

NARRATIVE OF SURVEY

This partition plat was prepared at the request of Morrow County. The purpose of the plat is to partition the lands described in the surveyor's certificate into the three parcels as shown hereon.

The exterior boundary of Parcel 2, Partition Plat 2016-1 was determined from the found monuments from that plat. The exterior boundary of Parcel 3, Morrow County Deed 2005-14458, was surveyed and monumented in 1979 by the survey recorded as county survey C-174-K-365 for James Hager. That survey failed to note that the 1890 Mt. Vernon Addition plat added a ninth lot to Block 3 of the 1888 Mt. Vernon Addition plat. As a consequence, that survey located Fellbourne Street inside of the ninth lot instead of north of and abutting on the north line of this ninth lot. The metes and bounds descriptions given in the vesting deed, 2005-14458, call for the identical dimensions from the Hager survey, but also call for the plat of Mt. Vernon Addition recorded in Plat Book 1, Page 50. Due to the Hager survey failing to note the existence of the ninth lot of Block 3, the deed and Mt. Vernon plat now identify different locations for the southeasterly line of Block 23 and northeasterly line of Block 3. This situation was addressed as directed in OAS 93.310 (1&6), and, whereas Blocks 3 and 23 have been conveyed together several times using these same descriptions, the location of Blocks 3 and 23 as monumented in the Hager survey was held to be the location intended in the deed. However, where no deed subsequent to the Hager survey included the public as a party to the conveyance, I have held the long standing location of Fellbourne Street as originally platted in the 1890 Mt. Vernon Addition plat (this is the same location as depicted on the Second Mt. Vernon Addition plat) to be the correct location of the Fellbourne Street right of way where vacated by order CJ2016-0027.

The location of Parcel 1 of this partition was directed by the owners so as to accommodate a proposed building with its utilities and setbacks. The line between Parcels 2 and 3 of this partition is the former railroad right of way line / parcel line as established and monumented by Partition 2016-1. The easterly line of Parcel 3 of this partition is the highway right of way line determined between a point N36°41'03"E, 1.00 foot from the found monument M4 from map 8B-35-16 and Highway PC Station 1936+73.36 as calculated from the monuments of survey C-174-K-365. Curve C4 was located between the found monument from Partition 2016-1 and the Highway right of way holding the record radius and arc length per deed 2005-14808.

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

PARTITION PLAT No. 2021-5
A replat of Parcel 2, Partition Plat 2016-1 and Parcel 3 of deed 2005-14458 located in the SW1/4 of the NE1/4 of Section 27, Township 2 South, Range 26 East, Willamette Meridian, Morrow County, State of Oregon.

SHEET 1 OF 3

PLAT COVER SHEET AND INDEX

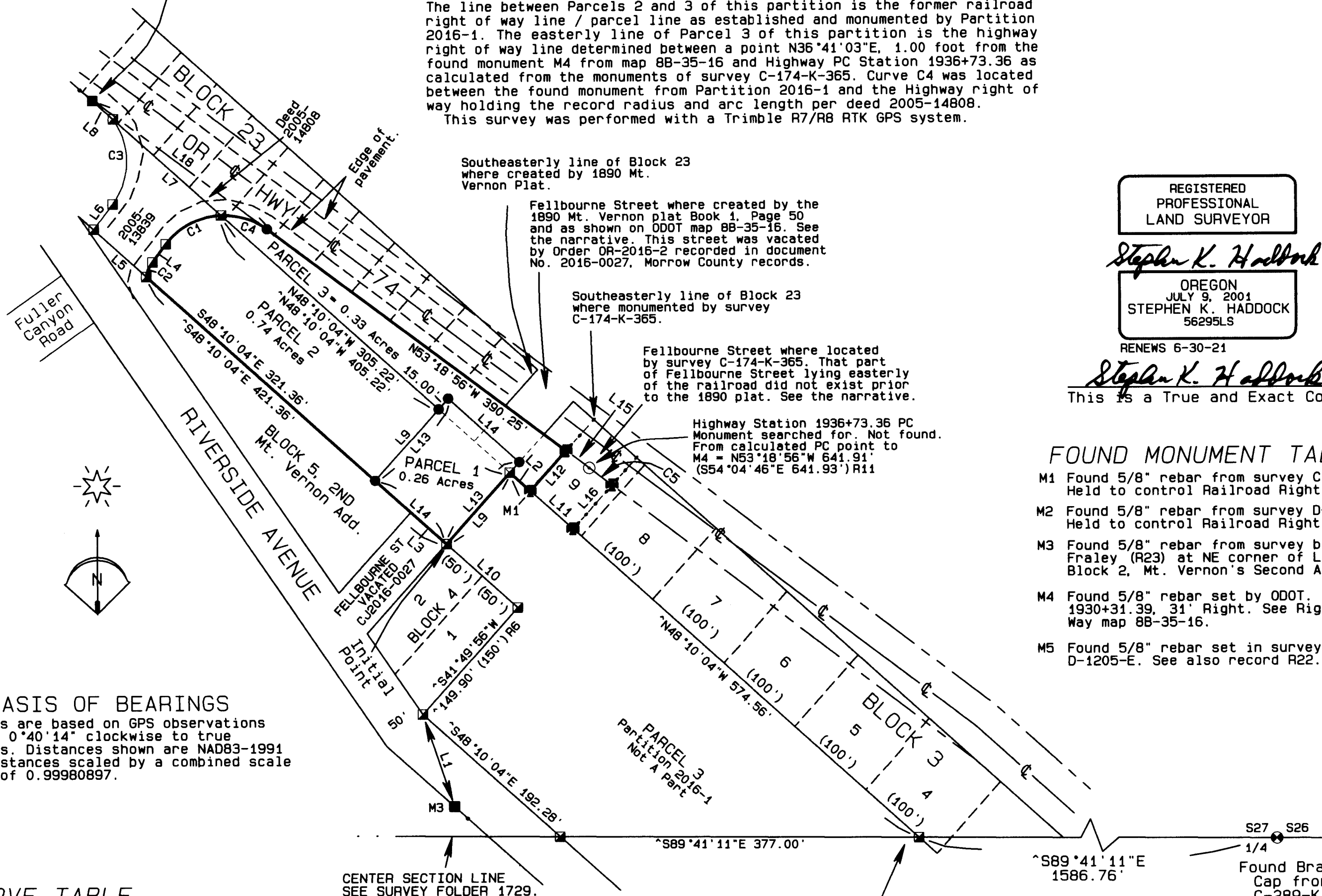
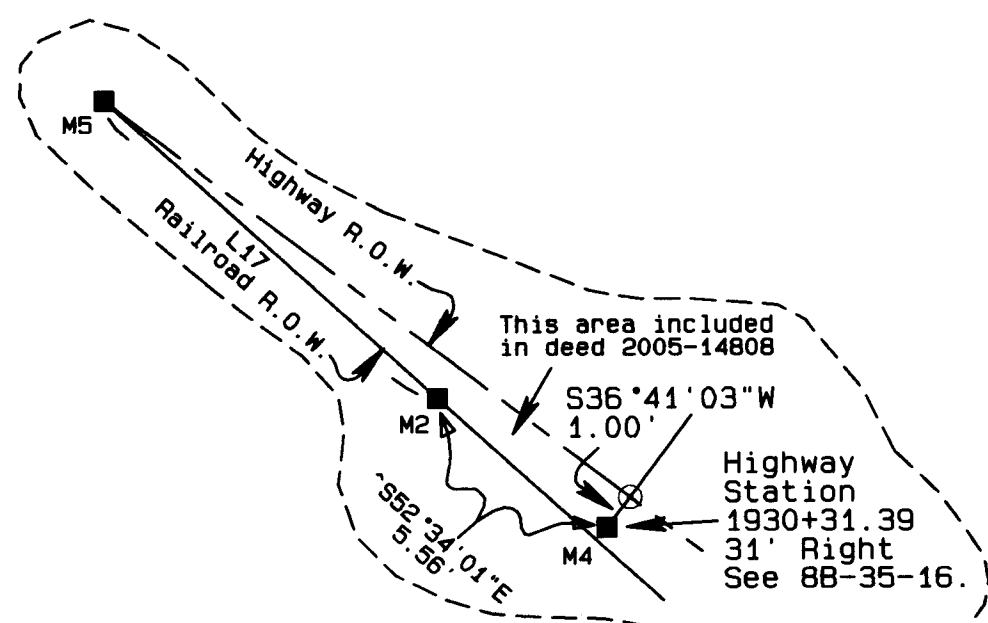
- SHEET 1 OF 3 Narrative, parcel details, legend and boundary data.
- SHEET 2 OF 3 Owner's Declaration, Surveyor's Certificate, legal description, approvals, and survey reference table.
- SHEET 3 OF 3 Easement details, dimensions, and descriptions.

LEGEND

- SET 5/8"x24" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND MONUMENT AS NOTED.
- COMPUTED POINT
- ▣ FOUND 5/8" IRON REBAR FROM SURVEY 2016-1755C
- ✱ FOUND 5/8" IRON REBAR FROM SURVEY C-174-K-365
- FELLBOURNE STREET BY SURVEY C-174-K-365
- HIGHWAY RIGHT OF WAY
- EASEMENT BOUNDARIES
- (XX.xx') RECORD DIMENSION FROM MT. VERNON 1888 ADDITION UNLESS OTHERWISE NOTED.
- ^XX.xx' DATA PRECEDED BY ^ IS BOTH RECORD AND MEASURED FROM PARTITION 2016-1
- XX.xx' (D) RECORD DEED DATA

LINE TABLE

LINE No.	BEARING	DISTANCE
^L1	S88°45'20"E	101.82'
^L2	N48°10'04"W	28.73'
L3	N48°10'04"W	50.00'
(L3) R6	N48°14'00"W	50.00'
^L4	S36°58'02"W	23.68'
^L5	N48°10'04"W	74.06'
^L6	N36°58'02"E	33.26'
^L7	N48°10'04"W	151.51'
^L8	N48°10'04"W	29.12'
^L9	S41°49'47"W	100.00'
^L10	S48°10'04"E	100.00'
L11	N47°56'00"W	59.60'
(L11) R11	N48°51'35"W	60.00'
L12	N41°54'28"E	56.31'
(L12) R11	N41°08'25"E	56.16'
L13	N41°49'47"E	115.00'
L14	N48°10'04"W	100.00'
L15	S53°18'56"E	30.24'
L16	N42°10'17"E	61.75'
(L16) R11	N41°08'25"E	61.43'
L17	N49°51'23"W	17.54'
(L17) R20	N50°25'03"W	17.42'
L18	N53°18'56"W	221.43'
L18 (D)	S54°17'21"E	221.02'



BASIS OF BEARINGS
Bearings are based on GPS observations rotated 0°40'14" clockwise to true bearings. Distances shown are NAD83-1991 grid distances scaled by a combined scale factor of 0.99980897.

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
^C1	67.47'	51°32'45"	75.00'	65.22'	S62°44'25"W
^C2	16.46'	26°57'03"	35.00'	16.31'	S23°29'43"W
^C3	95.08'	72°38'05"	75.00'	88.84'	N00°39'02"E
C4	51.08'	39°01'25"	75.00'	50.10'	S73°19'04"E
C5	29.88'	00°08'59"	11429.04'	29.88'	S52°56'09"E
(C5) R11	29.82'	00°08'58"	11429.04'	29.82'	S53°39'04"E

NOTE ABOUT LOT NUMBERS:
The 1888 plat of Mt. Vernon Addition numbered the lots in Block 3 as lots 1 through 8. The 1890 Mt. Vernon plat shows 9 un-numbered lots in Block 3. The lot numbers shown hereon are based on the 1888 plat except that the additional lot is shown as lot 9 for clarity in the narrative.

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-21
Stephen K. Haddock
This is a True and Exact Copy

FOUND MONUMENT TABLE

- M1 Found 5/8" rebar from survey C-174-K. Held to control Railroad Right of Way.
- M2 Found 5/8" rebar from survey D-158-K. Held to control Railroad Right of Way.
- M3 Found 5/8" rebar from survey by Fraley (R23) at NE corner of Lot 1, Block 2, Mt. Vernon's Second Addition.
- M4 Found 5/8" rebar set by ODOT. Station 1930+31.39, 31' Right. See Right of Way map 8B-35-16.
- M5 Found 5/8" rebar set in survey D-1205-E. See also record R22.

PARTITION PLAT FOR
Morrow County
P.O. Box 788
Heppner, OR 97836

LOCATION: SW1/4 NE1/4, S27, T2S, R26E, W.M.: MORROW COUNTY, OREGON

Project Date: OCTOBER 22, 2020

Project No. 20-15

SCALE: 1" = 100'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

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 partitioned hereon in accordance with ORS Chapter 92 as revised and that the Initial Point as shown hereon is marked with a 5/8" iron rebar with an orange plastic cap set under survey 2015-17290. The lands partitioned by this plat are described as follows:

LEGAL DESCRIPTION

All of those portions of land located in the Southwest Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 26 East, Willamette Meridian, Morrow County, Oregon more particularly described as follows:

Parcel 2, Partition Plat 2016-1, recorded March 10th, 2016 as Document No. 2016-37811.
 Together with: That tract conveyed as parcel 3 of Morrow County Deed 2005-14458 being described in said deed as Block 23, Mt. Vernon's Addition, in the County of Morrow and State of Oregon, as platted in 1889 and recorded in Morrow County Plat Book #1, Page 50, including all that portion of vacated Fellbourne Street that inures thereto as said street was vacated on April 13th, 2016 by Order No. OR-2016-2 in Commissioner Journal CJ2016-0027. EXCEPTING THEREFROM all that property lying within the Heppner Highway (Oregon State Highway No. 207).

ALSO EXCEPTING THEREFROM: That portion described in Deed recorded on September 8th, 2005, as Microfilm No. M-2005-14808, Morrow County Deed Records.

SUBJECT TO: Reservations, including the terms and provisions thereof, as contained in Deed recorded on October 05, 1995, as Microfilm No. M-46192, Morrow County Deed Records.

SUBJECT TO: Easement Deed and Agreement, including the terms and provisions thereof, by and between, Morrow County Grain Growers, Inc., as Grantor, and Union Pacific Railroad Company, as Grantee, recorded October 5, 1995, as Microfilm No. M-46193, Morrow County Deed Records.

SUBJECT TO: Easement Deed and Agreement, including the terms and provisions thereof, by and between, Union Pacific Railroad Company, as Grantor, and Morrow County, as Grantee, recorded November 06, 1996 as Microfilm No. M-49401, Morrow County Deed Records.

SUBJECT TO: Modification of Easement, including the terms and provisions thereof, by and between, Morrow County, A Municipal Subdivision of the State of Oregon and the City of Heppner, A Municipal Corporation, recorded February 10th, 2016 as Instrument No. 2016-37574, Morrow County Deed Records.

SUBJECT TO: Easement for Right of Way, including the terms and provisions thereof, in favor of Columbia Basin Cooperative, Inc., recorded December 12, 1985, as Microfilm No. M-25908, Morrow County Microfilm Records.

SUBJECT TO: Easement, including the terms and provisions thereof, by and between Morrow Soil and Water Conservation District, as Grantor, and City of Heppner, as Grantee, dated February 17, 2016, recorded March 9, 2016, as Microfilm No. 2016-37809, Morrow County Microfilm Records.

RECORD SURVEYS CONSULTED

- | | | | |
|-----|--|-----|--|
| R1 | GLO CONTRACT NO. 119 DATED FEBRUARY 15, 1867 BY U.S. DEPUTY SURVEYOR B.J. PENGRA | R11 | COUNTY SURVEY C-147-K-365 |
| R2 | PRESTON LOONEY'S ADDITION DEED BOOK K, PAGES 675 AND 683. 5-29-1884. | R12 | COUNTY SURVEY C-175-K-366 |
| R3 | MT. VERNON 1888 ADDITION PLAT BOOK 1, PAGE 17 PLATTED 11-27-1888 | R13 | COUNTY SURVEY C-709-K-512 |
| R4 | MT VERNON 1890 ADDITION PLAT BOOK 1, PAGE 50 PLATTED 3-18-1890 | R14 | COUNTY SURVEY C-864-K-536 |
| R5 | SHIPLEY'S ADDITION DEED BOOK E, PAGE 622 PLATTED 5-10-1890. | R15 | COUNTY SURVEY D-158-K-580 |
| R6 | MT VERNON SECOND ADDITION DEED BOOK Q, PAGES 462 AND 463. PLATTED 5-4-1904 | R16 | COUNTY SURVEY D-161-K-581 |
| R7 | RIVERSIDE ADDITION PLAT BOOK 2, PAGE 8 PLATTED 9-2-1947 | R17 | COUNTY SURVEY D-711-K-643 |
| R8 | COUNTY SURVEY B-26-K-95 | R18 | COUNTY SURVEY E-1003-E-775 |
| R9 | COUNTY SURVEY C-3-K-285 | R19 | COUNTY SURVEY B1, P19-1116 |
| R10 | COUNTY SURVEY C-146-K-347 | R20 | COUNTY SURVEY D-1205-E-979 |
| | | R21 | COUNTY SURVEY C-1363-M-1363 |
| | | R22 | UNFILED SURVEY BY DELANO FOR MORROW COUNTY DATED 3-9-2005, FULLER CANYON RD. |
| | | R23 | COUNTY SURVEY 2015-1726C FRALEY FOR L&TRACE 1965 |
| | | R24 | ODOT MAPS 38-11-14, 78-6-17, 88-35-16 AND 88-35-18 |
| | | R25 | COUNTY SURVEY 2015-1729D |
| | | R26 | COUNTY SURVEY 2016-1755C |

OWNER'S DECLARATION
CITY OF HEPPNER

The City of Heppner, an Oregon Municipal Corporation, owner of Parcel 2, Partition Plat 2016-1, recorded March 10, 2016, in the Plat Records of Morrow County, Oregon, as Instrument No. 2016-37811 as said Parcel 2 is cited in the Surveyor's Certificate hereon, do hereby declare that we have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the subdivision ordinance of Morrow County, Oregon. We hereby acknowledge all existing easements of record and do also hereby dedicate the new easements as shown hereon and further described in the easement detail on Sheet 3 of this plat.

[Signature]
Mayor, City of Heppner

State of: Oregon
County of: Morrow

On this 9th Day of February, 2021, 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 they did so freely and voluntarily.

Before me: Mindy Lee Wilson

Printed name: Mindy Lee Wilson
Notary Public for Oregon

Commission number: 962472

My commission expires: May 14, 2021

OWNER'S DECLARATION
MORROW SOIL AND WATER CONSERVATION DISTRICT

The Morrow Soil and Water Conservation District, a Municipal Corporation, owner of Parcel 3 of the Corporate Warranty Deed recorded July 22nd, 2005 as Document No. 2005-14458 Morrow County Deed Records, as said Parcel 3 is cited in the Surveyor's Certificate hereon, do hereby declare that we have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the subdivision ordinance of Morrow County, Oregon. We hereby acknowledge all existing easements of record and do also hereby dedicate the new easements as shown hereon and further described in the easement detail on Sheet 3 of this plat.

[Signature]
President, Morrow Soil and Water Conservation District

State of: Oregon
County of: Morrow

On this 9th Day of February, 2021, 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 they did so freely and voluntarily.

Before me: Mindy Lee Wilson

Printed name: Mindy Lee Wilson
Notary Public for Oregon

Commission number: 962472

My commission expires: May 14, 2021

PARTITION PLAT No. 2021- 5
A replat of Parcel 2, Partition Plat 2016-1 and Parcel 3 of deed 2005-14458 located in the SW1/4 of the NE1/4 of Section 27, Township 2 South, Range 26 East, Willamette Meridian, Morrow County, State of Oregon.

SHEET 2 OF 3

APPROVALS

I hereby certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Morrow County Subdivision Ordinance on this

23 Day of FEBRUARY, 2021.
[Signature]
MORROW COUNTY SURVEYOR

This Partition Plat is hereby approved on this
24th Day of February, 2021.
[Signature]
MORROW COUNTY PLANNING DIRECTOR

This Partition Plat is hereby approved on this
24 Day of February, 2021.
[Signature]
MORROW COUNTY ASSESSOR / MORROW COUNTY TAX COLLECTOR

REGISTERED PROFESSIONAL LAND SURVEYOR

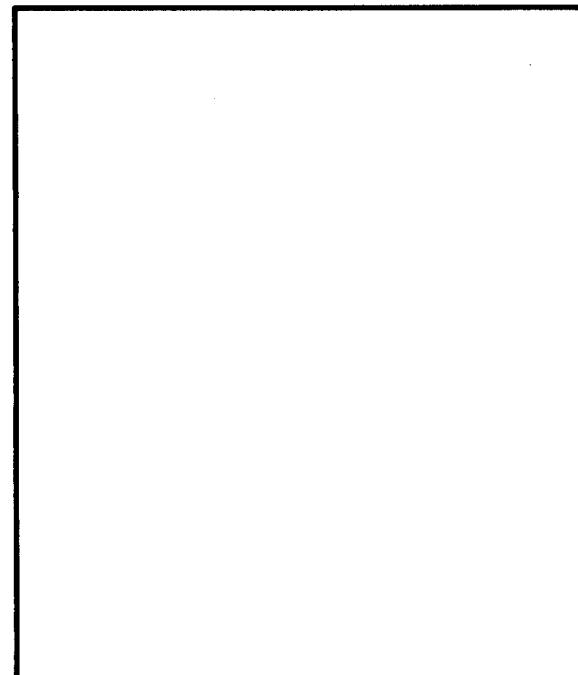
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OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-21

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This is a True and Exact Copy

OFFICE OF COUNTY RECORDS



RECEIVED BY
Morrow County Surveyor
Date: 2-26-2021
Rec'd By: MPK
No.: 2021-1913C
Folder No.: 1913

PARTITION PLAT FOR
MORROW COUNTY
P.O. Box 788
Heppner, OR 97836
LOCATION: SW1/4 NE1/4, S27, T2S, R26E, W.M.: MORROW COUNTY, OREGON

Project Date: OCTOBER 22, 2020
Project No. 20-15 SCALE: 1" = 100'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

1913

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PARTITION PLAT No. 2021- 5

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SHEET 3 OF 3

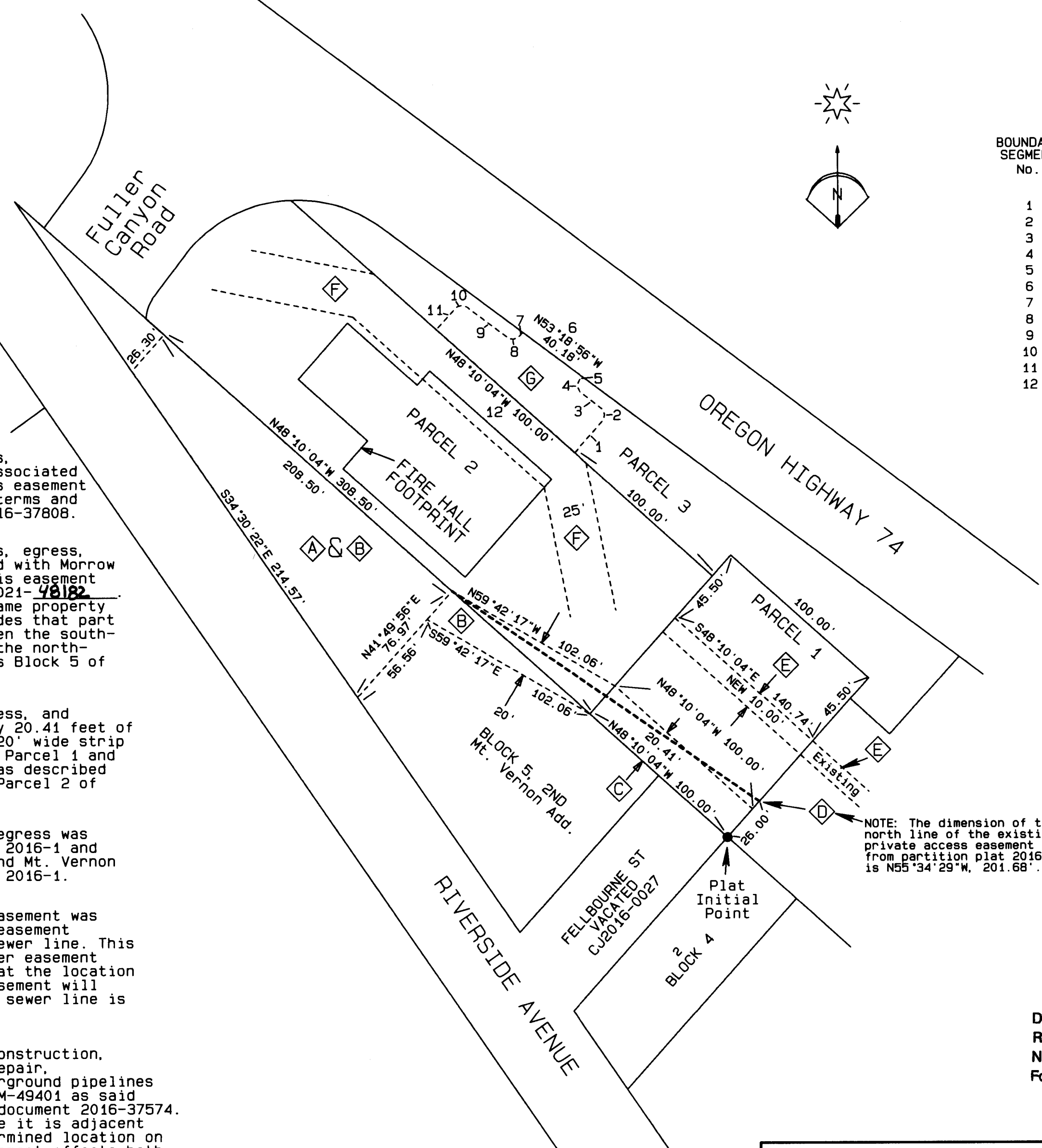
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DIMENSIONS OF EASEMENT "G"

BOUNDARY SEGMENT No.	ARC	DELTA	RADIUS	CHORD OR LENGTH	BEARING
1				22.66'	N41°49'56"E
2	8.26'	94°40'14"	5.00'	7.35'	N05°30'11"W
3				13.36'	N52°50'18"W
4	7.78'	89°12'23"	5.00'	7.02'	N08°14'06"W
5				1.99'	N41°49'56"E
6				40.18'	N53°18'56"W
7				2.61'	S41°49'56"W
8	7.44'	85°14'41"	5.00'	6.77'	S84°27'16"W
9				26.79'	N52°55'23"W
10	7.44'	85°14'41"	5.00'	6.77'	S84°27'16"W
11				15.13'	S41°49'56"W
12				100.00'	S48°10'04"E

EASEMENT DETAILS

- A** Exclusive perpetual easement for ingress, egress, utilities, and all activities associated with the use of the City Fire Hall. This easement was created by, and is subject to, the terms and conditions of Morrow County document 2016-37808.
- B** Exclusive perpetual easement for ingress, egress, utilities, and all activities associated with Morrow County use of Parcel 1 of this plat. This easement was created by Morrow County document 2021-~~48182~~.
- C** The easement lies over and across the same property as easement "A" above and further includes that part of the additional 20' strip lying between the southeasterly line of said easement "A" and the northwesterly line of Parcel 1 running across Block 5 of the 2nd Mt. Vernon Addition as shown.
- D** This is a new easement for ingress, egress, and utilities. It includes the southwesterly 20.41 feet of Parcel 1 as shown and that part of the 20' wide strip lying between the northwesterly line of Parcel 1 and the southeasterly line of easement "A" as described above that lies within the boundary of Parcel 2 of this plat.
- E** This existing easement for ingress and egress was created by Morrow County Partition Plat 2016-1 and is for the benefit of Block 5, of the 2nd Mt. Vernon Addition and Parcel 3 of partition Plat 2016-1.
- F** An existing 10 foot wide public sewer easement was created by Partition Plat 2016-1. This easement currently is occupied by the intended sewer line. This plat is creating a temporary public sewer easement across parcel 1 for the benefit of and at the location of the existing line. This temporary easement will terminate on the date that the existing sewer line is moved to a new location or abandoned.
- G** An existing 25 foot wide easement for construction, installation, operation, maintenance, repair, reconstruction, renewal and use of underground pipelines as described in Morrow County document M-49401 as said document was modified by Morrow County document 2016-37574. This easement is fixed in location where it is adjacent to the City Fire Hall but has an undetermined location on the remainder of the property. This easement affects both Parcels 1 and 2 of this partition.
- H** An existing easement for ingress, egress, utilities and all activities associated with the operation of a fire station. This easement was created by Morrow County document 2016-37809 and is subject to the terms and conditions thereof. The dimensions of the easement are as shown in the table hereon and have been slightly modified to conform to the Highway Right of Way as monumented by survey C-147-K-365.



NOTE: The dimension of the north line of the existing private access easement from partition plat 2016-1 is N55°34'29"W, 201.68'.

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
 OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS
 RENEWS 6-30-21

Stephen K. Haddock
 This is a True and Exact Copy

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 MORROW COUNTY, OREGON

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