

2097

SURVEY NARRATIVE

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF DAVE ALLSTOTT OF ALLSTOTT CONSTRUCTION, LLC. THE PURPOSE IS TO IDENTIFY THE BOUNDARIES OF THAT TRACT DESCRIBED UNDER STATUTORY BARGAIN AND SALE DEED 2022-55532, MORROW COUNTY CLERK RECORDS, IN PREPARATION FOR SITE IMPROVEMENTS.

THE SUBJECT PROPERTY IS LOCATED WITHIN PORTIONS OF JONES 2ND ADDITION AND KINSMAN'S ADDITION. SURVEY FOLDERS 1843 AND 1987 (PARTITION PLAT 2022-5) ARE LOCATED WITHIN BLOCK 2 OF JONES 2ND ADDITION, DIRECTLY ABUTTING THE PROPERTY SURVEYED HEREON. CORNERS FROM THESE SURVEYS HAVE BEEN FOUND AND NOTED HEREON, BUT WERE NOT HELD FOR BOUNDARY RESOLUTION, FOR THE FOLLOWING REASONS: 1) SURVEYS HELD KINSMAN'S ADDITION AS BEING SENIOR TO JONES 2ND ADDITION. 2) DID NOT LOCATE THE EXISTING RECORD CORNERS FOUND IN JONES ADDITION AND JONES 2ND ADDITION AS REPORTED IN SURVEY FOLDER 1380. 3) INCORRECTLY CALCULATED REVERSION RIGHTS FOR VACATED CROSS STREET.

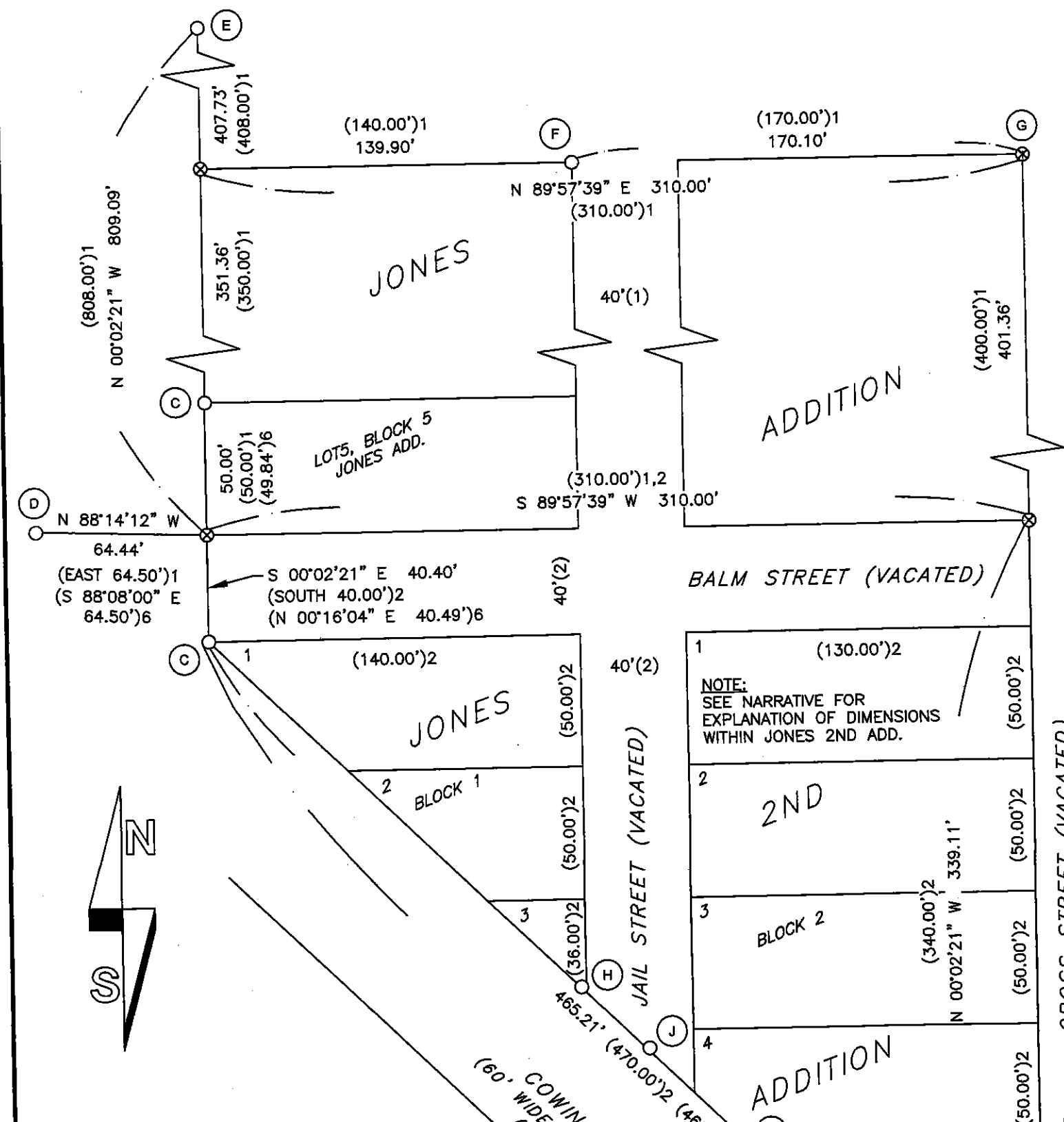
JONES 2ND ADDITION IS SENIOR TO KINSMAN'S ADDITION AS IT WAS SURVEYED 2 DAYS PRIOR. KINSMAN'S SPECIFICATIONS ALSO DESCRIBE BEGINNING AT A POINT BASED UPON THE SOUTHEAST CORNER OF LOT 6, BLOCK 2 OF JONES 2ND ADDITION. I HELD IRON PIPES NOTED HEREON AS MONUMENTS "C" AND "E" AND OFFSET THE RECORD PLAT DISTANCE OF 310.00 FEET EASTERLY IN COMPUTING JONES 2ND ADDITION. I HELD IRON PIPES AS FOUND AT THE SOUTHEAST CORNER OF LOT 6, KINSMAN'S ADDITION, AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, JONES 2ND ADDITION TO CONTROL THE SOUTHERLY BOUNDARY OF BOTH JONES 2ND AND KINSMAN'S ADDITIONS.

KINSMAN'S ADDITION WAS COMPUTED BY HOLDING MONUMENTS "A" AND "B" AS NOTED HEREON. THE NORTHEAST CORNER OF LOT 6 WAS COMPUTED ON LINE, AT 5.00 FEET SOUTHWESTERLY OF MONUMENT "B" PER KINSMAN'S AND KINSMAN'S 2ND ADDITIONS. THE NORTHWEST CORNER OF KINSMAN'S WAS COMPUTED BY HOLDING THE AFOREMENTIONED COMPUTED LOCATION OF JONES 2ND ADDITION, AT A DISTANCE OF 216.00 NORTH FROM THE NORTH LINE OF COWINS STREET (COUNTY ROAD) PER THE PLAT SPECIFICATIONS. I FIND 4.33 FEET OF EXCESS DISTANCE IN MEASURED VERSUS RECORD ALONG THE SOUTH SIDE OF KINSMAN'S ADDITION. LIKEWISE, I FIND 4.79 FEET OF DEFICIENCY IN MEASURED VERSUS RECORD ALONG THE SOUTH SIDE OF JONES 2ND ADDITION. CURRENT LINES OF OCCUPATION ALONG COWINS STREET INDICATE THIS ERROR SHOULD BE PLACED WITHIN LOT 1 OF KINSMAN'S ADDITION. LOTS 2-6 ALONG COWINS STREET HAVE BEEN COMPUTED AT RECORD 50.00' FROM MONUMENT "A", WITH REMAINDER PLACED WITHIN LOT 1. THE NORTHEAST CORNER OF LOT 1 WAS COMPUTED BY PROPORTION USING RECORD PLAT DISTANCES AS SHOWN. THE REMAINING DISTANCE BETWEEN THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF LOT 6 WAS DISTRIBUTED EQUALLY BETWEEN LOTS 2-6.

I FOUND A DISCREPANCY IN THE EXCEPTION FOR TAX LOT 1800 (FIRST EXCEPTION UNDER 2022-55532), AND THAT CONTAINED IN THE VESTING DEED FOR TAX LOT 1800 UNDER 2003-8684. THE DESCRIPTIONS DIFFER ALONG THE SOUTH AND WEST BOUNDARIES FOR TAX LOT 1800. I FOUND THAT THE ERROR LIES IN THE CURRENT DESCRIPTION OF 2022-55532. THIS IS RESOLVED BY REVIEWING THE SERIES OF CONVEYANCES UNDER BOOK 58, PAGE 25, BOOK 64, PAGE 289, BOOK 65, PAGE 550, AND BOOK 67, PAGE 525. IN SUMMARY, RECORD DESCRIPTIONS FOR TAX LOTS 1700 AND 1800 WERE EFFECTIVELY ADJUSTED BY DEED IN 1960 WHEN UNDER THE COMMON OWNERSHIP OF LAST NAME, BORMAN. SUBSEQUENT CONVEYANCES FOR TAX LOT 1800 ALL CONTINUE TO UTILIZE THE CORRECT DESCRIPTION PER THE ADJUSTMENT. THE TITLE HISTORY FOR TAX LOT 1700 HAS UTILIZED THE INCORRECT PRE-ADJUSTMENT DESCRIPTION WHEN EXCEPTING OUT TAX LOT 1800, BEGINNING WITH BOOK 67, PAGE 525 IN 1962 AND BEING PERPETUATED IN THE CURRENT VESTING DEED OF 2022-55532. THE LEGAL DESCRIPTION FOR TAX LOT 1700 SHOULD BE REVISED ACCORDINGLY.

THE SECOND EXCEPTION UNDER 2022-55532 CONSISTS OF A PORTION OF VACATED CROSS STREET FROM JONES 2ND ADDITION. THE ORIGINAL CONVEYANCE CAN BE FOUND UNDER BOOK 65, PAGE 528. THE DESCRIPTION BEGINS ALONG THE "CENTER" OF VACATED CROSS STREET AT ITS INTERSECTION WITH THE NORTHEASTERLY MARGIN OF COWINS STREET (AKA COUNTY ROAD). ITS CLEAR FROM CARRYING OUT THE BEARING AND DISTANCE CALLS OF THIS DESCRIPTION THAT THE "CENTER" OF VACATED CROSS STREET WAS ASSUMED TO BE 20.00 FEET EASTERLY OF THE EAST LINE OF BLOCK 2, JONES 2ND ADDITION. THE PLAT OF JONES 2ND ADDITION RESERVED 25.00 FEET ALONG ITS EASTERLY BOUNDARY FOR CROSS STREET. KINSMAN'S ADDITION THEN SUBSEQUENTLY ADDED AN ADDITIONAL 15.00 FEET FOR A TOTAL WIDTH OF 40.00 FEET. REVERSION RIGHTS ASSOCIATED WITH THE VACATION OF CROSS STREET CAN ONLY GO TO THE EXTENT OF THE ORIGINAL GRANTOR'S. IN THIS CASE, THAT WOULD BE THE PLAT BOUNDARY, BEING 25.00 FEET FOR PROPERTY WITHIN JONES 2ND ADDITION AND 15.00 FEET FOR THOSE WITHIN KINSMAN'S ADDITION. THE DESCRIPTIONS INTENT WAS TO CONVEY TO THE "CENTER" OF CROSS STREET. THE CENTER WAS INCORRECTLY ASSUMED TO BE AT THE MATHEMATICAL CENTER (20 FEET) RATHER THAN THE PLATTED CENTER (25 FEET). I COMPUTED THIS EXCEPTION BY HOLDING THE MATHEMATICAL CENTER OF CROSS STREET, APPLYING RECORD DEED DISTANCE ON LINE, NORTH AND NORTHWESTERLY, TO COMPUTE THE BEARING OF THE NORTH DEED LINE. I THEN EXTENDED THIS LINE TO INTERSECT THE PLATTED CENTER OF CROSS STREET. THE HATCHED AREA WITHIN THE DETAIL ON SHEET 2 IDENTIFIES THE DIFFERENCE BETWEEN THE MATHEMATICAL CENTER AND PLATTED CENTER OF VACATED CROSS STREET.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE, AND A GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARINGS IS THE EAST LINE OF KINSMAN'S ADDITION PER SURVEY FOLDER 229. DISTANCES ARE GROUND, INTERNATIONAL FEET.



RECORDS OF REFERENCE

- 1: JONES ADDITION, SURVEYED 11-6-1891, RECORDED 2-6-1892.
- 2: JONES 2ND ADDITION, SURVEYED 4-16-1892, RECORDED 5-9-1892.
- 3: KINSMAN'S ADDITION, SURVEYED 4-18-1892, RECORDED 4-25-1892.
- 4: SURVEY FOLDER 754, DATED JULY, 1916.
- 5: SURVEY FOLDER 229, FILED 6-15-1983.
- 6: SURVEY FOLDER 1380, FILED 5-2-2003.
- 7: SURVEY FOLDER 1843, FILED 10-22-2018.
- 8: SURVEY FOLDER 1987 (PARTITION PLAT 2022-5), RECORDED 4-12-2022.

MONUMENT TABLE

- | Symbol | Description |
|--------|--|
| (A) | HELD 1-1/4" I.D. IRON PIPE AS REPORTED IN SURVEY FOLDER 229. |
| (B) | HELD 5/8" REBAR PER SURVEY FOLDER 229. |
| (C) | HELD 3/4" O.D. IRON PIPE A REPORTED IN SURVEY FOLDER 1380. |
| (D) | FOUND 1-1/2" I.D. IRON PIPE MARKING S.E. CORNER LOT 5, BLOCK 7, AYER'S 4TH ADDITION. |
| (E) | HELD 1" O.D. IRON PIPE, ORIGIN UNKNOWN. APPROXIMATE S.W. CORNER LOT 4, BLOCK 3, JONES ADDITION. |
| (F) | FOUND 1" I.D. IRON PIPE, ORIGIN UNKNOWN. APPROXIMATE S.E. CORNER LOT 3, BLOCK 4, JONES ADDITION. |
| (G) | FENCE CORNER AT THE APPROXIMATE S.E. CORNER OF LOT 6, BLOCK 7, JONES ADDITION. |
| (H) | FOUND 1/2" I.D. IRON PIPE. NOT HELD FOR THIS SURVEY. LOCATED N 41°20'26" W, 2.82' FROM THE COMPUTED SOUTH CORNER OF LOT 3, BLOCK 1, JONES 2ND ADDITION. |
| (J) | FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP PER SURVEY FOLDER 1843 OR 1987. NOT HELD FOR THIS SURVEY. SEE SHEET 2 & NARRATIVE. |
| (K) | FOUND BENT 3/8" STEEL PIN. NOT HELD FOR THIS SURVEY. LOCATED S 79°52'27" E, 4.97' FROM THE COMPUTED S.E. CORNER OF LOT 4, KINSMAN'S ADDITION. |
| (L) | FOUND PROTRUDING 1" IRON PIPE AT EAST SIDE OF TREE STUMP AS REPORTED IN SURVEY FOLDER 229. PIPE IS NOT STABLE AND SUBJECT TO MOVEMENT. NOT HELD THIS SURVEY. APPROXIMATE LOCATION IS S 52°43'44" E, 2.96' FROM COMPUTED N.E. CORNER LOT 4, KINSMAN'S ADDITION. |
| (M) | FOUND PROTRUDING 1" O.D. IRON PIPE SET FIRMLY IN THE GROUND. ORIGIN UNKNOWN. NOT HELD IN THIS SURVEY. LOCATED S 77°27'56" E, 5.41' FROM COMPUTED N.E. CORNER LOT 4, KINSMAN'S ADDITION. |

SEE DETAIL MAP ON SHEET 2



LEGEND

- FOUND SURVEY MONUMENT, AS NOTED.
- SET 5/8" X 30" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊗ COMPUTED LOCATION, NOTHING FOUND OR SET.
- (A) SURVEY MARKER IDENTIFIER. SEE MONUMENT TABLE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWALS: 6-30-25

RECEIVED BY
Morrow County Surveyor

Date: 4-11-2025
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	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com	
	NE1/4 SW1/4 OF SECTION 35, T2S, R26E, W.M., CITY OF HEPPNER, MORROW COUNTY, OREGON	
CLIENT: ALLSTOTT CONSTRUCTION, LLC		
PROJECT: 2505	DATE: MARCH 20, 2025	SHEET 1 OF 2

2097

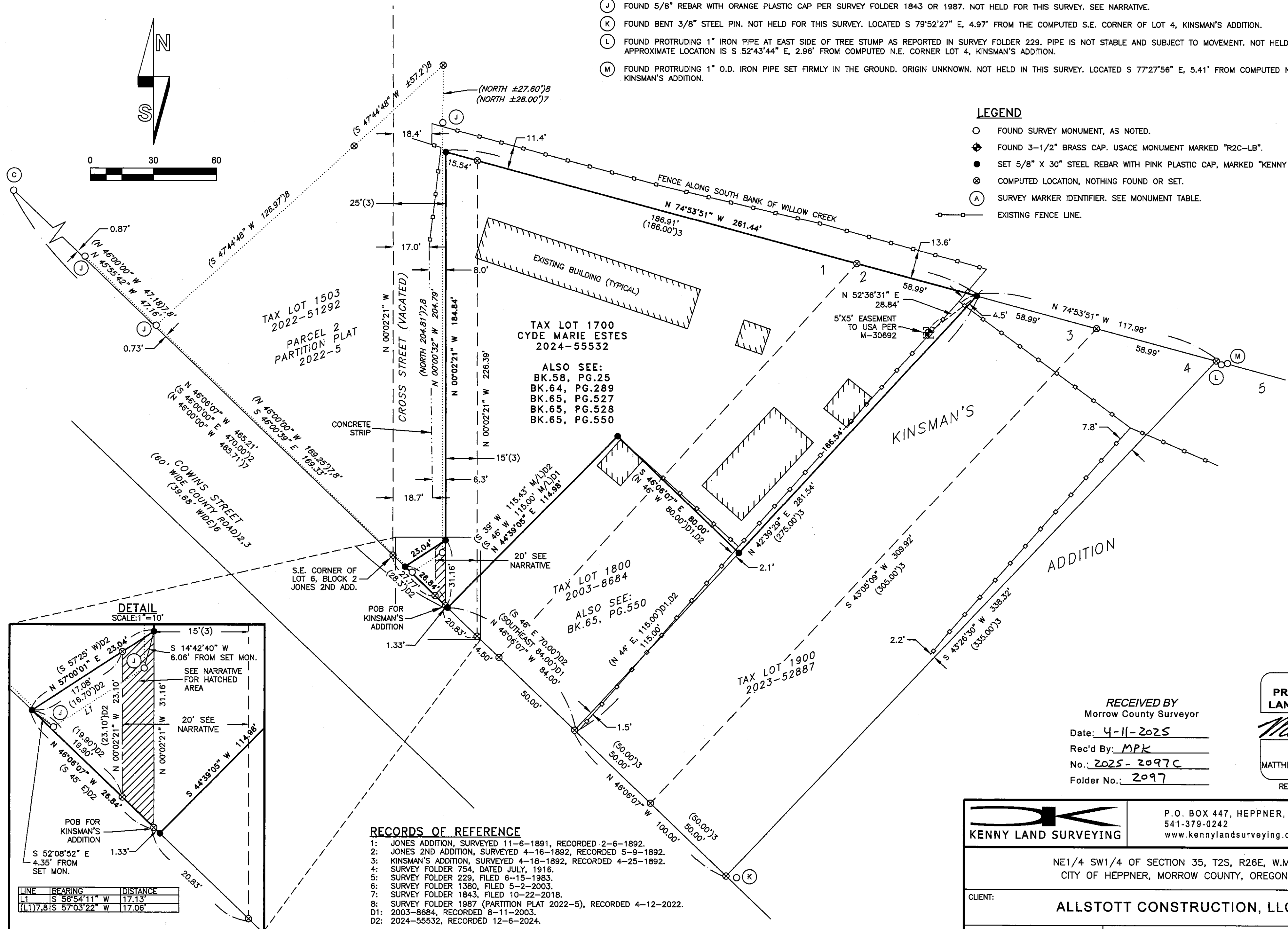
SURVEY NARRATIVE - SEE SHEET 1

MONUMENT TABLE

- (C) HELD 3/4" O.D. IRON PIPE A REPORTED IN SURVEY FOLDER 1380.
 (J) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP PER SURVEY FOLDER 1843 OR 1987. NOT HELD FOR THIS SURVEY. SEE NARRATIVE.
 (K) FOUND BENT 3/8" STEEL PIN. NOT HELD FOR THIS SURVEY. LOCATED S 79°52'27" E, 4.97' FROM THE COMPUTED S.E. CORNER OF LOT 4, KINSMAN'S ADDITION.
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LEGEND

- FOUND SURVEY MONUMENT, AS NOTED.
 ◆ FOUND 3-1/2" BRASS CAP. USACE MONUMENT MARKED "R2C-LB".
 ● SET 5/8" X 30" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374".
 ⊗ COMPUTED LOCATION, NOTHING FOUND OR SET.
 (A) SURVEY MARKER IDENTIFIER. SEE MONUMENT TABLE.
 ——— EXISTING FENCE LINE.



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 Morrow County Surveyor
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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS
 RENEWS: 6-30-25

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