

2091

# RECORD OF SURVEY

LOCATED IN BLOCK 1 OF AYER'S  
4TH ADDITION, CITY OF HEPPNER  
MORROW COUNTY, OREGON.

## MONUMENT TABLE

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| (A) | HELD 1-1/2" ALUMINUM CAP PER SURVEY FOLDER 2088.   |
| (B) | HELD 1/2" I.D. IRON PIPE AS REPORTED IN SURVEY FOLDER 756.   |
| (C) | HELD 2" O.D. IRON PIPE.  |
| (D) | HELD 1-1/2" I.D. IRON PIPE (BASALT STONE ON SOUTH SIDE).   |
| (E) | HELD 5/8" REBAR WITH ORANGE PLASTIC CAP PER SURVEY FOLDER 1720.  |
| (F) | HELD 5/8" REBAR WITH BLUE PLASTIC CAP PER SURVEY FOLDER 1984.  |
| (G) | HELD 5/8" REBAR WITH PINK PLASTIC CAP PER SURVEY FOLDER 2088.  |
| (H) | HELD BUILDING CORNER PER SURVEY FOLDERS 756/1972.  |
| (J) | HELD 1" O.D. IRON PIPE AS REPORTED IN SURVEY FOLDER 756.   |
| (K) | COMPUTED LOCATION. FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2008-1 N28°51'41"W, 0.20' FROM COMPUTED LOCATION. ALSO FOUND BENT 1" O.D. IRON PIPE INSIDE 2" O.D. IRON PIPE S16°48'11"E, 1.46' FROM COMPUTED LOCATION. |
| (L) | COMPUTED LOCATION. FOUND 5/8" REBAR, NO CAP PER SURVEY FOLDER 1613 S30°56'17"W, 1.69' FROM COMPUTED LOCATION.  |
| (M) | HELD BENT 1" O.D. IRON PIPE AT FENCE CORNER. ORIGIN UNKNOWN.   |
| (N) | FOUND 1-1/2" O.D. IRON PIPE NEAR FENCE CORNER. ORIGIN UNKNOWN.   |
| (O) | FOUND 1/2" I.D. IRON PIPE AT BACK OF SIDEWALK. ORIGIN UNKNOWN.   |
| (P) | FOUND 2" O.D. IRON PIPE. ORIGIN UNKNOWN.   |
| (Q) | FOUND 1/2" I.D. IRON PIPE. ORIGIN UNKNOWN.   |

## SURVEY NARRATIVE

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF DOUG AND KELLY HOLLAND. THE PURPOSE IS TO IDENTIFY THE BOUNDARIES OF THAT TRACT DESCRIBED UNDER 1994-42638, MORROW COUNTY CLERK RECORDS, IN PREPARATION FOR POSSIBLE SITE IMPROVEMENTS.

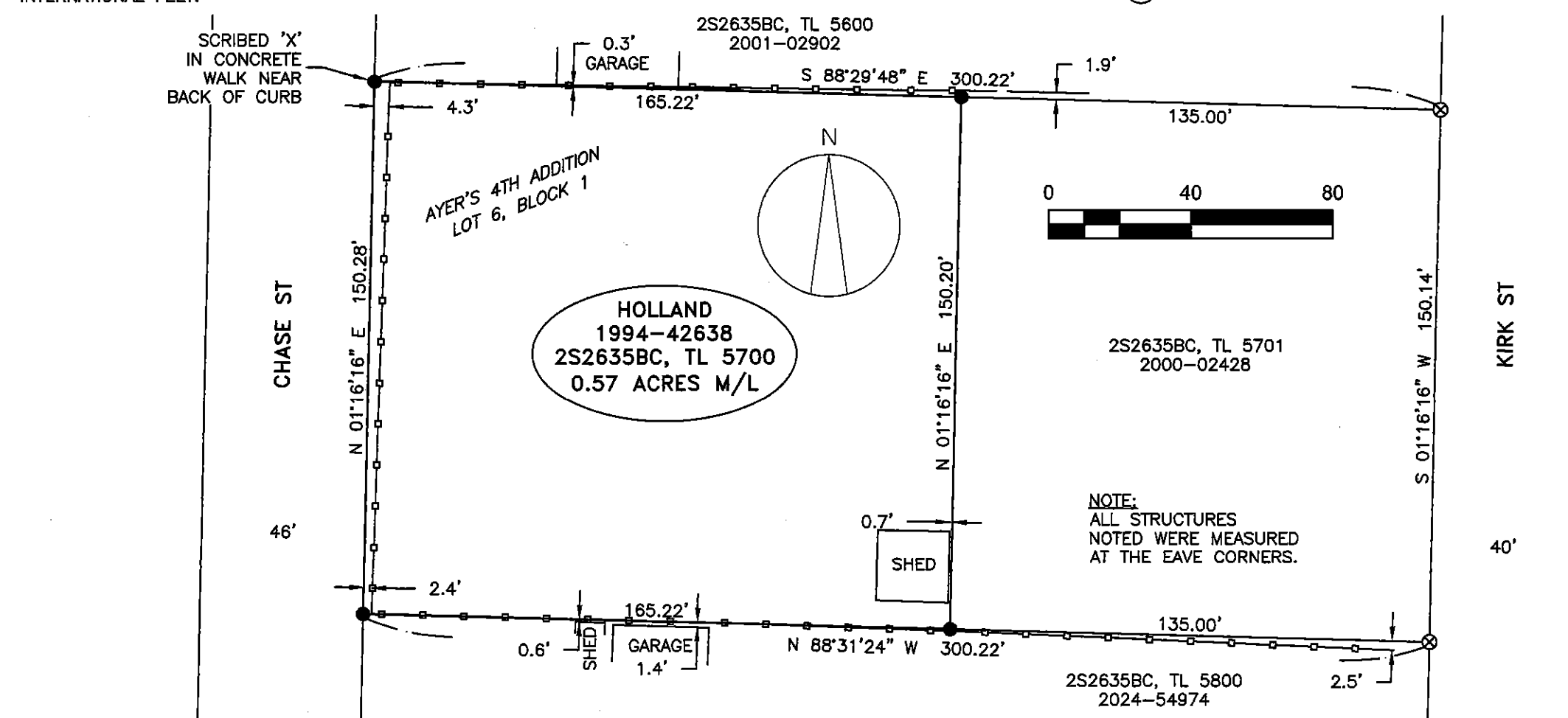
THE HOLLAND PROPERTY ORIGINATES FROM LOT 6, BLOCK 1 OF AYER'S 4TH ADDITION. A LAND PARTITION WAS APPROVED BY THE CITY OF HEPPNER IN 1994 SPLITTING SAID LOT 6, BUT I COULD FIND NO SURVEY OR MONUMENTATION INDICATING THIS PARTITION WAS EVER SURVEYED ON THE GROUND. DEEDS WERE RECORDED IN 1994 BUT NO PLAT WAS EVER COMPLETED.

TO DETERMINE THE HOLLAND BOUNDARY, LOT 6, BLOCK 1 OF AYER'S 4TH ADDITION NEEDED TO BE RESOLVED. SURVEY FOLDERS 1521, 1569, AND 1613 WERE ALL COMPLETED WITHIN BLOCK 1 BUT FOR REASONS DISCUSSED IN SURVEY FOLDER 1720, THESE WERE NOT HELD. SURVEY FOLDER 1720 COMPUTED ALL OF AYER'S 4TH ADDITION (WITH EXCEPTION TO BLOCK 5) BASED UPON FOUND MONUMENTATION AT THAT TIME. A DISCREPANCY EXISTS ALONG THE EAST LINE OF CHASE STREET BETWEEN THE RESOLUTION PER FOLDER 1720 AND FOLDER 756. THE LATTER HELD A FOUND PIPE AT THE SOUTHEAST CORNER OF BLOCK 1 AYER'S ADDITION (MONUMENT 'B') WHERE FOLDER 1720 HELD A LINE BETWEEN WHAT IS SHOWN HEREON AS MONUMENTS 'A' AND 'C'. AS A RESULT, THE EAST LINE OF CHASE NEAR THE SW CORNER OF BLOCK 1 AYER'S 4TH ADD. PER FOLDER 1720 IS ABOUT 2 FEET WEST OF THAT BY USING FOLDER 756. THIS 2 FEET EXTENDS INTO THE EXISTING PAVEMENT OF CHASE STREET WHERE THE RESOLUTION PER FOLDER 756 FALLS JUST OUTSIDE THE BACK OF CURB. IN DETERMINING THE EAST LINE OF CHASE STREET (WEST LINE OF AYER'S 4TH) THIS SURVEY HOLDS MONUMENTATION FROM FOLDER 756 NORTH OF CANNON STREET AND HOLDS MONUMENTATION FROM FOLDER 1720 SOUTH OF CANNON STREET. THE RESULT PRESERVES ALL HISTORIC AND RECENTLY ESTABLISHED SURVEY MONUMENTS AND BETTER FITS THE LOCATION OF ROAD AND OCCUPATION LINES. I ESTABLISHED THE NW CORNER OF BLOCK 4 BY PROPORTIONATE MEASURE BETWEEN MONUMENTS 'A' & 'C' PER FOLDER 1720. I THEN HELD THE NORTH LINE OF BLOCKS 3 AND 4 AS BEING PARALLEL WITH THE SOUTH LINE OF AYER'S 4TH ADD. PER FOLDER 1720. THE SAID NORTH LINE OF BLOCKS 3 & 4 WAS THEN OFFSET 60 FEET NORTH PER THE PLAT, AND THE SW CORNER OF BLOCK 1 ESTABLISHED BY BEARING-BEARING INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF BLOCK 1 PER FOLDER 756. THE NE CORNER OF LOT 1, BLOCK 1 WAS COMPUTED PER SURVEY FOLDER 2088. THE SE CORNER OF LOT 3, BLOCK 1 WAS COMPUTED ON LINE FROM MONUMENT 'J' TO A POINT 66 FEET SOUTH OF THE NE CORNER OF SAID LOT 3. I THEN HELD A LINE FROM THIS POINT THROUGH MONUMENT 'M' IN DETERMINING THE EAST LINE OF BLOCK 2. I EXTEND THIS LINE TO THE SOUTH LINE OF CANNON STREET, CREATING AN ANGLE IN THE EAST LINE OF THE DIVISION AS DISCUSSED IN FOLDER 1720. I HOLD THE SAME METHOD AS FOLDER 1720 BUT THE LINES DIFFER IN LOCATION DUE TO THE MONUMENTS HELD HEREON.

I THEN COMPUTED AUGUST STREET BY PROPORTION ALONG THE NORTH LINE OF LOT 1, BLOCK 2. THEN PROJECTED THE STREET SOUTH, PARALLEL WITH CHASE STREET TO INTERSECT CANNON STREET. THE WEST LINE OF LOTS WITHIN BLOCK 1 WERE PROPORTIONED BETWEEN THE SET SW CORNER AND HELD NW CORNER (MONUMENT 'A'). FOLDER 1720 IDENTIFIES AND ISOLATES AN 18-FOOT ERROR WITHIN LOTS 7 & 8 OF BLOCK 1 OF AYER'S 4TH ADD. FURTHER INVESTIGATION REVEALS THAT THIS ERROR ORIGINATES FROM A MISPRINT OF THE DISTANCES. THE PLAT CALLS FOR THESE LOTS TO BE 65.75 FEET IN LENGTH, HOWEVER, AFTER ANALYZING USE LINES AND PAIRING WITH THE INTENT OF THE PLAT FOR THESE LOTS TO BE THE SAME LENGTH, I FIND THE PLAT DISTANCES WERE REVERSED. I BELIEVE THE DISTANCES WERE INTENDED TO READ 56.75 FEET, THIS ELIMINATES THE 18-FOOT ERROR AND IS THE DISTANCE USED IN PROPORTIONATE CALCULATION HEREON. THE NORTH LINE OF LOT 6, BLOCK 1 IS DETERMINED BY HOLDING MONUMENT 'M' AND THE PROPORTIONATE NW CORNER OF SAID LOT 6. THE SE CORNER WAS THEN COMPUTED BY PROPORTION BETWEEN THE NE CORNER OF LOT 6 AND THE COMPUTED SE CORNER OF LOT 8. THE HOLLAND BOUNDARY WAS THEN COMPUTED PER THE DEED RECORD.

IT SHOULD BE NOTED THAT FOLDER 1720 NOTES DISTANCES FROM THE COMPUTED LOT/BLOCK LINES TO POSSESSORY ITEMS LIKE FENCES AND SIDEWALK. THE RESULT FITS REASONABLY WELL IN THE NORTH-SOUTH DIRECTION BUT EAST-WEST CALLS WERE NOT PROVIDED. IN PERFORMING THIS SURVEY I MADE FIELD CHECKS TO SIMILAR POSSESSORY ITEMS AND FOUND ENCROACHMENTS INTO THE EXISTING WALK AND ROADWAY BY AS MUCH AS 4 FEET IN THE EAST-WEST DIRECTION, MOST NOTABLY NEAR THE NORTHEAST CORNER OF BLOCK 7. THERE WERE ALSO A HANDFUL OF OLD IRON PIPES FOUND WITHIN BLOCKS 3, 4, 6 & 7 THAT SEEM TO ALIGN MORE CLOSELY WITH THE OCCUPATION LINES IN THAT AREA. THIS SURVEY PROVIDES DIMENSIONS FOR THE PURPOSE OF PERPETUATING THESE FOUND MONUMENT LOCATIONS ONLY, AND IS NOT INTENDED TO REPRESENT BOUNDARY RESOLUTION FOR THE BLOCK EXTERIORS. ITS LIKELY THAT ADDITIONAL UNRECORDED MONUMENTS MAY EXIST WITHIN THE BLOCK INTERIORS.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARINGS IS THE SOUTH LINE OF AYER'S 4TH ADDITION PER SURVEY FOLDER 1720. DISTANCES ARE GROUND, INTERNATIONAL FEET.

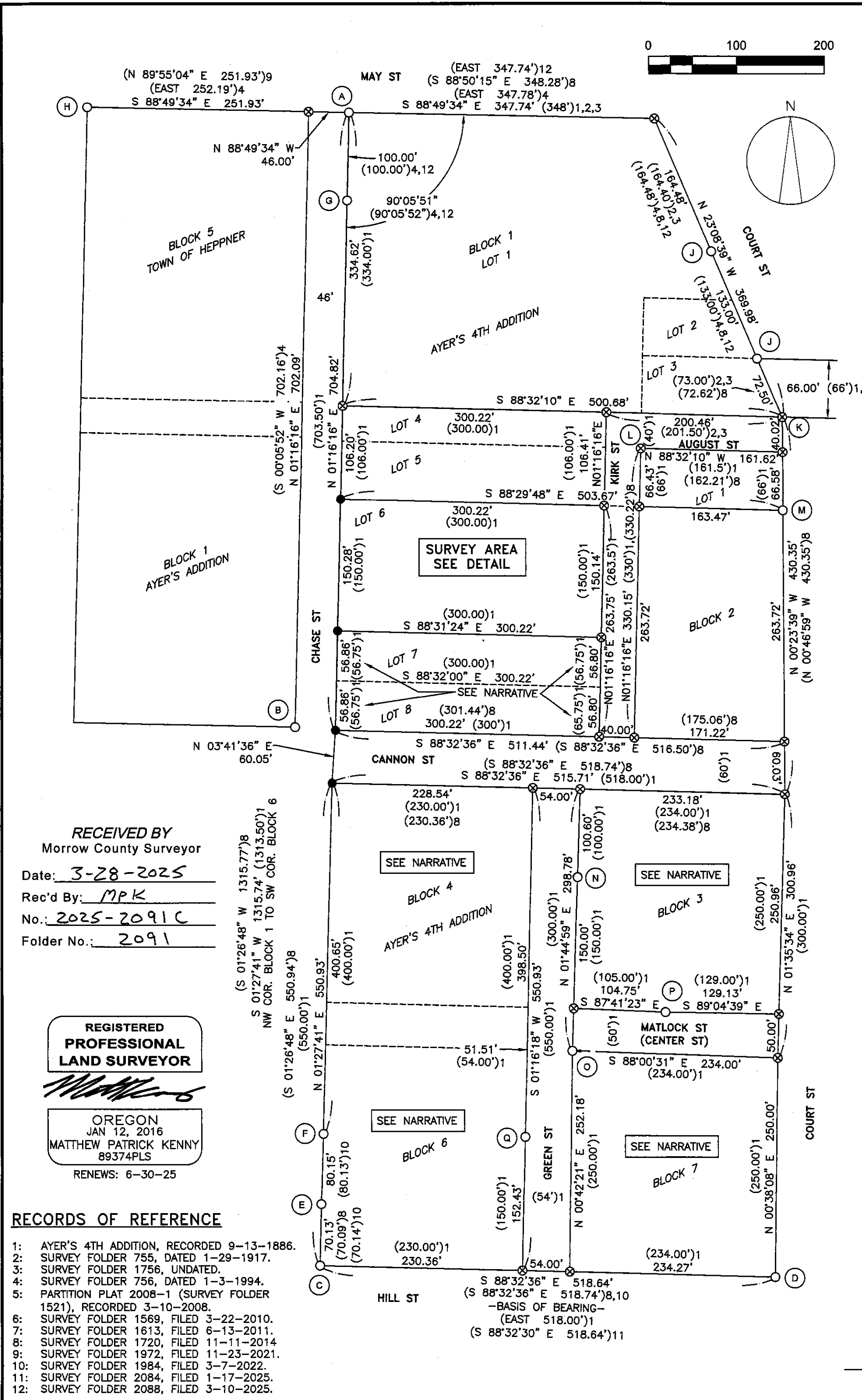


## LEGEND

- FOUND SURVEY MONUMENT, AS NOTED.
- SET 5/8" x 30" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE.
- ⊗ COMPUTED LOCATION, NOTHING FOUND OR SET.
- Ⓐ SURVEY MARKER IDENTIFIER. SEE MONUMENT TABLE.
- — — EXISTING FENCE LINE.

<b>KENNY LAND SURVEYING</b>		P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com	
SW1/4 NW1/4 OF SECTION 35, T2S, R26E, W.M., CITY OF HEPPNER, MORROW COUNTY, OREGON			
CLIENT:		DOUG AND KELLY HOLLAND	
PROJECT: 2470	DATE: DECEMBER 21, 2024	SHEET 1 OF 1	

2091



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Date: 3-28-2025  
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWALS: 6-30-25

## RECORDS OF REFERENCE

- 1: AYER'S 4TH ADDITION, RECORDED 9-13-1886.
- 2: SURVEY FOLDER 755, DATED 1-29-1917.
- 3: SURVEY FOLDER 1756, UNDATED.
- 4: SURVEY FOLDER 756, DATED 1-3-1994.
- 5: PARTITION PLAT 2008-1 (SURVEY FOLDER 1521), RECORDED 3-10-2008.
- 6: SURVEY FOLDER 1569, FILED 3-22-2010.
- 7: SURVEY FOLDER 1613, FILED 6-13-2011.
- 8: SURVEY FOLDER 1720, FILED 11-11-2014.
- 9: SURVEY FOLDER 1972, FILED 11-23-2021.
- 10: SURVEY FOLDER 1984, FILED 3-7-2022.
- 11: SURVEY FOLDER 2084, FILED 1-17-2025.
- 12: SURVEY FOLDER 2088, FILED 3-10-2025.