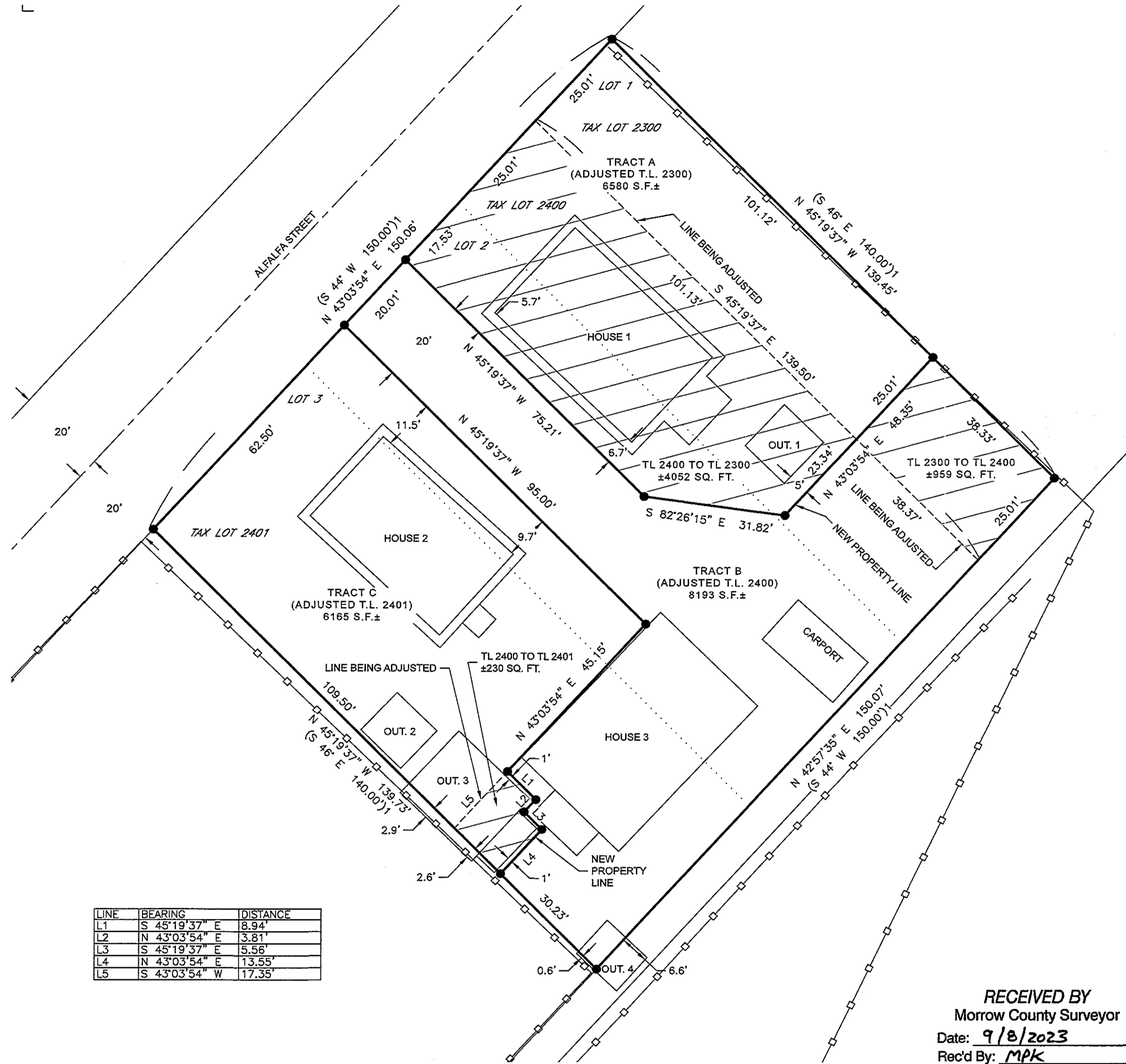
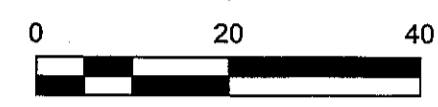
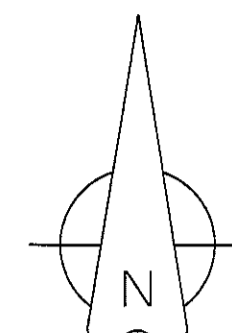


2044

# PROPERTY LINE ADJUSTMENT

NE 1/4, SW 1/4, SECTION 35, T2S, R26E, W.M.,  
CITY OF HEPPNER, MORROW COUNTY, OR



LINE	BEARING	DISTANCE
L1	S 45°19'37" E	8.94'
L2	N 43°03'54" E	3.81'
L3	S 45°19'37" E	5.56'
L4	N 43°03'54" E	13.55'
L5	S 43°03'54" W	17.35'

## SURVEYOR'S CERTIFICATE & NARRATIVE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MAPPED THIS PROPERTY LINE ADJUSTMENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY CODE OF THE CITY OF HEPPNER, MORROW COUNTY, OR.

THIS RECORD OF SURVEY HAS BEEN PREPARED AT THE REQUEST OF THE RANDY LOTT ESTATE TO ADJUST THE PROPERTY LINES COMMON TO TAX LOTS 2300, 2400, & 2401 OF MAP 2S26E35CA. THE REVISED BOUNDARY LINE AS SHOWN HAS BEEN ESTABLISHED AT THE DIRECTION OF MY CLIENT. THIS PROPERTY LINE ADJUSTMENT SURVEY IS BEING RECORDED TO SATISFY THE CONDITIONS OF APPROVAL AS OUTLINED IN THE CITY OF HEPPNER PROPERTY LINE ADJUSTMENT APPROVAL DEEDS HAVE BEEN FILED WITH THE MORROW COUNTY CLERKS OFFICE. SEE 2022-52215, 2022-52351, AND 2022-52400.

IN DETERMINATION OF BLOCKS 1 AND 2 OF KINSMAN'S 2ND ADDITION, I HOLD THE RESOLUTION AS DETERMINED IN SURVEY FOLDER 229 (R2) AND SURVEY FOLDER 622 (R3). I HOLD THE WEST LINE OF BLOCK 1 AND THE INTERIOR ANGLE OF THE WEST LINE OF BLOCK 1 AND THE NORTH LINE OF BLOCK 1 PER R2. I THEN APPLIED THE RESULTING BEARING OF THE NORTH LINE OF BLOCK 1 TO THE SOUTH LINE OF BLOCK 1 AND EXTENDED TO THE EASTERLY LINE OF BLOCK 2 AS DETERMINED BY HOLDING FOUND MONUMENTATION FROM R3, BEING 8.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF BLOCK 2 PER SAID R3. I THEN PROPORTIONED BLOCK 1 AND 2, AND THE LOTS WITHIN BLOCK 2 ACCORDING TO THE PLAT OF KINSMAN'S 2ND ADDITION. RESULTING LOTS 1-3 OF BLOCK 2 WERE THEN USED TO COMPUTE RECORD DEED DESCRIPTIONS. THE RESULTING CONFIGURATION (POST ADJUSTMENT) AS SHOWN IN THIS SURVEY WAS DETERMINED AT THE DIRECTION OF MY CLIENT.

I PERFORMED PARTITION PLAT 2021-4 (FOLDER 1912) WITHIN BLOCK 1 OF KINSMAN'S SECOND ADDITION IN 2021. IN MY RESEARCH FOR THAT SURVEY, FOLDER 622 WAS NOT LOCATED. IN ADDITION, I HELD THE 1-1/4" IRON PIPE NEAR THE NORTHWEST CORNER OF BLOCK 1 RATHER THAN THE NORTHWEST CORNER OF BLOCK 1 AS UTILIZED IN FOLDER 229. AT THE TIME I WAS CERTAIN THAT THE 1-1/4" IRON PIPE NEAR THE NORTHWEST CORNER OF BLOCK 1 WAS SET BY TURNER IN HIS 1916 SURVEY (FOLDER 754), DELINEATING THE TRUE NORTHWEST CORNER OF BLOCK 1. AFTER FURTHER INVESTIGATION INTO THE OCCUPATION LINES WITHIN BLOCK 2 OF THIS SURVEY, AND RESOLUTIONS BY FOLDERS 229 AND 622, I AM NO LONGER CERTAIN THAT THE 1-1/4" PIPE SHOULD BE HELD FOR THE NORTHWEST CORNER OF BLOCK 1. FURTHER INVESTIGATION INDICATES THIS PIPE MAY BE INTENDED TO MARK BOUNDARIES IN MORROWS ADDITION TO THE NORTH. RESOLUTION PER FOLDERS 229 AND 622 CORRESPOND MORE CLOSELY TO THE OCCUPATION LINES WITHIN BLOCK 2 THAN THAT OF MY RESOLUTION PER FOLDER 1912. IN ADDITION, THE RESOLUTION OF FOLDER 229 FOUND AND HELD UNRECORDED IRON PIPES AT THE NORTHEAST CORNER OF BLOCK 1 OF KINSMAN'S 2ND ADDITION AND THE NORTHWEST CORNER OF LOT 5 OF KINSMAN'S ADDITION. I WAS UNABLE TO LOCATE THESE MONUMENTS BUT FEEL THESE UNRECORDED MONUMENTS MUST HAVE BEEN RELIED UPON AS THE BOUNDARY CORNERS BY OWNERS FOR IMPROVEMENTS. IN SUMMARY, THE BOUNDARY RESOLUTION SHOWN IN THIS SURVEY PERPETUATES THOSE PER FOLDERS 229 AND 622. PARTITION PLAT 2021-4 IS PROPOSED TO BE REVISED BY REPLAT AT A FUTURE DATE. THE LOCATION OF FOUND MONUMENTS PER PARTITION PLAT 2021-4 HAVE BEEN NOTED ON SHEET 2.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. DISTANCES ARE GROUND, INTERNATIONAL FEET. BASIS OF BEARING IS NAD 83(2011) OREGON NORTH STATE PLANE AS DETERMINED BY GNSS OBSERVATIONS.

RECEIVED BY  
Morrow County Surveyor  
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No.: 2023-2044C  
Folder No.: 2044

*Matthew P. Kenny* 9-6-2023  
MATTHEW P. KENNY, PLS DATE  
CERTIFICATE NO. 89374

SEE SHEET 2 FOR BOUNDARY RESOLUTION DETAIL

### LEGEND

- SET 5/8" X 30" STEEL REBAR WITH PINK PLASTIC CAP MARKED, "KENNY LS89374".
- LOT LINES PER KINSMAN'S 2ND ADDITION
- EXISTING FENCE LINES
- ▨ AREA PROPOSED FOR TRANSFER
- OUT. OUTBUILDING
- S.F. SQUARE FEET

### RECORDS OF REFERENCE

- R1: KINSMAN'S 2ND ADDITION TO HEPPNER
- R2: FOLDER 229 BY EARL MING, DATED 5-31-1983
- R3: FOLDER 622 BY GARY LANGLITZ, DATED JULY 1982



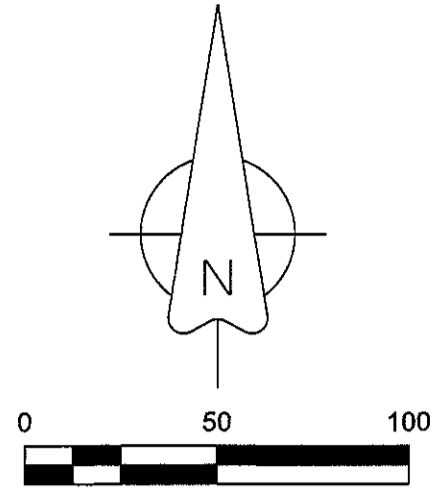
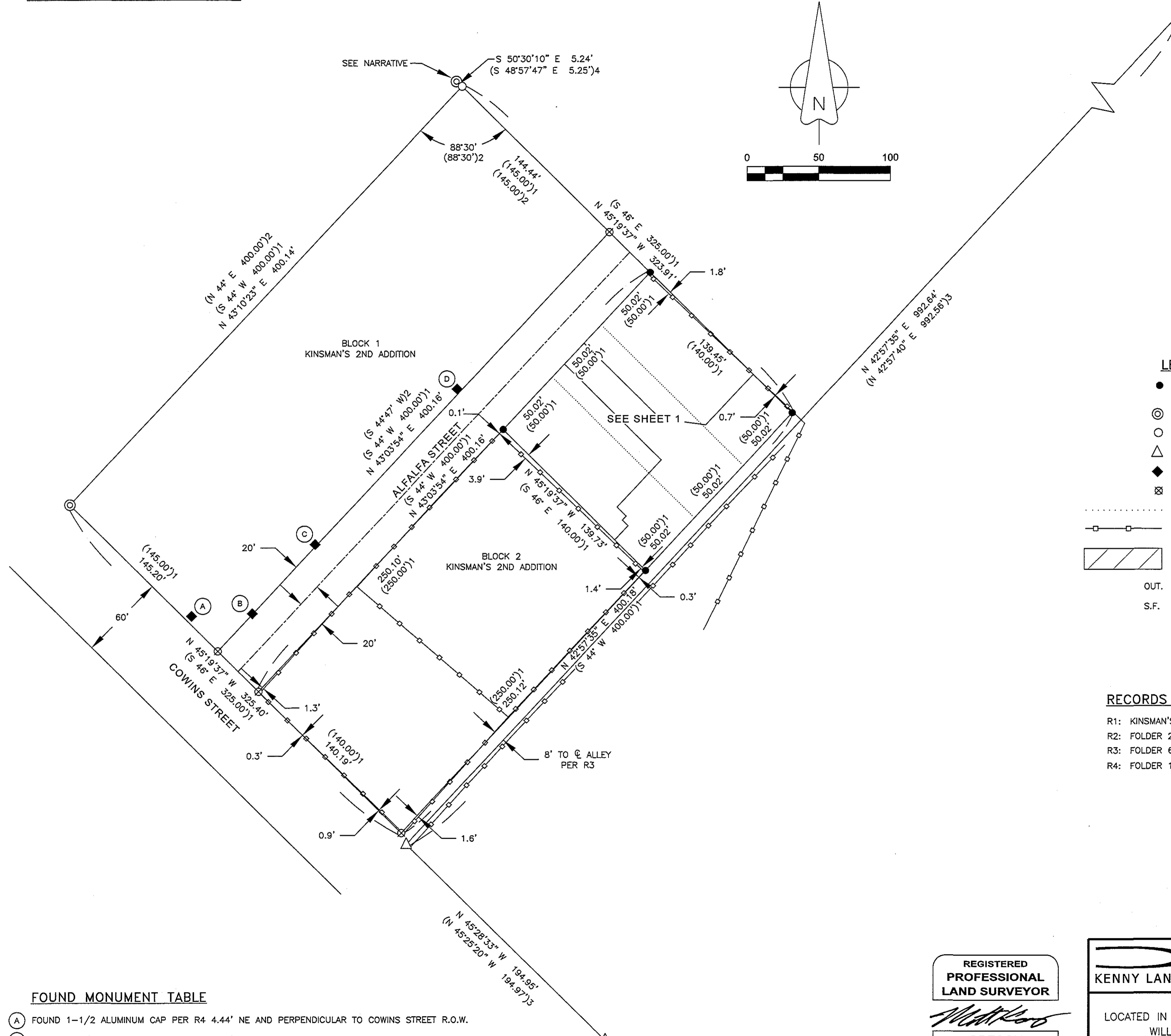
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-25

	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	PROPERTY LINE ADJUSTMENT LOCATED IN THE SW1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, CITY OF HEPPNER, MORROW COUNTY, OR
CLIENT:	<b>RANDY LOTT ESTATE</b>
PROJECT: 22-21	DR: MPK CH: MPK DATE: 10-10-2022 SHEET 1 OF 2

2044

2042

BOUNDARY RESOLUTION DETAIL



LEGEND

- SET 5/8" X 30" STEEL REBAR WITH PINK PLASTIC CAP MARKED, "KENNY LS89374".
- ⊙ FOUND 1-1/4" IRON PIPE. SEE NARRATIVE.
- FOUND 5/8" REBAR PER R2.
- △ FOUND 3-1/2" ALUMINUM CAP PER R3.
- ◆ FOUND 1-1/2" ALUMINUM CAP PER R4. SEE NARRATIVE.
- ⊠ CALCULATED POSITION.
- LOT LINES PER KINSMAN'S 2ND ADDITION
- - - - - EXISTING FENCE LINES
- ▨ AREA PROPOSED FOR TRANSFER
- OUT. OUTBUILDING
- S.F. SQUARE FEET

RECORDS OF REFERENCE

- R1: KINSMAN'S 2ND ADDITION TO HEPPNER
- R2: FOLDER 229, DATED 5-31-1983
- R3: FOLDER 622, DATED JULY 1982
- R4: FOLDER 1912 (PARTITION PLAT 2021-4), RECORDED 1-29-2021

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FOUND MONUMENT TABLE

- (A) FOUND 1-1/2 ALUMINUM CAP PER R4 4.44' NE AND PERPENDICULAR TO COWINS STREET R.O.W.
- (B) FOUND 1-1/2 ALUMINUM CAP PER R4 0.34' NW AND PERPENDICULAR TO ALFALFA STREET R.O.W.
- (C) FOUND 1-1/2 ALUMINUM CAP PER R4 1.14' NW AND PERPENDICULAR TO ALFALFA STREET R.O.W.
- (D) FOUND 1-1/2 ALUMINUM CAP PER R4 2.80' NW AND PERPENDICULAR TO ALFALFA STREET R.O.W.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Matthew Patrick Kenny*  
 OREGON  
 JAN 12, 2016  
 MATTHEW PATRICK KENNY  
 89374PLS  
 RENEWS: 6-30-25

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CLIENT:	<b>RANDY LOTT ESTATE</b>
PROJECT: 22-21	DR: MPK CH: MPK DATE: 10-10-2022 SHEET 2 OF 2

2044