOSE OF THE SURVEY WAS TO LOCATE THE BOUNDARIES OF THE LAND DESCRIBED IN MORROW COUNTY DEED 2016-38847 AS SHOWN HEREON AND TO MONUMENT THE RELOCATED NORTH LINE OF THAT PROPERTY AS PER THE BOUNDARY LINE ADJUSTMENT APPROVED BY THE CITY OF HEPPNER ON JANUARY 7TH, 2019. THE BOUNDARIES OF THE JEPSEN PROPERTY WERE DETERMINED AS FOLLOWS:

THE RECORD DEED CALLS FOR THE SOUTH LINE OF THE JEPSEN PROPERTY TO LIE 240 FEET SOUTH OF ITS NORTH LINE. THE DESCRIPTION ALSO CALLS FOR THIS TRACT TO BE BOUNDED ON THE SOUTH BY THE NORTH LINE OF SKYLINE DRIVE AND ON THE NORTH BY THE SOUTH LINE OF TAX LOT 3402. THE DISTANCE CALL DOES NOT MATCH THE BOUNDS CALL BY 34.5 FEET. THIS DISCREPANCY APPEARS TO BE THE RESULT OF CONFUSION CAUSED BY THE WAYNE HARRIS SURVEY C-206-K DONE FOR MR. EARL AYRES. THE AYRES' PROPERTY INCLUDED THE LAND THAT IS NOW IN SKYLINE DRIVE AND THE FIVE TAX LOTS LYING SOUTH OF SKYLINE DRIVE. THE HARRIS SURVEY SHOWED A PROPOSED DEVELOPMENT OF THE AYRES' PROPERTY THAT INCLUDED A 20' STRIP OF LAND ON BOTH THE NORTH AND SOUTH SIDES OF THE PROPOSED LOTS. THE 20' STRIP SHOWN ON THE NORTH SIDE OF THE AYRES' LOTS WAS LABELED AS THE "S1/2 OF PROPOSED ROADWAY." THE FIRST AYRES' LOT WAS CONVEYED IN 1963 AND THE RIGHT OF WAY FOR SKYLINE DRIVE WAS DEDICATED BY THE AYRES TO THE CITY BY DEED BOOK 73, PAGE 140 IN 1966. THE FULL 40 FEET OF THIS STREET DEDICATION CAME OFF OF THE NORTH END OF THE AYRES' PROPERTY WHICH IS WHERE THE ACTUAL STREET STRUCTURE IS TODAY. PRIOR TO THE HARRIS SURVEY THE DESCRIPTIONS OF THE PROPERTIES LYING NORTH OF SKYLINE DRIVE ONLY CONTAINED DIMENSIONS MEASURED SOUTHERLY FROM THE AYER'S 5TH ADDITION TO THE CITY OF HEPPNER. (NOTE: AYER'S AND AYRES ARE SIMILAR SOUNDING BUT SPELLED THE WAY EACH PARTY SPELLED THEIR NAMES.) IN 1973 ELWAYNE AND JOYCE BERGSTROM PURCHASED WHAT IS NOW THE JEPSEN PROPERTY AND RECEIVED A DEED AND A SUBSEQUENT CORRECTION DEED THAT CONTAINED TWO DIFFERENT DIMENSIONS TO LOCATE THE SOUTH LINE OF THE PROPERTY. THE BERGSTROMS SUBSEQUENTLY SOLD THIS PROPERTY USING THE CURRENT DESCRIPTION WITH ITS REDUCED DIMENSIONS AND A CALL FOR SKYLINE DRIVE AS THE SOUTH BOUNDARY. NONE OF THE DEEDS ADJOINING SKYLINE DRIVE, INCLUDING THE DEED FOR SKYLINE DRIVE ITSELF, MAKE ANY MENTION OF THE HARRIS SURVEY. THEREFORE, GIVEN THAT THE NORTH LINE OF SKYLINE DRIVE IS LOCATED WITHIN 0.6 FT. OF THE CORRECT DISTANCE FOR THE SOUTH LINE OF THE JEPSEN PROPERTY "PRE HARRIS SURVEY" (SEE DEED BOOK 41, PAGE 381), AND THAT THE CURRENT STREET STRUCTURE OF SKYLINE DRIVE IS IN ITS DEEDED LOCATION I HAVE HELD THE NORTH LINE OF SKYLINE DRIVE AS DEEDED TO BE THE TRUE LOCATION OF THE SOUTH LINE OF THE JEPSEN PROPERTY.

I ESTABLISHED THE NORTH LINE OF SKYLINE DRIVE USING THE RECORD DATA FROM THE HARRIS SURVEY AND THE FOUND MONUMENTS AT THE INITIAL POINT OF AYER'S 5TH ADDITION AND THE 1/2" PIPE HARRIS SET AT THE NW CORNER OF THE AYRES' PROPERTY. THE PREVIOUS SURVEYS IN THIS AREA (INCLUDING HIGHLAND SUBDIVISION) HAVE LOCATED CHASE STREET USING LOCAL PHYSICAL FEATURES RATHER THAN THE MONUMENTS SET BY THE AYER'S ADDITION PLATS. I HAVE LOCATED THE EAST LINE OF CHASE STREET USING THE PLAT MONUMENTS AS SHOWN. TAX LOT 3402 (ADAMS PROPERTY) WAS DIVIDED OFF OF THE JEPSEN TRACT IN 1973. (SEE DEED M-6488). I ESTABLISHED THE WEST BOUNDARY OF TAX LOT 3402 AT DEED DISTANCE SOUTH OF AYER'S 5TH ADDITION AND ALONG THE EAST LINE OF CHASE STREET. THE EAST WEST LINES OF THE ADAMS' TRACT ARE PARALLEL TO THE NORTH LINE OF AYER'S 5TH ADDITION AS IDENTIFIED BY THE FOUND MONUMENTS SHOWN. THE EAST LINE OF THE JEPSEN AND ADAMS TRACTS ARE LOCATED AT DEED BEARING AND DISTANCE EAST OF THE EAST LINE OF CHASE STREET. I THEN ESTABLISHED THE SOUTH LINE OF THE JEPSEN TRACT BY RUNNING FROM THE SOUTHWEST CORNER OF THAT TRACT ALONG THE NORTH LINE OF SKYLINE DRIVE.

THIS SURVEY WAS PERFORMED WITH A TRIMBLE R7/R8 RTK GPS SYSTEM.

LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ⊙ FOUND AYER'S ADDN. MONUMENT AS NOTED.
- FOUND BRASS CAP AT THE INITIAL POINT OF HIGHLAND SUBDIVISION
- ⊕ FOUND 5/8" IRON REBAR FROM THE HIGHLAND SUBDIVISION
- SANITARY SEWER CLEAN OUT
- POWER POLE WITH SERVICE DROP
- ⊗ EXISTING FIRE HYDRANT
- ⊙ COMPUTED POINT
- ⊙ SEE ITEM LISTED UNDER RECORD MONUMENTS TABLE
- (XX.XX) RECORD DIMENSIONS FROM R3 OR SURVEY AS NOTED
- R1 AYER'S 4TH ADDITION PLAT BOOK 1 PAGE 15
- R2 AYER'S 5TH ADDITION BOOK 1, PAGE 49
- R3 COUNTY SURVEY C-206-K BY HARRIS, 1960 & 1973
- R4 COUNTY SURVEY 2013-18A BY THOMPSON, 1963
- R5 COUNTY SURVEY B-199-K BY STAEBLER, 1971
- R6 HIGHLAND SUBDIVISION PLAT BOOK 2, PAGE 54.
- R7 COUNTY SURVEY B-1281-E BY EDWARDS, 2000
- R8 COUNTY SURVEY 1510-C BY COPPOCK, 2007
- R9 COUNTY SURVEY 2014-17200 BY HADDOCK, 2014

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S01°26'48"W	1315.77'
(L1)R9	SOUTH	1313.5'
L2	S88°01'19"E	27.50'
(L2)R3	S88°08'00"E	27.50'
L3	N88°43'14"W	102.17'
(L3)R6	S88°28'14"E	102.00'
L4	S88°45'43"W	46.41'
L5	S01°26'48"W	20.00'
L6	N01°26'48"E	20.00'

FOUND MONUMENTS TABLE

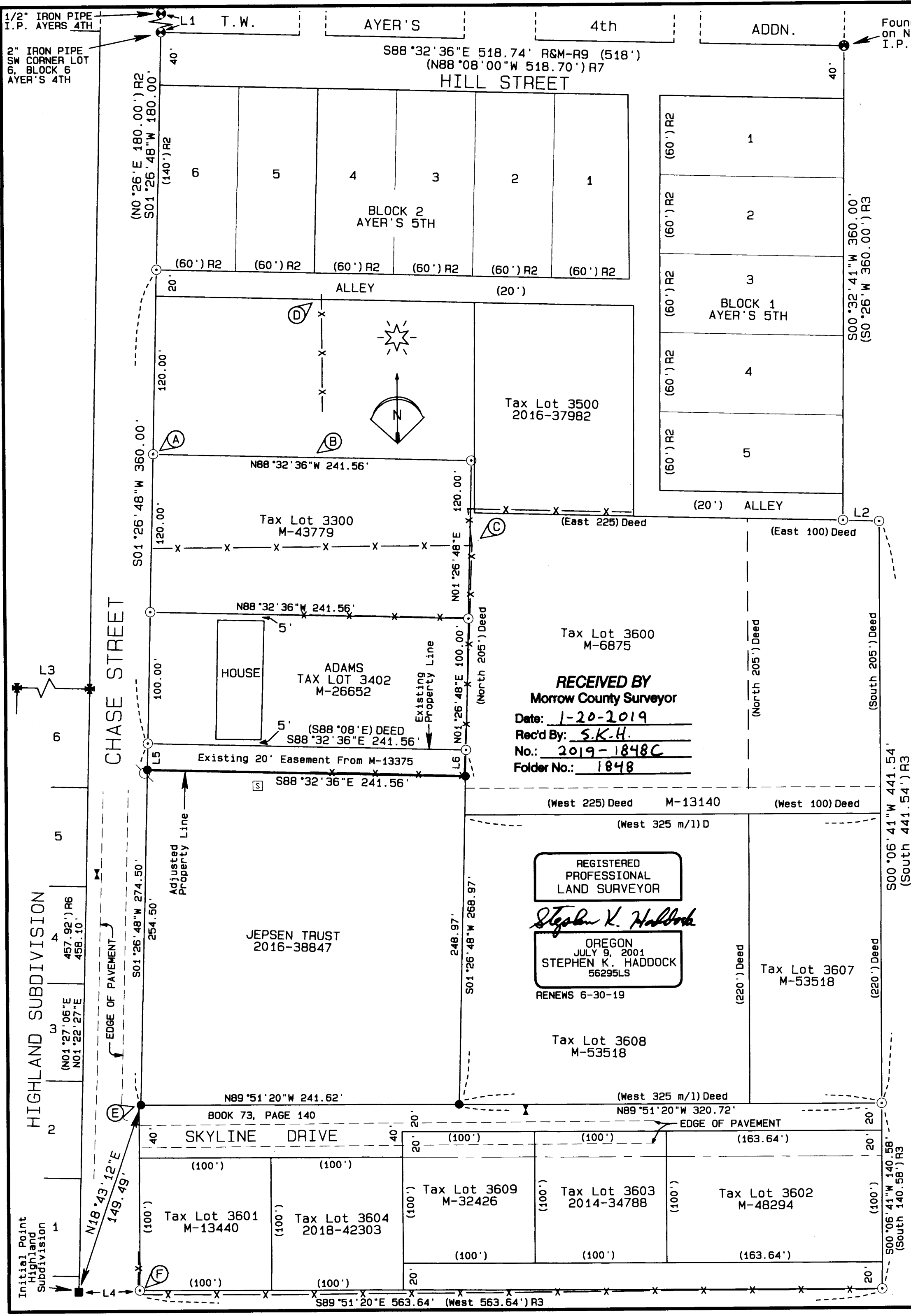
NOTE: THE MONUMENTS LISTED IN THE TABLE BELOW ARE FROM THE RECORD SURVEYS INDICATED AND, WITH THE EXCEPTION OF THE MONUMENT AT POINT "E", WERE NOT HELD AS CONTROLLING IN THIS SURVEY.

POINT	MONUMENT	LOCATION
(A)	FOUND 5/8" IRON PIN. ORIGIN UNKNOWN.	N14°59'53"E, 1.25' FROM NW CORNER OF TAX LOT 3300.
	-ALSO- FOUND 1/2" IRON REBAR FROM SURVEY R4	S84°25'19"E, 5.88' FROM NW CORNER OF TAX LOT 3300.
(B)	FOUND 1/2" IRON REBAR FROM SURVEY R5	N78°23'00"E, 1.91' FROM CENTER OF NORTH LINE OF TAX LOT 3300.
(C)	FOUND 1/2" IRON REBAR FROM SURVEY R4	S82°24'28"E, 6.26' FROM CENTER OF EAST LINE OF TAX LOT 3300.
(D)	FOUND 1/2" IRON REBAR FROM SURVEY R5	S79°02'07"E, 123.31' FROM SW CORNER OF LOT 6, BLOCK 2 OF AYER'S 5TH ADDITION
(E)	FOUND 1/2" IRON PIPE FROM SURVEY R3	N89°51'20"W, 1.30' FROM INITIAL POINT OF THIS PLAT. HELD TO CONTROL NORTH LINE OF SKYLINE DRIVE ONLY. SEE THE NARRATIVE.
(F)	FOUND 1/2" IRON PIPE FROM SURVEY R3	N83°05'07"E, 5.11' FROM CALCULATED PROPERTY CORNER. APPEARS DISTURBED.

DEED REFERENCES

The deeds listed below were examined as a part of this survey.

Book 35	Page 545	M-9574
Book 41	Page 381	M-13139
Book 53	Page 9	M-13140
Book 54	Page 20	M-13375
Book 63	Page 165	M-13440
Book 65	Page 252	M-13717
Book 65	Page 257	M-26652
Book 65	Page 437	M-32426
Book 69	Page 382	M-43779
Book 73	Page 140	M-48077
Book 74	Page 388	M-48294
M-3831		M-53485
M-5472		M-53518
M-6002		2014-34788
M-6023		2016-37982
M-6488		2016-38847
M-6875		2018-42303



BOUNDARY ADJUSTMENT SURVEY FOR
 William R. Jepsen
 P.O. Box 188
 Heppner, OR 97836

LOCATION: SW1/4 S35, T2S, R26E, W.M.; MORROW COUNTY, OREGON

PROJECT DATE: December 27th, 2018

Project No. 18-27 SCALE: 1" = 60'

WITNESS TREE SURVEYING
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