

6802

RECORD OF SURVEY

SE 1/4 SE 1/4, SECTION 34, &
SW 1/4 SW 1/4, SECTION 35
T.2S., R.26E., W.M.,
MORROW COUNTY, OR.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	818.77'	407.32'	403.13'	N 47°27'38" W	28°30'12"
(C5)D1	818.51'				



REFERENCED SURVEYS AND PLATS

- R1: SURVEY FOLDER 1806, FILED 9-21-2017.
R2: PARTITION PLAT 2007-13 (SURVEY FOLDER 1516),
RECORDED 11-15-2007.
R3: SURVEY FOLDER 1510, FILED 8-27-2007.
R4: SURVEY FOLDER 1859, DATED 1-25-1983.

REFERENCED DEEDS

- D13: M-17838, RECORDED 9-26-1980

LEGEND

- HELD 2-1/2" BRASS CAP SECTION OR QUARTER SECTION
CORNER PER SURVEY FOLDER 1806.
● SET 5/8"x30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP
MARKED "KENNY LS 89374".
⊠ CALCULATED POSITION ONLY. NOTHING FOUND OR SET,
UNLESS NOTED OTHERWISE.
()# RECORD DATA REFERENCE. SEE TABLE FOR
CORRESPONDING RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEW: 6-30-25

RECEIVED BY
Morrow County Surveyor

Date: 3-10-2025
Rec'd By: MPK
No.: 2025-2089C
Folder No.: 2089

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT A BRASS CAP SURVEY MARKER ESTABLISHED PER SURVEY FOLDER 1806, MORROW COUNTY SURVEYOR RECORDS, MARKING THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 89°56'54" E 2552.40' ALONG THE SOUTH LINE OF SAID SECTION 35 FOR A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED UNDER BOOK O, PAGE 439, MORROW COUNTY CLERK RECORDS; THENCE NORTH 11°33'56" E 748.61 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF WILLOW CREEK ROAD AS DESCRIBED UNDER M-18192, MORROW COUNTY CLERK MICROFILM RECORDS, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 11°33'56" E 748.61 FEET TO THE NORTHEAST CORNER THEREOF, BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 88°20'21" E 2621.31' ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED UNDER M-16099, MORROW COUNTY CLERK MICROFILM RECORDS; THENCE SOUTH 89°49'18" E 2626.92' ALONG THE SOUTH LINE OF SAID M-16099 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SAID M-16099, ALSO BEING ON THE WEST LINE OF THAT TRACT DESCRIBED UNDER BOOK O, PAGE 222, MORROW COUNTY CLERK RECORDS, AND THE EAST LINE OF THAT TRACT DESCRIBED UNDER BOOK 57, PAGE 31 AND BOOK 70, PAGE 77, MORROW COUNTY CLERK RECORDS; THENCE SOUTH 31°09'57" W 247.06 FEET TO THE SOUTHWEST CORNER OF SAID BOOK 57, PAGE 31 AND BOOK 70, PAGE 77, ALSO BEING ON THE SOUTH LINE OF BOOK O, PAGE 53, MORROW COUNTY CLERK RECORDS, AND THE NORTH LINE OF LOT 1 OF G.W. WELLS ADDITION TO THE CITY OF HEPPNER; THENCE SOUTH 53°34'48" E 41.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 29°29'02" W 41.17 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF WILLOW CREEK ROAD AS DESCRIBED UNDER SAID M-18192; THENCE ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF SAID WILLOW CREEK ROAD, NORTH 59°36'16" E 63.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1276.28-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 63°40'19" E 181.07 FEET) THROUGH A CENTRAL ANGLE OF 08°08'08" FOR AN ARC-DISTANCE OF 181.22 FEET; THENCE SOUTH 22°15'37" E 70.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1206.28-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 71°39'27" E 164.83 FEET) THROUGH A CENTRAL ANGLE OF 07°50'07" FOR AN ARC-DISTANCE OF 164.96 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 8.75 ACRES, MORE OR LESS.

SURVEY NARRATIVE

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF DAVID GUNDERSON. THE PURPOSE IS TO INVESTIGATE THE BOUNDARY AND LEGAL DESCRIPTION HISTORY OF THAT PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2022-52145, MORROW COUNTY CLERK RECORDS. FIRST AMERICAN TITLE DISCOVERED THE LEGAL DESCRIPTION USED IN SAID DOCUMENT WAS IN ERROR AND RECOMMENDED A SURVEY BE COMPLETED.

THE GUNDERSON TITLE TO THIS PROPERTY STARTED WITH BOOK 69, PAGE 533. AFTER TRACKING THE TITLE BACK FROM THIS DOCUMENT I WAS ABLE TO VERIFY THE LEGAL DESCRIPTIONS USED WERE IN HARMONY WITH THE CHAIN OF TITLE. (NOTE: THE "BOOK O" DEED REFERENCES MENTIONED HEREFTER REPRESENT THE ORIGIN OF THE DESCRIPTIONS USED IN SAID BOOK 69, PAGE 533). I THEN TRACKED THE CHAIN FORWARD IN TIME TO DETERMINE THE ACCURACY OF SAID 2022-52145. I FIND THAT THE DESCRIPTION WAS MISSING THE FOLLOWING TWO EXCEPTIONS: 1) M-16099 (GUNDERSON TO BUSCHKE) AND 2) M-44564 (GUNDERSON TO THORPE). IN ADDITION, RECORD DESCRIPTIONS FROM BOOK O, PAGE 53, BOOK O, PAGE 222, AND BOOK 70, PAGE 77, DID NOT CLOSE PROPERLY USING BEARINGS AND DISTANCES REPORTED. I HELD DISTANCES ONLY TO COMPUTE THE LOCATION OF BOOK O, PAGE 53, AND BOOK O, PAGE 222, WHICH OVERLAP EACH OTHER AS DESCRIBED. THIS OVERLAP WAS RESOLVED IN FAVOR OF THE SENIOR DEED (O-53). I ALSO HELD DISTANCES OVER BEARING CALLS FOR BOOK 70, PAGE 77, AND HELD THE WEST LINE OF BOOK O, PAGE 222 AS BEING COMMON WITH THE EAST LINE OF SAID BOOK 70, PAGE 77. THE RESULT FIT WELL WITH THE DESCRIPTION USED FOR ADJOINING TAX LOT 200 AS DESCRIBED UNDER DOCUMENT NUMBER 2010-25573. ITS ALSO WORTH NOTHING THAT GUNDERSON DID NOT OWN THE ENTIRETY OF THE DESCRIPTION CONTAINED UNDER BOOK 70, PAGE 77 (GUNDERSON TO QUACKENBUSH). I BELIEVE THE PURPOSE OF THIS CONVEYANCE WAS TO CLEAR THE TITLE AND ELIMINATE THE OVERLAP BETWEEN BOOK O, PAGE 53, AND SAID BOOK 70, PAGE 77 AS THIS TRACT HAD BEEN CONVEYED EARLIER UNDER DIFFERENT TITLE BY BOOK 57, PAGE 31. SEE BOUNDARY LINES AS MAPPED HEREON FOR ADDITIONAL CLARIFICATION. THE NORTH LINE OF THE NORTHERNMOST TRACT OF BOOK O, PAGE 53 IS SHOWN HEREON WITH A DASHED LINE TYPE.

I HELD AND/OR COMPUTED ALL SECTION CORNERS SHOWN PER SURVEY FOLDER 1806. SOME OF THE CORNERS REESTABLISHED BY FOLDER 1806 HAD MULTIPLE POSITIONS REPORTED FROM PRIOR SURVEYS. ONE OF THESE IS SURVEY FOLDER 1510 WHICH COMPUTED LOCATIONS FOR THE SOUTHWEST CORNER OF SECTION 35 AND WEST 1/4 CORNER OF SECTION 35. I DID NOT HOLD THESE COMPUTED POSITIONS OR THE BOUNDARY RESOLUTION PER FOLDER 1510 AND THE SUBSEQUENT PARTITION PLAT 2007-13. FOLDER 1510 ALSO COMPUTED THE SW 1/16TH CORNER OF SECTION 35 BY "TIES TO GRAVES AND OTHER EVIDENCE". I FOUND MULTIPLE IRON PIPES PER THE 1934 PLAT OF THE HEPPNER MASONIC CEMETERY AND COMPUTED THIS CORNER BY HOLDING THE PIPE LOCATIONS AND ALLEY OFFSETS REPORTED IN SAID HEPPNER MASONIC CEMETERY PLAT AND THE ORIGINAL 1884 MASONIC CEMETERY PLAT. THE RESULTING LOCATION DID NOT COINCIDE WITH THAT REPORTED IN FOLDER 1510. FOR REFERENCE ONLY, RESOLUTION PER FOLDER 1510 IS MAPPED HEREON WITH A DASHED LINE TYPE. I DO HOLD THE WEST LINE OF THE CEMETERY PROPERTY PER FOLDER 1510 AS VERIFIED BY TIES TO 5/8" AND 1/2" REBAR LOCATIONS PER AMENDED CEMETERY PLATS FROM 1955 AND 1957.

I WAS UNABLE TO FIND ANY RECORD MONUMENTATION WITHIN G.W. WELLS ADDITION. I COMPUTED THE NORTHEAST CORNER OF LOT 6 OF SAID ADDITION PER SURVEY FOLDER 1256 AND THE NORTHEAST CORNER OF LOT 1 USING DEED CALLS PER BOOK O, PAGE 53, SUBSEQUENTLY ESTABLISHING THE EASTERLY BOUNDARY OF SAID ADDITION. I THEN MEASURED EXISTING FENCE LINE LOCATIONS ALONG THE APPARENT SOUTH LINES OF LOTS 5, 7, 8, 10, AND 12 AND AVERAGED THE BEARINGS TO DETERMINE THE EAST-WEST ALIGNMENT OF ALL LOTS. I THEN COMPUTED THE NORTHWEST CORNER OF LOT 1 BY HOLDING THE COMPUTED NORTHEAST CORNER OF LOT 1 AND APPLYING THE COMPUTED BEARING NORTHWESTERLY, HOLDING THE RECORD PLAT DISTANCE ALONG THE NORTH LINE OF LOT 1.

THE LOT LENGTHS AS REPORTED IN G.W. WELL ADDITION DO NOT COINCIDE WELL WITH THE EAST AND WEST BOUNDARY OF THE DIVISION; THE LENGTHS EITHER BEING TOO SHORT OR TOO LONG. IF HOLDING REPORTED LOT LENGTHS, ONE OR BOTH OF THE EAST/WEST PLAT BOUNDARIES WOULD HAVE MULTIPLE ANGLE POINTS, WHICH WAS NOT THE INTENT OF THE PLAT AS MAPPED. I COMPUTED THE EASTERLY LOT CORNERS USING THE FENCE LINES WHERE AVAILABLE, AND BY PROPORTIONING IN ALL OTHER LOCATIONS. I THEN COMPUTED ALL WESTERLY LOT CORNERS BY HOLDING THE REPORTED PLAT DISTANCES. I THEN HELD THE AFOREMENTIONED NORTHWEST CORNER OF LOT 1 AND COMPUTED A LINE BY AVERAGING THROUGH THE COMPUTED WESTERLY LOT CORNERS TO DEVELOP THE ALIGNMENT OF THE WESTERLY DIVISION LINE. THE WESTERLY BOUNDARY OF G.W. WELLS ADDITION WAS COMPUTED FOR REFERENCE ONLY AND WAS USED TO ASSIST IN ANALYZING THE NORTH AND EAST PLAT BOUNDARIES ONLY. HIGHWAY RIGHT OF WAY ALONG THE WEST PLAT BOUNDARY WAS NOT INVESTIGATED AS PART OF THIS SURVEY.

WILLOW CREEK ROAD RIGHT OF WAY WAS COMPUTED BY USING TIES TO USACE MONUMENTS 108-3 AND 114-8 (POC 47+00, 50' RT.) AS REPORTED IN SURVEY FOLDER 1859. I USED THE RECORD GRID COORDINATES REPORTED FOR THESE MONUMENTS, IN ADDITION TO THAT REPORTED FOR THE SW CORNER OF SECTION 35 (WHICH DIFFERS FROM THE BRASS CAP REPORTED ON THIS SURVEY), THEN TRANSLATED & SCALED THE GRID COORDINATES OF ALL THREE POSITIONS TO MATCH MY MEASURED LOCATIONS OF 108-3 AND 114-8, AND THE GROUND DISTANCES REPORTED IN THIS SURVEY. I THEN COMPUTED THE RECORD WILLOW CREEK ROAD CENTERLINE ALIGNMENT AS DESCRIBED IN RECORD DEED DOCUMENTS (WHICH PROVIDED TIES TO THE USACE SW CORNER OF SECTION 35), AND HOLDING THE MEASURED LOCATION OF 114-8, ROTATED AND SCALED THE RECORD GRID ALIGNMENT TO MATCH THE COMPUTED GROUND LOCATION OF THE USACE SW CORNER OF SECTION 35, AND THE BASIS OF BEARING OF THIS SURVEY. I THEN COMPUTED THE RIGHT OF WAY FROM THE RESULTING CENTERLINE USING M-18192. THE LOCATION FITS WELL WITH EXISTING FENCE LINES MEASURED ALONG THE NORTHERLY RIGHT OF WAY LINE AND FITS MONUMENTS FROM LAKEVIEW HEIGHTS WITHIN 0.1' OR LESS. NOTE: BEARING BASE USED IN FOLDER 1859 AND ALL RECORD RIGHT OF WAY DESCRIPTIONS FOR WILLOW CREEK ROAD ARE OREGON NORTH STATE PLANE (GRID). DIFFERENCE IN RECORD DATA TO THAT REPORTED ON THIS SURVEY FOR THE WILLOW CREEK ROAD ALIGNMENT IS A RESULT IN THE DIFFERENCE IN RECORD GRID DATA TO THE GROUND DATA REPORTED IN THIS SURVEY. USACE CENTERLINE TACK AND WASHERS AS REPORTED IN THE PLAT OF LAKEVIEW HEIGHTS WERE SEARCHED FOR BUT NOT FOUND.

A LEGAL DESCRIPTION WAS CREATED IN CONJUNCTION WITH THIS SURVEY AND PROVIDED TO THE TITLE COMPANY. THIS DESCRIPTION CAN BE FOUND BELOW.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 PER SURVEY FOLDER 1806. DISTANCES ARE GROUND, INTERNATIONAL FEET.

KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

LOCATED IN THE SE1/4 SE1/4 OF SECTION 34 &
SW1/4 SW1/4 OF SECTION 35, T.2S., R.26E.,
WILLAMETTE MERIDIAN, MORROW COUNTY, OR

CLIENT: DAVID & TRICIA GUNDERSON

PROJECT: 2434

DATE: OCTOBER 10, 2024

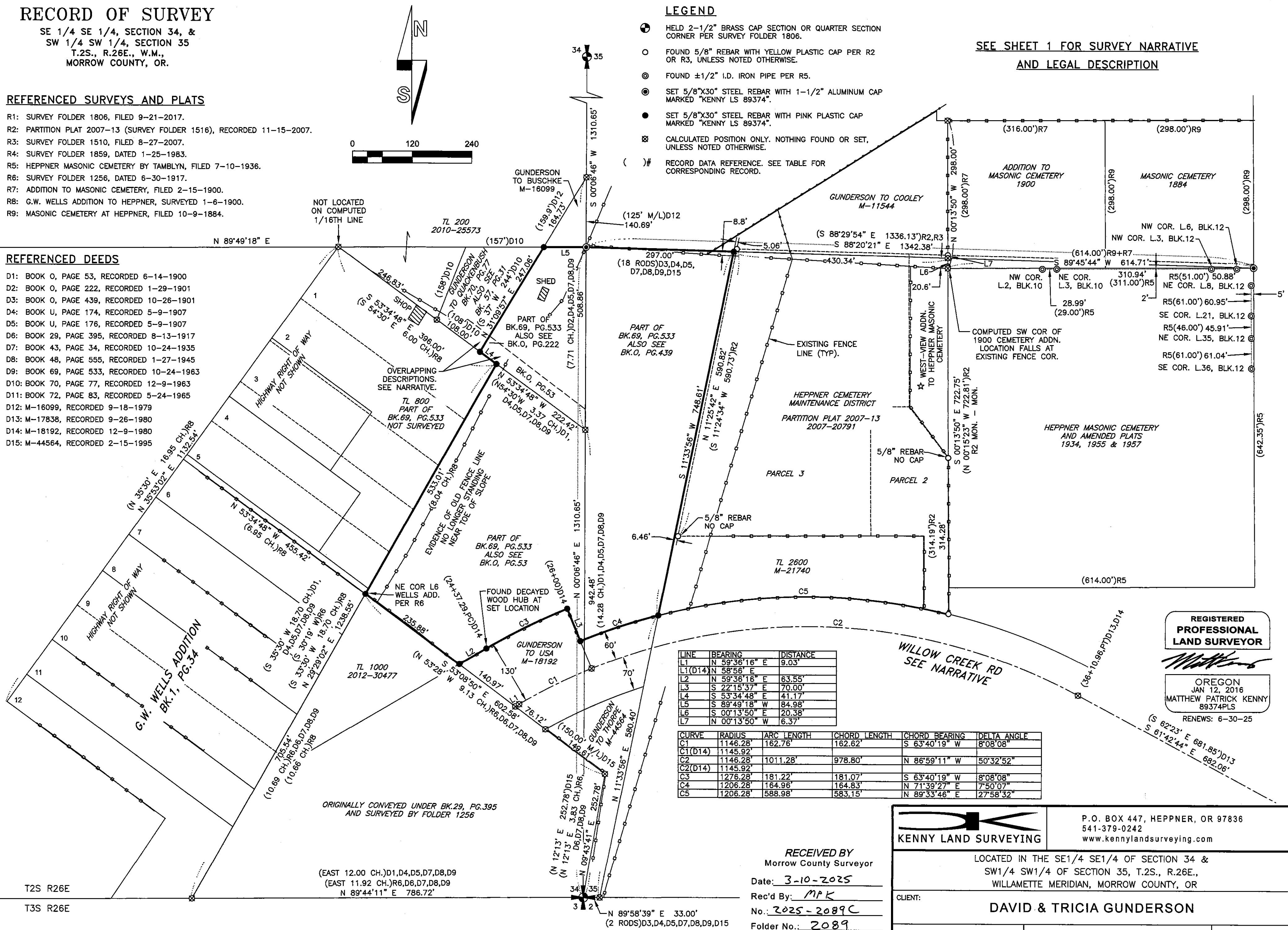
SHEET 1 OF 2

2089

SE 1/4 SE 1/4, SECTION 34, &
SW 1/4 SW 1/4, SECTION 35
T.2S., R.26E., W.M.,
MORROW COUNTY, OR.

R1: SURVEY FOLDER 1806, FILED 9-21-2017.
R2: PARTITION PLAT 2007-13 (SURVEY FOLDER 1516), RECORDED 11-15-2007.
R3: SURVEY FOLDER 1510, FILED 8-27-2007.
R4: SURVEY FOLDER 1859, DATED 1-25-1983.
R5: HEPPNER MASONIC CEMETERY BY TAMBLYN, FILED 7-10-1936.
R6: SURVEY FOLDER 1256, DATED 6-30-1917.
R7: ADDITION TO MASONIC CEMETERY, FILED 2-15-1900.
R8: G.W. WELLS ADDITION TO HEPPNER, SURVEYED 1-6-1900.
R9: MASONIC CEMETERY AT HEPPNER, FILED 10-9-1884.

D1: BOOK O, PAGE 53, RECORDED 6-14-1900
D2: BOOK O, PAGE 222, RECORDED 1-29-1901
D3: BOOK O, PAGE 439, RECORDED 10-26-1901
D4: BOOK U, PAGE 174, RECORDED 5-9-1907
D5: BOOK U, PAGE 176, RECORDED 5-9-1907
D6: BOOK 29, PAGE 395, RECORDED 8-13-1917
D7: BOOK 43, PAGE 34, RECORDED 10-24-1935
D8: BOOK 48, PAGE 555, RECORDED 1-27-1945
D9: BOOK 69, PAGE 533, RECORDED 10-24-1963
D10: BOOK 70, PAGE 77, RECORDED 12-9-1963
D11: BOOK 72, PAGE 83, RECORDED 5-24-1965
D12: M-16099, RECORDED 9-18-1979
D13: M-17838, RECORDED 9-26-1980
D14: M-18192, RECORDED 12-9-1980
D15: M-44564, RECORDED 2-15-1995



SEE SHEET 1 FOR SURVEY NARRATIVE
AND LEGAL DESCRIPTION

LEGEND

HELD 2-1/2" BRASS CAP SECTION OR QUARTER SECTION
CORNER PER SURVEY FOLDER 1806.

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER R2
OR R3, UNLESS NOTED OTHERWISE.

FOUND $\pm 1/2"$ I.D. IRON PIPE PER R5.

SET 5/8"x30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP
MARKED "KENNY LS 89374".

SET 5/8"x30" STEEL REBAR WITH PINK PLASTIC CAP
MARKED "KENNY LS 89374".

CALCULATED POSITION ONLY. NOTHING FOUND OR SET,
UNLESS NOTED OTHERWISE.

RECORD DATA REFERENCE. SEE TABLE FOR
CORRESPONDING RECORD.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-25



KENNY LAND SURVEYING

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LOCATED IN THE SE1/4 SE1/4 OF SECTION 34 &
SW1/4 SW1/4 OF SECTION 35, T.2S., R.26E.,
WILLAMETTE MERIDIAN, MORROW COUNTY, OR

DAVID & TRICIA GUNDERSON

PROJECT: 2434

DATE: OCTOBER 10, 2024

SHEET 2 OF 2

2089

2089