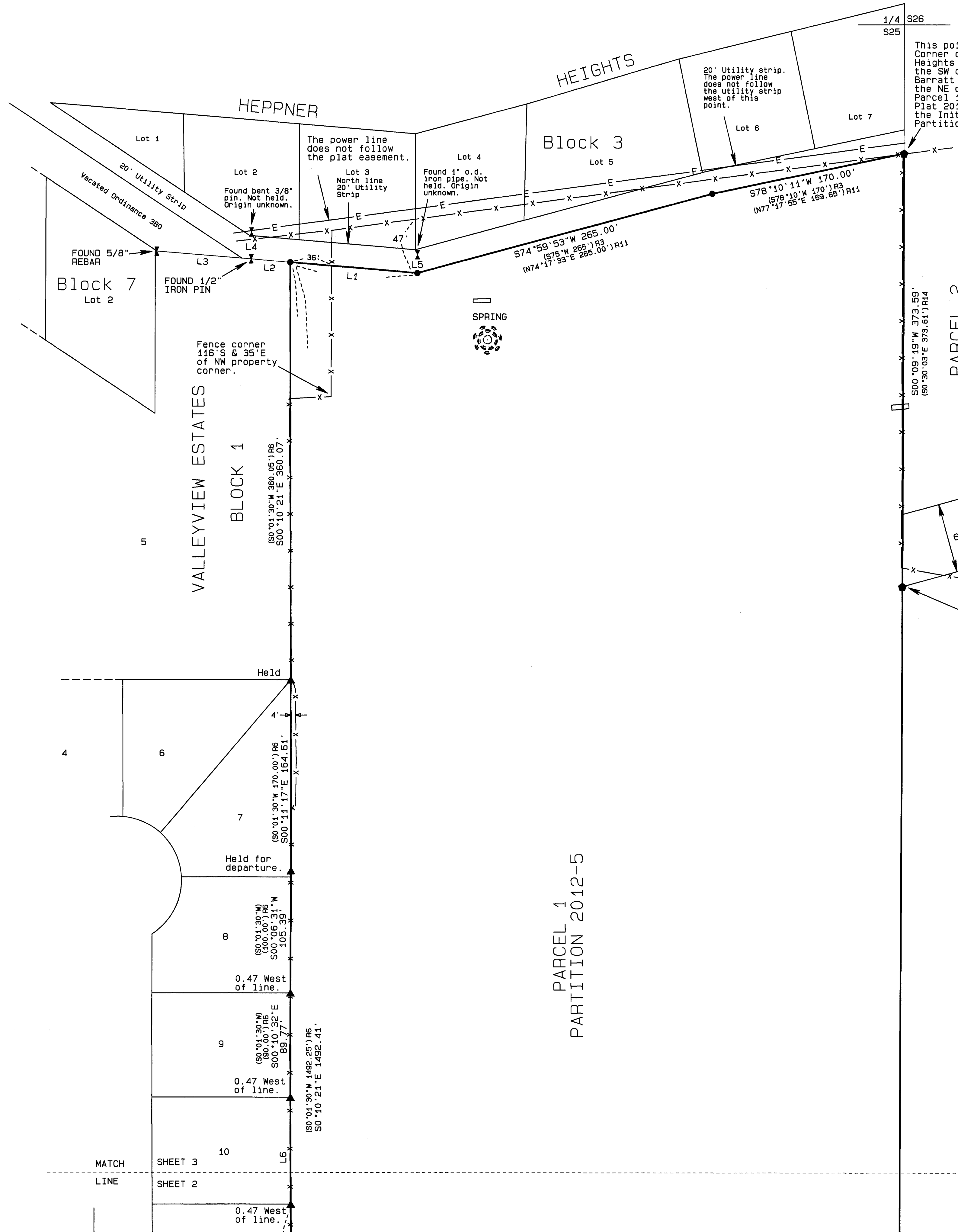
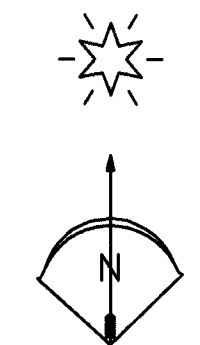


BOUNDARY SURVEY
LOCATED IN THE EAST 1/2 OF THE WEST 1/2 OF
SECTION 35, T2S, R26E, W.M., CITY OF HEPPNER,
MORROW COUNTY, OREGON.
SHEET 3 OF 3



This point is the SE Corner of Heppner Heights Addition, the SW corner of Barratt Park Addition, the NE corner of Parcel 1, Partition Plat 2012-05, and the initial point of Partition Plat 2017-01.

20' Utility strip. The power line does not follow the utility strip west of this point.

The power line does not follow the plat easement.

HEPPNER

Block 3

PARCEL 2017-1

VALLEYVIEW ESTATES

BLOCK 1

PARCEL 1
PARTITION 2012-5

Access and Utilities easement connects to Horizon Lane. Doc. No. 2017-40330.

PROJECT CONTROL POINT
ELEV = 6171.95, 57'
ELEV = 8447.537, 62'
ELEV = 2110.81'

RECORD SURVEYS

NUMBER	SURVEY No.	BOOK/FOLDER	SURVEYOR
R1	MORROW'S ADD.	DEED N, P243	J.J. MCGEE
R2	C-982-E	FOLDER 754	LOY TURNER
R3	HEPPNER HEIGHTS	PLAT B2, P13	J.C. PAYNE
R4	B-21-K	FOLDER 92	BAGETT
R5	B-1005-E	FOLDER 777	STAEBLER
R6	VALLEYVIEW ESTATES	PLAT B2, P23	STAEBLER
R7	B-621-K	FOLDER 229	MING
R8	A-880-K	FOLDER 70	KRUMBEIN
R9	B-1225-E	FOLDER 999	EDWARDS
R10	C-1378-M	FOLDER 1378	COPPOCK
R11	C-1647-C	FOLDER 1647	COPPOCK
R12	2013-030C	FOLDER 1677	BUTLER
R13	2014-1706D	FOLDER 1706	HADDOCK
R14	2017-1784C	FOLDER 1784	HADDOCK
R15	2018-1843C	FOLDER 1843	DELANO
R16	2019-1870C	FOLDER 1870	BONDURANT

LEGEND

- SET 5/8" X 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- * COMPUTED POINTS NOTHING FOUND OR SET
- ⊙ FOUND 1 1/2" IRON PIPE PER SURVEY B-21-K
- FOUND 3" USACE MONUMENT AS SHOWN ON SURVEY R16
- FOUND 2" IRON PIPE AS SHOWN ON SURVEY R6
- ▲ FOUND 1/2" IRON PIN SET IN THE PLAT OF VALLEYVIEW ESTATES R6
- FOUND 5/8" IRON REBAR WITH ORANGE PLASTIC CAP SET IN PARTITION PLAT 2017-1 (SURVEY R14)
- ⊙ FOUND MONUMENT FROM A-880-K UNLESS NOTED
- ⊙ SEWER MANHOLE
- ⊙ STORM CATCH BASIN
- △ WATER VALVE
- ⊙ PHONE PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ SEWER CLEAN OUT
- (XX.XX) RECORD DATA FROM SURVEY AS NOTED
- OVERHEAD POWER LINE
- EXISTING FENCE LINES

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N85°14'06"W	110.62'
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L3	N85°15'26"W	82.03'
(L3)R8	S85°15'00"E	82.20'
L4	N00°31'15"E	23.24'
L5	N00°32'53"E	15.97'
L6	S00°10'27"E	92.38'
(L6)R6	S00°01'30"W	92.20'
L7	S00°08'52"E	33.60'
L8	S00°08'52"E	50.00'
L9	S00°08'52"E	50.00'
L10	S89°51'08"W	100.00'
L11	N00°08'52"W	100.00'
L12	N89°51'08"E	100.00'
L13	N58°44'11"W	81.67'
(L13)R17	S59°23'16"E	81.64'
L14	N74°39'29"W	137.66'
(L14)R17	S75°19'43"E	137.69'
L15	S57°31'25"W	50.49'

BASIS OF BEARINGS
Bearings are based on GPS derived grid bearings rotated 0°40'29" clockwise to true bearings. Distances shown are true ground distances. To obtain grid distances, multiply by a combined scale factor of 0.99980819.

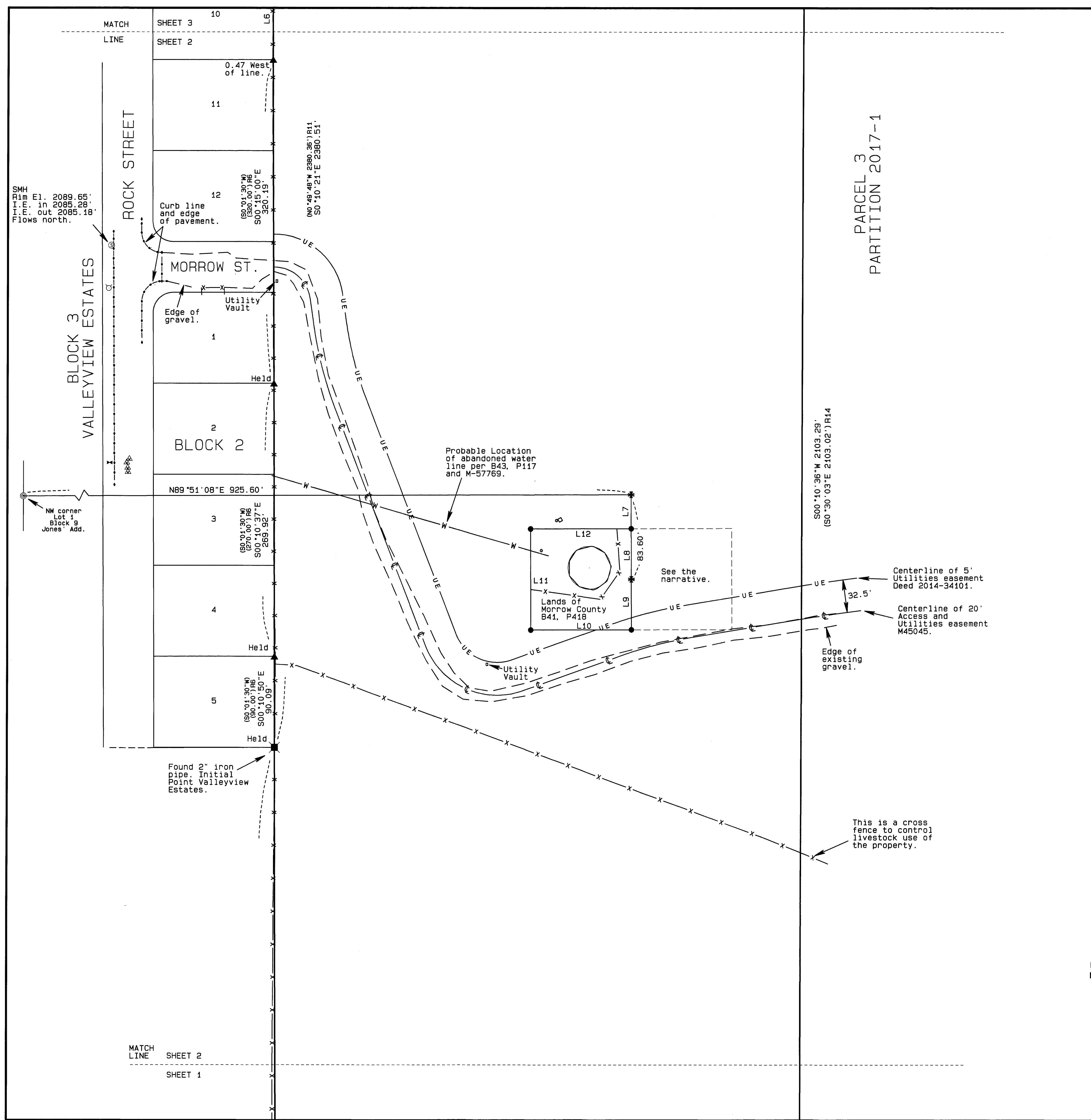
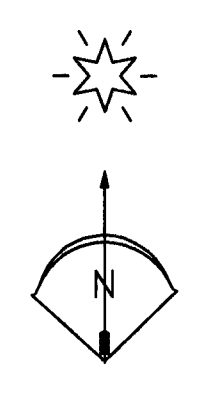
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Morrow County Surveyor
Date: 12-17-2020
Rec'd By: S.K.H.
No.: 2020-1905D
Folder No.: 1905

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON
JULY 9, 2004
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-21

SURVEY FOR
ENGINEERING NORTHWEST, LLC
372 S.W. 1st, AVENUE
ONTARIO, OR 97914
LOCATION: NW1/4, SECTION 35, T2S,
R26E, W.M., MORROW COUNTY, OREGON

PROJECT DATE: OCTOBER 20, 2020
Project No. 20-18 SCALE: 1" = 50'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFeds
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

BOUNDARY SURVEY
LOCATED IN THE EAST 1/2 OF THE WEST 1/2 OF
SECTION 35, T2S, R26E, W.M., CITY OF HEPPNER,
MORROW COUNTY, OREGON.
SHEET 2 OF 3



RECORD SURVEYS

NUMBER	SURVEY No.	BOOK/FOLDER	SURVEYOR
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R2	C-982-E	FOLDER 754	LOY TURNER
R3	HEPPNER HEIGHTS	PLAT B2, P13	J. C. PAYNE
R4	B-21-K	FOLDER 92	BAGETT
R5	B-1005-E	FOLDER 777	STAEBLER
R6	VALLEYVIEW ESTATES	PLAT B2, P23	STAEBLER
R7	B-621-K	FOLDER 229	MING
R8	A-880-K	FOLDER 70	KRUMBEIN
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LEGEND

- SET 5/8" X 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
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- ⊙ PHONE PEDESTAL
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- (XX.XX) RECORD DATA FROM SURVEY AS NOTED
- E— OVERHEAD POWER LINE
- X— EXISTING FENCE LINES

LINE TABLE

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L3	N85°15'26"W	82.03'
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L4	N00°31'15"E	23.24'
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L6	S00°10'27"E	92.38'
(L6) R6	S00°01'30"W	92.20'
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L13	N58°44'11"W	81.67'
(L13) R17	S59°23'16"E	81.64'
L14	N74°39'29"W	137.66'
(L14) R17	S75°19'43"E	137.69'
L15	S57°31'25"W	50.49'

BASIS OF BEARINGS

Bearings are based on GPS derived grid bearings rotated 0°40'29" clockwise to true bearings. Distances shown are true ground distances. To obtain grid distances, multiply by a combined scale factor of 0.99980819.

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OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-21

SURVEY FOR
ENGINEERING NORTHWEST, LLC
372 S.W. 1st, AVENUE
ONTARIO, OR 97914
LOCATION: NW1/4, SECTION 35, T2S,
R26E, W.M., MORROW COUNTY, OREGON

PROJECT DATE: OCTOBER 20, 2020
Project No. 20-18 SCALE: 1" = 50'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

NARRATIVE OF SURVEY

This survey was performed at the request of Engineering Northwest. The purpose of the survey was to identify and monument the boundary of Parcel 1 of Morrow County Partition Plat 2012-5 and also to collect topographic information concerning the physical features of this property. The topographic features are not shown on this map but will be provided on a separate document. The boundary of this property was established by Partition Plat 2012-05. However, no monuments for this parcel from that plat have been found. I have, therefore, established the lines for this parcel as described below. All of the parcel boundaries are now monumented as shown hereon.

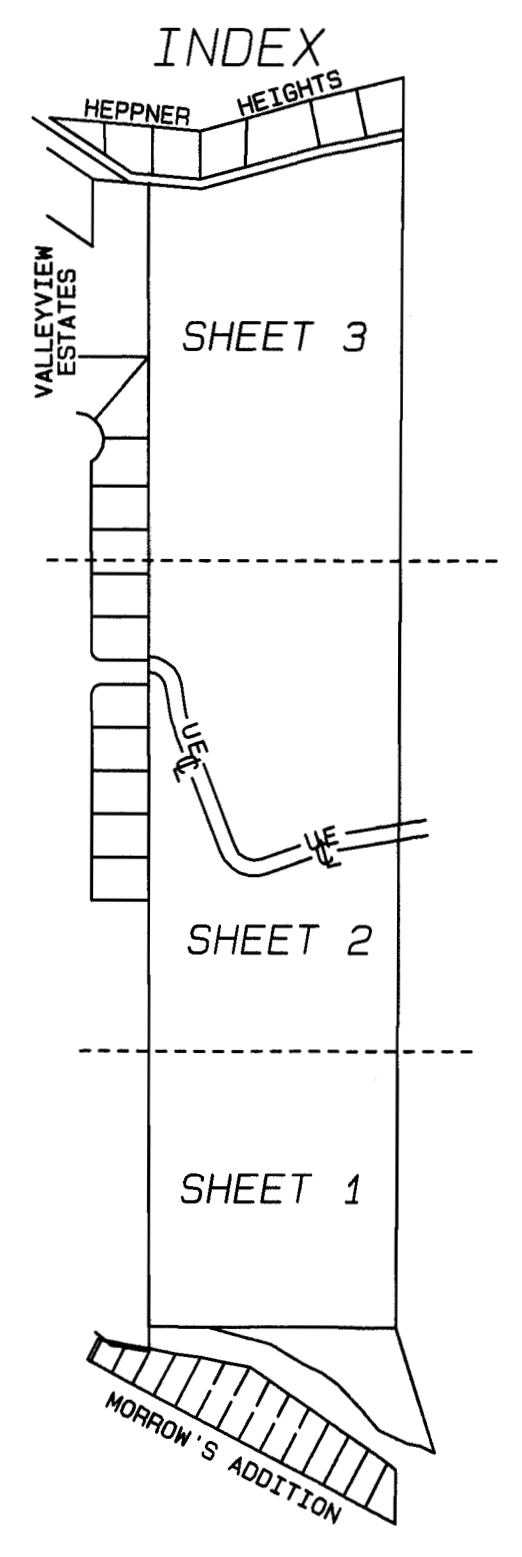
The east line of this parcel was located and monumented by myself in Morrow County Partition Plat 2017-1. Those monuments were found in good condition. The north line of the parcel was established by first calculating the shape of that line using the record courses and distances from the plat of Heppner Heights. This line was then rotated around the NE corner of Parcel 1, Partition Plat 2012-5 to intersect the monuments set to mark the lines of Heppner Heights in Morrow County survey A-880-K. The NW corner of Parcel 1 was computed at an intersect of the north line as just described with a projection of the east line of Valley View Estates. For this projection the east line of Valley View Estates was held to be the line running through the initial point of Valley View Estates and the 1/2" iron pin from that plat set at the SE corner of Lot 5, Block 1, of Valley View Estates. This resulted in the length of the east line of said Lot 5 that is essentially identical to the record length given on the plat of Valley View Estates. This same east line was projected southerly from the initial point of Valley View Estates to an intersection with the east - west center of section line that was identified by the monuments set for the US Army Corps of Engineers in 1982 under survey 2019-1859D and as indicated in partition plat 2012-05.

In 1895, J.W. Morrow and his wife conveyed a 20 wide strip of land to the Heppner Flouring Mill Company by the deed recorded in Book L, at Page 392 of the Morrow County deed records. This strip was conveyed in fee simple for the purpose of constructing and maintaining a water ditch with the statement "and for that use only". The records indicate that the ditch was constructed in 1896 and the ditch structure (though badly decayed) is still present. The plat of Morrow's Addition, recorded in December of 1900, shows the ditch right of way as being coincident with the northeasterly boundary of the addition. The actual location of the ditch as it crosses Parcel 1 of Partition Plat 2012-05 is as shown on this map. Being concerned that perhaps, since Parcel 1 of Partition Plat 2012-05 overlaps the ditch, that Parcel 1 might also encroach on the lots of Morrow's Addition. I located Morrow's addition from the found record monuments which showed that this was not the case. While the true location of the ditch is shown hereon, no representation of the ownership of that strip is put forth.

The tract within Parcel 1, Partition 2012-05, belonging to Morrow County contains an old reservoir for the storage of water for fire protection and irrigation at the county courthouse. The legal description for this property appears to be in error as the reservoir as built lies westerly of where the legal description would place the property. It appears that the description would be correct if the order of calls for the east and west running lines were simply reversed. I have located the boundary for that site by reversing those two calls. This agrees with the true location of the storage facility and with Partition Plat 2012-05 which stated the reservoir site was monumented by the fence line. It should be noted that Morrow County relinquished all access rights to this property by the document recorded on April 29th, 1999 as document No. M-57769.

The lands of John and Ann Murray, if located by holding the dimensions given in deed M-30615, would overlap into Morrow's Addition. However, those dimensions are given as "more or less" dimensions which exactly match the dimensions used to describe the exterior of Morrow's Addition given on the plat. Also, no dimension is given for the east line of the Murray tract between the southeast corner of the property and the initial point of Valley View Estates. It is my opinion that there is no actual overlap and that the difference is found in the dimensions of the most easterly and westerly lines of the Murray description.

This survey was performed with a Trimble R7/R8 RTK GPS system.



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