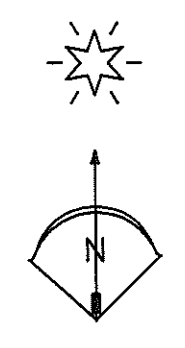
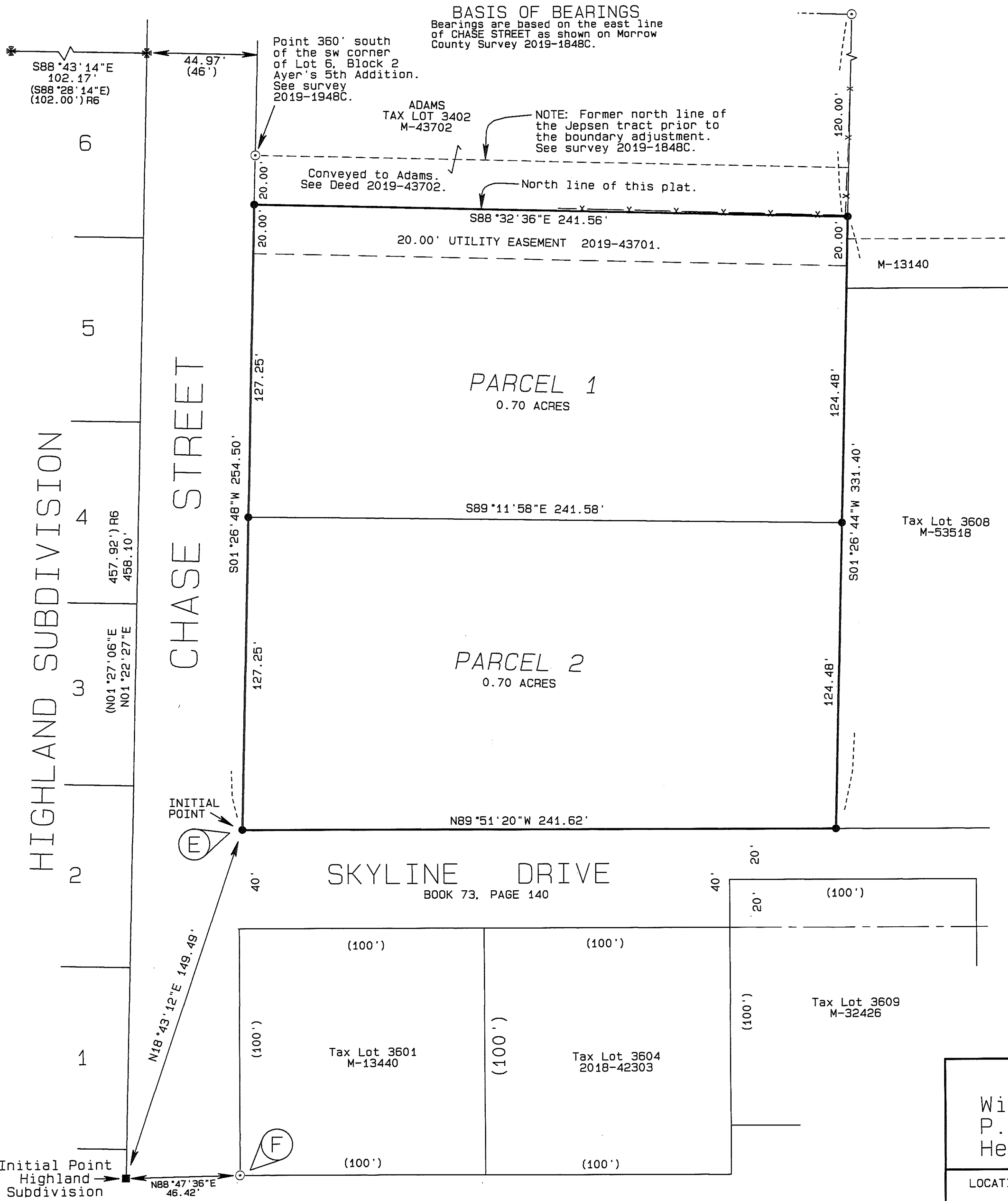


LOCATED IN THE CITY OF HEPPNER IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.

SHEET 1 OF 2

BASIS OF BEARINGS
Bearings are based on the east line of CHASE STREET as shown on Morrow County Survey 2019-1848C.



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
- ⊙ COMPUTED POINT
- Ⓐ SEE ITEM LISTED UNDER FOUND MONUMENTS TABLE
- (XX.xx) RECORD DIMENSIONS FROM R3 OR SURVEY AS NOTED
- R1 T.W. AYERS 4TH ADDITION PLAT BOOK 1 PAGE 15
- R2 T.W. AYERS'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 2014-1720D BY HADDOCK, 2014
- R10 COUNTY SURVEY 2019-1848C BY HADDOCK, 2019

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

RECEIVED BY

Morrow County Surveyor
 Date: 2-28-2019
 Rec'd By: S.K.H.
 No.: 2019-1853C
 Folder No.: 1853

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2019-43729
 PLAT-PART 02/15/2019 01:35:22 PM
 Cr1=1 Str=23 TC \$406.00
 \$60.00 \$5.00 \$11.00 \$30.00 \$50.00
 00036158201900437290020023
 I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
 Bobbi Childers - County Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock

OREGON JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS

RENEWS 6-30-19
Stephen K. Haddock
 THIS IS A TRUE AND EXACT COPY

PARTITION 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" = 30'
WITNESS TREE SURVEYING
 Stephen K. Haddock, PLS, CFedS
 P.O. Box G
 Pilot Rock, Oregon 97868
 (541) 443-2922

LOCATED IN THE CITY OF HEPPNER IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON.

SHEET 2 OF 2

OWNER'S DECLARATION

I, William R. Jepsen, Successor Trustee of the Robert H. Jepsen By Pass Trust, dated February 29, 1996, owner of the lands described and shown hereon, do hereby declare that I have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 and the subdivision ordinances of the City of Heppner, Oregon.

William R. Jepsen Trustee
 William R. Jepsen, Successor Trustee of the Robert H. Jepsen Bypass Trust dated February 29, 1996.

State of: Oregon
 County of: Morrow

On this 12 Day of February, 2019, the above named individual appeared personally before me and is known to me to be the identical individual who executed the Owner's declaration and acknowledged that he did so freely and voluntarily.

Before me: *Patricia L. Rollins*
 Printed name: Patricia L. Rollins
 Notary Public for Oregon

Commission number: 971701

My commission expires: February 19, 2022

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands shown on this partition plat in accordance with ORS Chapter 92 as revised and the ordinance of the City of Heppner. The initial point is monumented with a 5/8"x30" iron rebar with an orange plastic cap stamped WTS and 56295LS set at the southwest corner of the property being partitioned. Said point lies North 18°43'12" East a distance of 149.49 feet from the brass cap monumenting the initial point of the Highland Subdivision. The land partitioned hereby is more particularly described as follows:

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 35, Township 2 South, Range 26 East, Willamette Meridian, Morrow County, State of Oregon, being more particularly described as follows:
 Beginning at a point 360 feet South of the Southwest Corner of Lot 6, Block 2, AYER'S FIFTH ADDITION, to the City of Heppner; thence South along the East boundary of Chase Street, 240 feet to the North boundary of Skyline Drive; thence South 88°08' East 241.56 feet; thence North 240 feet, more or less, to the South Boundary of that tract of land described in Deed recorded May 1, 1986 as M-26652, Morrow County Microfilm Records; thence South 88°08' West 241.56 feet, more or less, to the Point of Beginning. EXCEPTING THEREFROM: The northerly 20.00 feet of the above described tract.

SUBJECT TO:

That certain easement for sewer, water, and other utility lines, reserved in the Bargain and Sale Deed recorded February 8th, 2019 as Instrument Number 2019-43701, Morrow County Deed Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS

RENEWS 6-30-19

Stephen K. Haddock
 THIS IS A TRUE AND EXACT COPY

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. BILL JEPSEN. THE PURPOSE OF THE SURVEY WAS TO PARTITION THAT TRACT OF LAND DESCRIBED IN EXHIBIT "C" OF THAT WARRANTY DEED RECORDED ON FEBRUARY 8TH, 2019 IN INSTRUMENT NUMBER 2019-43702, MORROW COUNTY DEED RECORDS. THE BOUNDARY OF THIS PROPERTY PRIOR TO THE ADJUSTMENT IS DESCRIBED IN MORROW COUNTY DEED 2016-38847. THE EXTERIOR BOUNDARY OF THE LANDS SHOWN ON THIS PARTITION PLAT WERE ESTABLISHED AS SHOWN ON THE BOUNDARY ADJUSTMENT SURVEY 2019-1848C. FOR DETAILS CONCERNING THE LOCATION AND ESTABLISHMENT OF THE BOUNDARY FOR THIS PARTITION PLEASE REFERENCE SURVEY 2019-1848C.

THERE WERE 5 ADDITIONS TO THE CITY OF HEPPNER CREATED BY MR. T.W. AYERS. THOSE ADDITIONS ARE VARIOUSLY TITLED AYER'S ADDITION, T.W. AYERS' SECOND ADDITION AYER'S THIRD ADDITION, T.W. AYERS FOURTH ADDITION, AND T.W. AYERS'S FIFTH ADDITION. THE DIFFERENCE IS IN THE VARIOUS SPELLINGS OF MR. AYERS' NAME. THE LEGAL DESCRIPTION IN THE RECORD DEED FOR THIS PROPERTY CALLS FOR "AYER'S FIFTH ADDITION" WHICH IS NOT THE CORRECT TITLE FOR THE RECORD PLAT. FOR THIS PARTITION I HAVE HELD THE DEED CALL OF AYER'S FIFTH ADDITION TO BE A DIRECT REFERENCE TO THE PLAT TITLED T.W. AYERS'S FIFTH ADDITION RECORDED IN PLAT BOOK ONE, PAGE 49, PLAT RECORDS OF MORROW COUNTY, OREGON.

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

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. MONUMENTS A THROUGH D ARE SHOWN ON THE BOUNDARY ADJUSTMENT SURVEY 2019-1848C.

POINT	MONUMENT	LOCATION
(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.

RECEIVED BY

Morrow County Surveyor

Date: 2-18-2019

Rec'd By: S.K.H.

No.: 2019-1853C

Folder No.: 1853

APPROVALS

I hereby certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Subdivision Ordinance of the City of Heppner, on this:

14th Day of FEBRUARY, 2019.

Josh R. Catterton
 GILLIAM COUNTY SURVEYOR
 ORS92.100 (4)

This Partition Plat is hereby approved on this

15 Day of February, 2019.

Michael D. ...
 MORROW COUNTY ASSESSOR /
 MORROW COUNTY TAX COLLECTOR

This Partition Plat is hereby approved on this

12th Day of February, 2019.

James Chisholm
 MAYOR, CITY OF HEPPNER

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2019-43729
 PLAT-PART 02/15/2019 01:35:22 PM
 Cnt=1 Stm=23 TC \$406.00
 \$60.00 \$5.00 \$11.00 \$30.00 \$50.00



00036158201900437290020023
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 Bobbi Childers - County Clerk



PARTITION 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" = 30'

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