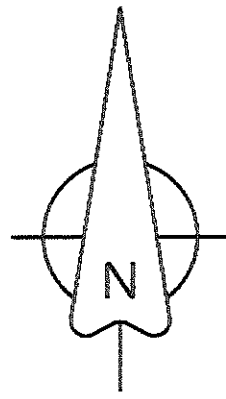


PARTITION PLAT 2020-13

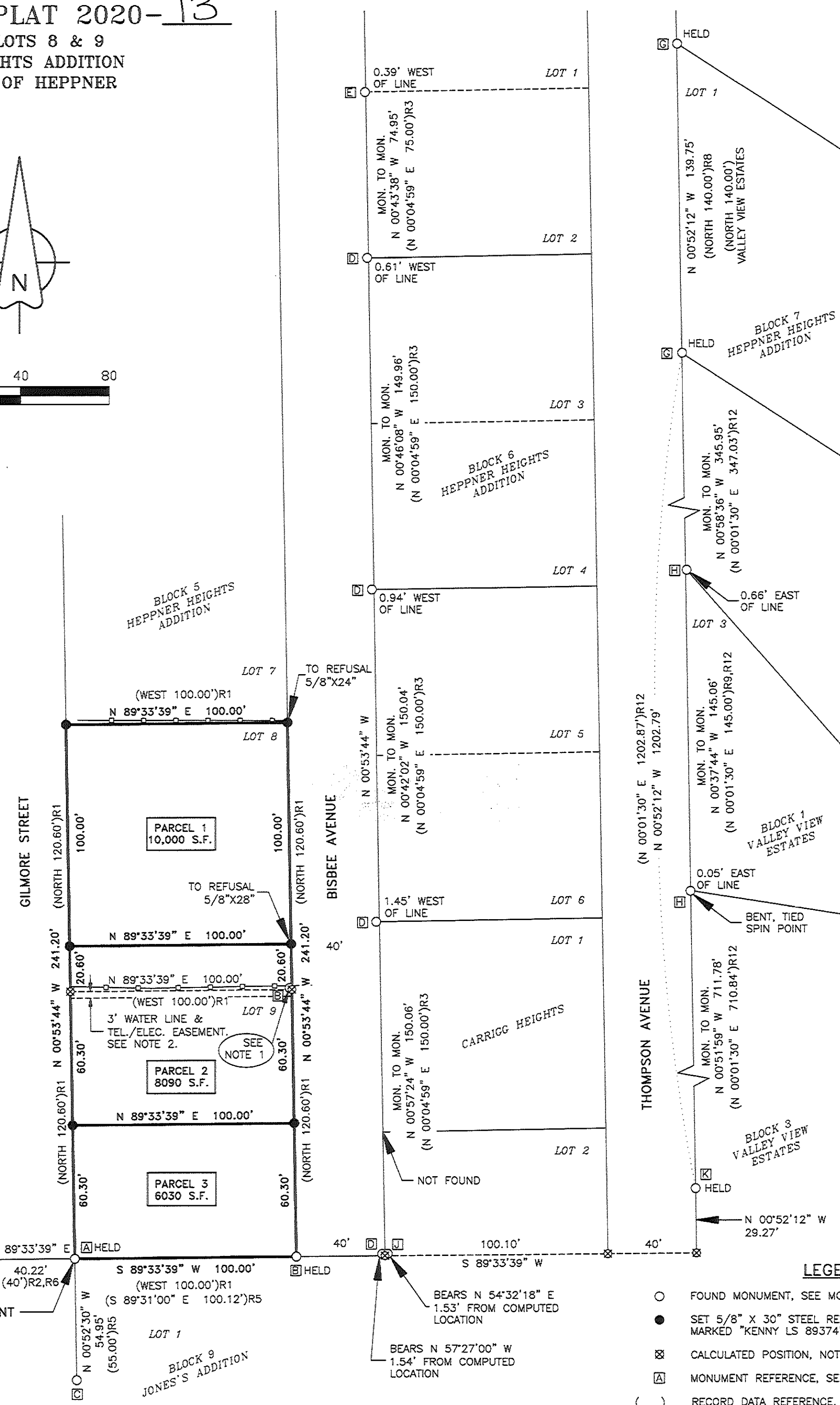
REPLAT OF LOTS 8 & 9
HEPPNER HEIGHTS ADDITION
TO THE CITY OF HEPPNER



5/8" REBAR WITH ORANGE PLASTIC CAP

2" BRASS CAP IN RETAINING WALL

MORROW COUNTY COURTHOUSE PARKING LOT



RECEIVED BY
Morrow County Surveyor
Date: 12-30-2020
Rec'd By: S.K.H.
No.: 2020-1908
Folder No.: 1908

LEGEND

- FOUND MONUMENT, SEE MONUMENT TABLE FOR INFORMATION.
- SET 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE
- ⊠ CALCULATED POSITION, NOTHING FOUND OR SET
- Ⓜ MONUMENT REFERENCE, SEE TABLE
- () RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION
- FENCE LINE

SURVEY NARRATIVE

THIS REPLAT HAS BEEN PREPARED AT THE REQUEST OF RUSSEL ELLSWORTH TO RECONFIGURE LOTS 8 AND 9, BLOCK 5 OF THE HEPPNER HEIGHTS ADDITION INTO 3 PARCELS, AS SHOWN.

I MADE A VIGOROUS SEARCH FOR ORIGINAL MONUMENTS OF THE HEPPNER HEIGHTS ADDITION. THE RECORD SHOWS SETTING 1/2" RODS AND 1/2" PIPE. UNFORTUNATELY, I WAS UNABLE TO LOCATE ANY MONUMENTATION NOT ALREADY SHOWN IN THE RECORD. THE ROCKY GROUND AND SLOPED TERRAIN MAY BE TO BLAME. THE HILLS ARE ALSO FULL OF MAGNETIC ROCK; I PICKED UP ROCK LOCATIONS AT NEARLY EVERY CORNER SEARCHED. THERE HAVE ALSO BEEN MANY IMPROVEMENTS MADE AT, OR NEAR CORNER LOCATIONS, E.G., WALLS, GARAGES, NEW FENCING, ETC.

MONUMENTS FOUND THAT MAY BE ORIGINAL AND CANNOT BE CONFIRMED AS BEING SET BY A SURVEY OF RECORD INCLUDE THE 1-1/2" IRON PIPE AT THE SW CORNER OF LOT 9 AND THE 1/2" REBAR AT THE SE CORNER OF LOT 9 AS HELD IN SURVEY RECORD R5 AND ALSO ACCEPTED IN SURVEYS R6 AND R7; THE 1/2" REBAR NEAR THE NE CORNER OF LOT 9; THE 5/8" REBAR'S ON THE WEST LINE OF LOT 1, BLOCK 7 OF HEPPNER HEIGHTS, SHOWN AS MONUMENT'S "G" ON THIS SURVEY; MONUMENT "E", A 1/2" X 8" IRON PIPE; AND MONUMENT "J", A TIN CAN FULL OF CONCRETE.

I HELD THE 1-1/2" IRON PIPE AT THE SW CORNER OF LOT 9 (MONUMENT "A") AND THE 1/2" REBAR AT THE SE CORNER OF LOT 9 (MONUMENT "B") AS CONTROLLING IN THIS SURVEY. MONUMENTS FOUND FROM SURVEY R6 WERE USED TO ESTABLISH THE BEARING ALONG EAST LINE OF GILMORE STREET; THE RESULTING BEARING FITS WELL WITH MEASURED LOCATIONS OF THE CONCRETE RETAINING WALLS, GARAGES, AND HOMES ALONG THE EAST SIDE OF GILMORE STREET, WHEN HOLDING THE 1-1/2" IRON PIPE AT THE SW CORNER OF LOT 9. I HELD THE EAST LOT LINES AS PARALLEL WITH THE WEST LINE AT A DISTANCE OF 100 FEET, PER THE PLAT OF HEPPNER HEIGHTS, WHICH COINCIDES WITH THE MEASUREMENT BETWEEN AFOREMENTIONED MONUMENT'S "A" AND "B", AS SHOWN. THESE WERE THE BASIS FOR RECREATION OF LOT 9, HEPPNER HEIGHTS AS SHOWN.

I FOUND THE 1/2" REBAR NEAR THE NE CORNER OF LOT 9 TO BE OFF 1.29 FEET NORTHWESTERLY FROM THE COMPUTED POSITION AS SHOWN. WHEN SEARCHING FOR THIS MONUMENT, I UNINTENTIONALLY LOCATED A ±8" DUCTILE IRON WATER PIPE A FEW FEET AWAY FROM WHERE THE 1/2" REBAR WAS EVENTUALLY FOUND. THIS SAME WATER LINE WAS UNEARTHED IN SEARCHING FOR THE NW CORNER OF LOT 9. THERE IS NO DOUBT THAT IF A CORNER EXISTED AT THE NW CORNER OF LOT 9, IT WAS REMOVED BY THE PIPE INSTALLATION. I ALSO SUSPECT THAT THE REBAR AT THE NE CORNER MAY HAVE BEEN MOVED AND/OR DISTURBED BY THE PIPE INSTALLATION AS ITS POSITION DOES NOT MATCH THE RECORD WHEN HOLDING ACCEPTED MONUMENTS ALONG THE SOUTH LINE OF LOT 9. RECORD R3 HELD THIS 1/2" REBAR AS CONTROLLING, ALONG WITH THE 1/2" X 8" PIPE FOUND NEAR THE NW CORNER OF LOT 2, BLOCK 6 OF HEPPNER HEIGHTS. THIS CREATES AN OVERLAP OF HEPPNER HEIGHTS ONTO THE ADJOINING DIVISIONS OF JONES'S ADDITION AND MORROW'S 2ND ADDITION; AT WORST IT IS AROUND 1.3 FEET NEAR THE SOUTH BOUNDARY OF HEPPNER HEIGHTS AND PROGRESSIVELY GETS LESS AS YOU TRAVEL NORTHERLY UNTIL NEARLY NONEXISTENT NEAR THE NORTH BOUNDARY OF BLOCKS 5 & 6 OF HEPPNER HEIGHTS. FOR THESE REASONS I DID NOT HOLD THE FOUND MONUMENTS FROM RECORD R3.

TO ASSIST WITH MAKING THIS DETERMINATION, I ALSO TIED MONUMENTS ALONG THE EAST SIDE OF THOMPSON AVENUE AS SHOWN. I HELD THE 5/8" REBAR LOCATIONS ALONG THE WEST LINE OF LOT 1, BLOCK 7 OF HEPPNER HEIGHTS AS CONTROLLING, ALONG WITH MONUMENT "K" ALONG THE EAST LINE OF THOMPSON AVENUE AS SHOWN (HELD). THE RESULTING LINE ALSO FIT WELL IN RELATION TO THE PORTION OF THE PIONEER MEMORIAL HOSPITAL BUILDING AS CONSTRUCTED ON THE WEST RIGHT-OF-WAY LINE OF THOMPSON AVENUE.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARING IS NAD 83 (2011) STATE PLANE, OREGON NORTH ZONE, AS ESTABLISHED FROM GNSS OBSERVATIONS. DISTANCES SHOWN HAVE BEEN SCALED TO GROUND USING A CSF OF 1.00019314295807. UNITS ARE INTERNATIONAL FEET.

RECORDS OF REFERENCE

- R1: HEPPNER HEIGHTS ADDITION TO THE CITY OF HEPPNER, RECORDED IN BOOK 2, PAGE 13, BOOK OF PLATS, MORROW COUNTY, OR.
- R2: JONES'S ADDITION TO THE CITY OF HEPPNER, RECORDED IN BOOK 1, PAGE 22, BOOK OF PLATS, MORROW COUNTY, OR.
- R3: RECORD OF SURVEY B-1225-E (FOLDER 999) BY DENNIS EDWARDS, MORROW COUNTY SURVEY RECORDS.
- R4: RECORD OF SURVEY 1589-C (FOLDER 1589) BY JUDSON COPPOCK, MORROW COUNTY SURVEY RECORDS.
- R5: RECORD OF SURVEY B-21-K (FOLDER 92) BY DUANE GRIFFITH, MORROW COUNTY SURVEY RECORDS.
- R6: RECORD OF SURVEY 2014-1706D (FOLDER 1706) BY STEPHEN HADDOCK, MORROW COUNTY SURVEY RECORDS.
- R7: RECORD OF SURVEY 2014-1725C (FOLDER 1725) BY STEPHEN HADDOCK, MORROW COUNTY SURVEY RECORDS.
- R8: RECORD OF SURVEY A880K-70 (FOLDER 70) BY DAVID KRUMBEIN, MORROW COUNTY SURVEY RECORDS.
- R9: RECORD OF SURVEY B387K (FOLDER 199) BY DAVID KRUMBEIN, MORROW COUNTY SURVEY RECORDS.
- R10: RECORD OF SURVEY B1005E (FOLDER 777) BY DONALD STAEBLER, MORROW COUNTY SURVEY RECORDS.
- R11: RECORD OF SURVEY B-179-K (FOLDER 157) BY JAMES BUISMAN, MORROW COUNTY SURVEY RECORDS.
- R12: PLAT OF VALLEY VIEW ESTATES, HEPPNER, OR, RECORDED UNDER DUCUMENT NUBER 1974-00001, MORROW COUNTY RECORDS.

MONUMENT TABLE

- Ⓜ FOUND 1-1/2" IRON PIPE; DOWN 1 FT, BEHIND RETAINING WALL. SEE RECORD R5 AND NARRATIVE.
- Ⓜ FOUND 1/2" REBAR PER RECORD R1, SEE NARRATIVE.
- Ⓜ FOUND 5/8" REBAR PER RECORD R5, NEAR SURFACE AT WEST EDGE OF GRAVEL DRIVEWAY.
- Ⓜ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER RECORD R3, NOT HELD THIS SURVEY.
- Ⓜ FOUND 1/2" X 8" IRON PIPE LYING DIAGONALLY IN GROUND, MAYBE FROM R1.
- Ⓜ FOUND MONUMENT PER RECORD R6 AS NOTED.
- Ⓜ FOUND 5/8" REBAR, ORIGIN UNKNOWN. SEE PLAT OF VALLEY VIEW ESTATES AND RECORD R8.
- Ⓜ FOUND 1-1/2" ALUMINUM CAP PER RECORD R9.
- Ⓜ FOUND TIN CAN FULL OF CONCRETE AS REPORTED ON RECORD R3, ORIGIN UNKNOWN.
- Ⓜ NW CORNER LOT 5, BLOCK 3 VALLEY VIEW ESTATES FOUND 5/8" REBAR PER RECORD R11.

NOTES

1. FOUND 1/2" REBAR BEARS N 56°06'03" W, 1.29' FROM COMPUTED LOCATION OF NE CORNER OF LOT 9, HEPPNER HEIGHTS ADDITION. SEE NARRATIVE.
2. 3' WIDE WATER LINE EASEMENT PER BOOK 71, PAGE 235. COMBINATION TELEPHONE & ELECTRIC LINE EASEMENT DESCRIBED AS 2' SOUTH OF NORTH LINE OF LOT 9, NO WIDTH STATED; BOOK 63, PAGE 175. THE NORTH LINE OF THE EASEMENT IS THE FORMER NORTH LINE OF LOT 9.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew P. Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-21

THIS IS A TRUE AND EXACT COPY

Matthew P. Kenny
MATTHEW P. KENNY, PLS

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2020-47866
PLAT-PART
Ctr=1 Stn=23 TCRAWFOR12/23/2020 11:49:39 AM
\$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00



00042249202000478660020025
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



KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

REPLAT OF LOTS 8 & 9, HEPPNER HEIGHTS ADDITION LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, W.M., CITY OF HEPPNER, MORROW COUNTY, OR.

CLIENT: RUSSELL ELLSWORTH 1908

PARTITION PLAT 2020-13
 REPLAT OF LOTS 8 & 9
 HEPPNER HEIGHTS ADDITION
 TO THE CITY OF HEPPNER

APPROVALS

1908

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 16th DAY OF December, 2020.

Stephan K. Halbrook
 MORROW COUNTY SURVEYOR

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

17 DAY OF Dec, 2020.

James Okin
 MAYOR, CITY OF HEPPNER

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

23 DAY OF Dec, 2020.

Stephan K. Halbrook
 MORROW COUNTY ASSESSOR /
 MORROW COUNTY TAX COLLECTOR

OWNER'S DECLARATION

WE, GEORGE RUSSELL ELLSWORTH AND KERSTEN R. ELLSWORTH, OWNERS OF THE LAND BEING PARTITIONED BY THIS PLAT DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF HEPPNER, OREGON.

George Russell Ellsworth
 GEORGE RUSSELL ELLSWORTH

Kersten R Ellsworth
 KERSTEN R. ELLSWORTH

12.16.20
 DATE

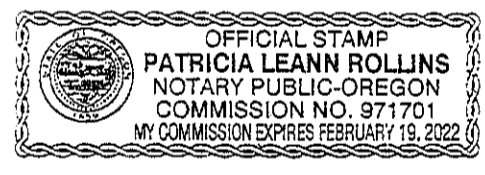
STATE OF OREGON
 COUNTY OF MORROW

ON THE 18 DAY OF December, 2020, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Patricia L Rollins
 NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 971701

MY COMMISSION EXPIRES: February 19, 2022



SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF HEPPNER, OR. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE 1-1/2 IRON PIPE FOUND AT THE SW CORNER OF LOT 9, HEPPNER HEIGHTS ADDITION AND THE NW CORNER OF LOT 1, JONES'S ADDITION. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN "LEGAL DESCRIPTION", BELOW.

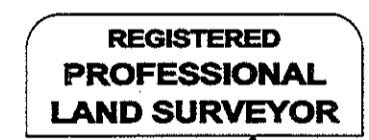
Matthew P. Kenny
 MATTHEW P. KENNY, PLS
 CERTIFICATE NO. 89374

12/16/20
 DATE

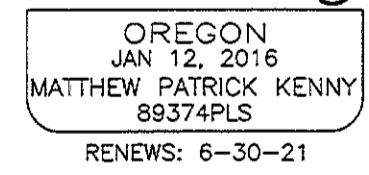
LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OREGON, BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 8 AND 9, BLOCK 5, HEPPNER HEIGHTS ADDITION TO THE CITY OF HEPPNER;
 SUBJECT TO WATER LINE EASEMENT DESCRIBED UNDER BOOK 71, PAGE 235, MORROW COUNTY RECORDS;
 SUBJECT TO RIGHT-OF-WAY EASEMENT FOR UNDERGROUND ELECTRIC AND TELEPHONE TRANSMISSION CABLE DESCRIBED UNDER BOOK 63, PAGE 175, MORROW COUNTY RECORDS;
 TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS, APPARENT OR OF RECORD.



Matthew P. Kenny



THIS IS A TRUE AND EXACT COPY
Matthew P. Kenny
 MATTHEW P. KENNY, PLS

OFFICE OF COUNTY RECORDS

MORROW COUNTY, OREGON 2020-47866
 PLAT-PART
 Cnt=1 Stn=23 TCRAWFORD 12/23/2020 11:49:39 AM
 \$60.00 \$5.00 \$11.00 \$30.00 \$50.00 \$406.00



0004224920200047866002025
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RECEIVED BY
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 Date: 12-30-2020
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KENNY LAND SURVEYING			
P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 KENNYMATT@LIVE.COM			
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CLIENT:	RUSSELL ELLSWORTH		
PROJECT: 20-06_OR-ELLSWORTH	DR: MPK	CH: MPK	DATE: OCT. 14, 2020
			1908
SHEET 2 OF 2			