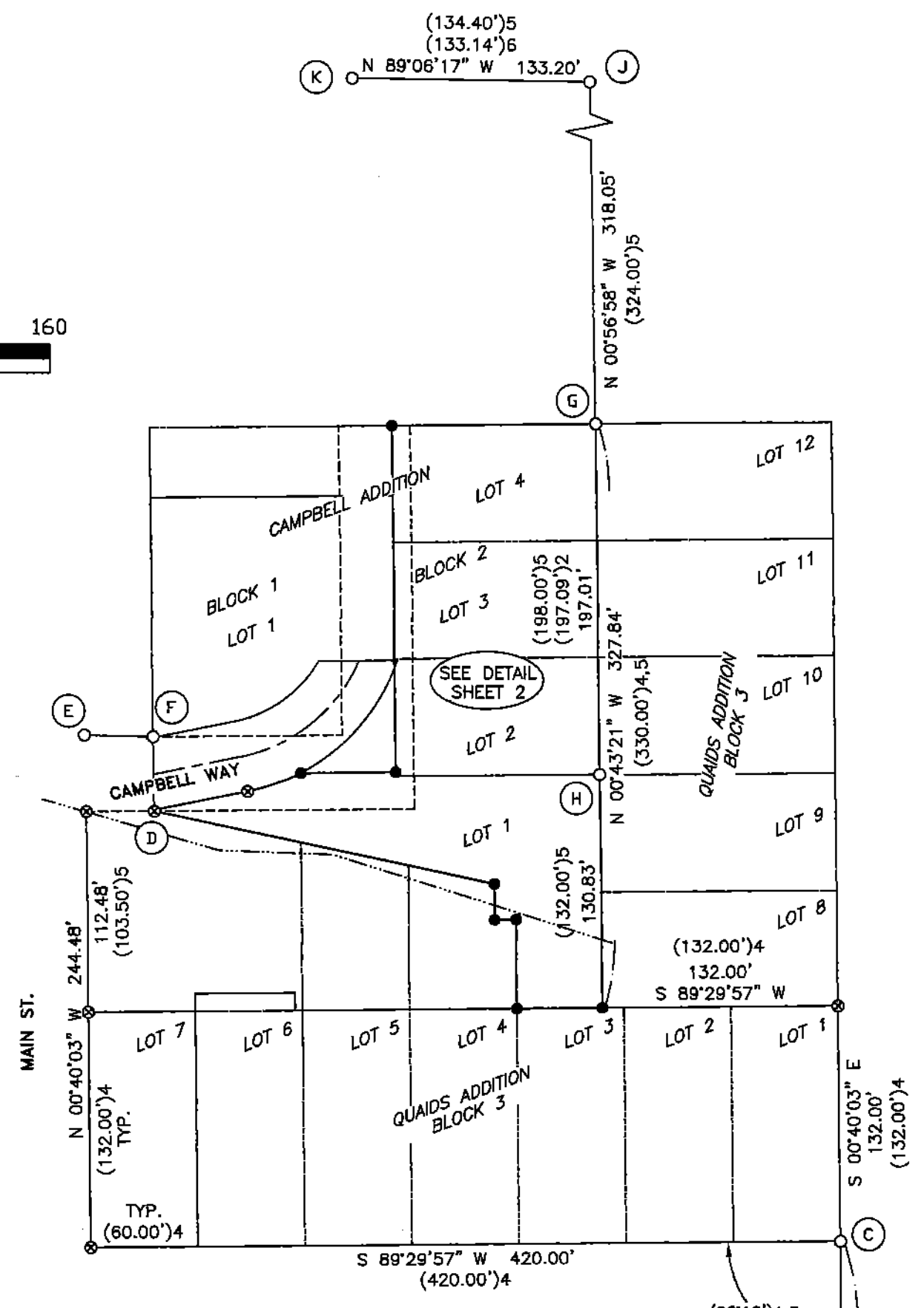
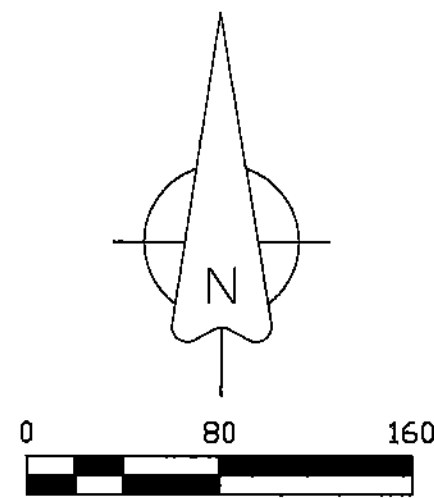


RECORD OF SURVEY

LOTS 1-4, BLOCK 1, CAMPBELL ADDITION
 LOCATED IN THE SW1/4 OF SECTION 26, T2S, R26E, W.M.,
 CITY OF HEPPNER, MORROW COUNTY, OREGON



LEGEND

- FOUND SURVEY MONUMENT AS NOTED.
- SET 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊙ COMPUTED LOCATION, NOTHING FOUND OR SET.
- EXISTING EASEMENT AS NOTED ON SHEET 2.
- PLAT LINES FROM QUAIDS & CAMPBELL ADDITIONS.

RECORDS OF REFERENCE

- 1: SURVEY FOLDER 2, DATED 10-23-1974.
- 2: SURVEY FOLDER 532, DATED 2-26-1987.
- 3: SURVEY FOLDER 1719, FILED 11-11-2014.
- 4: QUAIDS ADDITION, PLAT BOOK 1, PAGE 10.
- 5: CAMPBELL ADDITION, PLAT BOOK 2, PAGE 12.
- 6: SURVEY FOLDER 653, DATED 11-4-1985.

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JEFF SCHLAHT. THE PURPOSE IS TO IDENTIFY THE BOUNDARIES OF THAT TRACT DESCRIBED UNDER DOCUMENT NO. 2022-52281 IN PREPARATION FOR FENCE CONSTRUCTION.

TO LOCATE THE LOTS AND BLOCKS WITHIN CAMPBELL ADDITION, I FIRST DETERMINED THE BOUNDARY OF BLOCK 3 OF QUAIDS ADDITION. CAMPBELL ADDITION ABUTS BLOCK 3 OF QUAIDS ADDITION ON THE SOUTH AND EAST AND UTILIZES THE EXACT SAME NORTH-SOUTH AND EAST-WEST DIMENSIONS AS USED IN QUAIDS ADDITION.

I HELD MONUMENTS A, B, AND C TO DETERMINE THE BEARING OF THE SOUTH AND EAST LINES OF BLOCK 3, QUAIDS ADDITION. THIS IS CONSISTENT WITH THE METHOD USED IN SURVEY FOLDER 1719 FOR BLOCK 2 OF QUAIDS ADDITION. I THEN UTILIZED THE COMPUTED BEARINGS AND APPLIED RECORD PLAT DISTANCES FROM MONUMENT C TO COMPUTE THE SOUTHWEST CORNER OF LOT 8, BLOCK 3 QUAIDS ADDITION WHICH IS ALSO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 CAMPBELL ADDITION. I THEN HELD MONUMENT G AS THE NORTHWEST CORNER OF LOT 12, BLOCK 3 QUAIDS ADDITION, ALSO BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 2 CAMPBELL ADDITION. THE REMAINDER OF LOTS 1-4, BLOCK 2 AND ORIGINAL CAMPBELL STREET WERE COMPUTED USING RECORD PLAT DISTANCES MEASURED FROM THE EAST LINE OF THE ADDITION.

I FOUND THE INITIAL POINT BENT AND LEANING EASTERLY, AND THE SOUTHWEST CORNER OF LOT 1 BLOCK 1, NOTED HEREON AS MONUMENTS D AND F RESPECTIVELY. I HELD MONUMENT F AND THE LATITUDE OF MONUMENT D TO DETERMINE THE LOCATION OF ORIGINAL CAMPBELL WAY. RELOCATED CAMPBELL STREET WAS THEN COMPUTED PER THE MAP AND DESCRIPTION PROVIDED IN BOOK 71, PAGE 183. I HELD THE CENTER OF AFOREMENTIONED CAMPBELL WAY AND HELD THE NORTH-SOUTH TANGENT CENTERLINE AS BEING 126 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 2. I THEN FIT A 92-FOOT RADIUS TANGENT CURVE PER THE DEED, AND REMOVED THAT PORTION VACATED BY ORDINANCE NO. 396.

A ±9-FOOT DISCREPANCY IN THE PLAT OF CAMPBELL ADDITION WAS NOTED ON SURVEY FOLDER 653. THIS SAME ERROR (8.98') CAN BE FOUND IN THE DISTANCE BETWEEN THE SOUTHWEST CORNER OF CAMPBELL WAY PER CAMPBELL ADDITION AND THE NORTHWEST CORNER OF LOT 7, BLOCK 3 OF QUAIDS ADDITION. AS A RESULT, CAMPBELL WAY AS MONUMENTED LIES ABOUT 9 FEET NORTH OF THE LOCATION AS REPORTED ON THE PLAT. THIS EFFECTIVELY SHORTENS LOT 1, BLOCK 1 BY THAT SAME AMOUNT. IT SHOULD BE NOTED THAT THIS DOES NOT AFFECT THE CURRENT OWNERSHIP DESCRIBED UNDER 2019-44387, BEING THE SOUTH 134 FEET OF LOT 1, BLOCK 1.

ANY REVERSIONARY RIGHTS OBTAINED FROM VACATION AND AS DESCRIBED IN RECORD DEED DOCUMENTS SHOULD RUN TO THE CENTERLINE OF THE ORIGINAL PLATTED LOCATION OF CAMPBELL STREET AS VACATED IN 1957. THE STREET RELOCATION PER BOOK 71, PAGE 183 WAS A PUBLIC ROAD DEDICATION ONLY AND DID NOT BY ITS CREATION, OR VACATION, ALTER ANY RECORD LOT LINE LOCATIONS OF CAMPBELL ADDITION.

RECORD DEED DESCRIPTION 2022-52281 IS CONSISTENT WITH THE ORIGINAL CONVEYANCE DESCRIBED UNDER BOOK 70, PAGE 372. AN ADDITIONAL CONVEYANCE WAS EXECUTED UNDER 1984-23163 WHICH HAS NOT BEEN INCORPORATED INTO SUBSEQUENT CONVEYANCE DOCUMENTS IN THE TITLE HISTORY FOR THIS PROPERTY. INSTEAD OF THE ADDITION OF A STATEMENT READING, "TOGETHER WITH THAT PORTION OF VACATED CAMPBELL STREET AND VACATED CAMPBELL WAY THAT ADHERE THERETO", OR SIMILAR WAS INCORPORATED. I BELIEVE THE INTENT OF THIS VACATION STATEMENT COINCIDES WITH THE INTENT OF THAT DESCRIPTION UNDER 1984-23163. UN UPDATED LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY MAY BE BENEFICIAL TO CLEAR UP ANY CONFUSING OR CONFLICTING VERBIAGE USED IN PAST DESCRIPTIONS.

THIS SURVEY WAS PERFORMED WITH TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE. BASIS OF BEARINGS IS NAD 83(11) OREGON NORTH STATE PLANE. DISTANCES ARE GROUND, INTERNATIONAL FEET.

MONUMENT TABLE

- (A) HELD 2-1/2" BRASS CAP PER SURVEY FOLDER 1677.
- (B) HELD 5/8" REBAR PER SURVEY FOLDER 2.
- (C) HELD NAIL INSIDE 1-1/2" I.D. IRON PIPE AS FOUND IN SURVEY FOLDER 2. ORIGIN UNKNOWN.
- (D) 2" I.D. IRON PIPE BADLY BENT AND LEANING EASTERLY. INITIAL POINT FOR CAMPBELL ADDITION. HELD FOR LATITUDE ONLY. BEARS N 89°29'57" E, 0.81 FEET FROM COMPUTED LOCATION.
- (E) 1" O.D. IRON PIPE. REPORTED IN SURVEY FOLDER 653 AS 1/2" IRON PIPE. NOT HELD IN THIS SURVEY.
- (F) HELD 1/2" I.D. IRON PIPE PER CAMPBELL ADDITION. BENT, MEASURED AND HELD SPIN POINT LOCATION.
- (G) HELD 2" O.D. IRON PIPE, ORIGIN UNKNOWN. REPORTED IN SURVEY FOLDERS 532 AND 653. 5/8" REBAR PER SURVEY FOLDER 653 BEARS N 00°43'21" W, 1.20 FEET.
- (H) HELD DEPARTURE OF 1/2" REBAR PER SURVEY FOLDER 532.
- (J) 3/4" O.D. IRON PIPE. BENT, MEASURED AND REPORTED SPIN POINT LOCATION. REPORTED LOCATION ONLY. NOT HELD FOR THE RESOLUTION IN THIS SURVEY.
- (K) 1/2" SMOOTH STEEL PIN LEANING SLIGHTLY. NO SPIN POINT DISCERNIBLE. REPORTED LOCATION ONLY, NOT HELD FOR THE RESOLUTION IN THIS SURVEY.

RECEIVED BY
 Morrow County Surveyor

Date: 12-23-2024
 Rec'd By: MPK
 No.: 2024-2081C
 Folder No.: 2081

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

KENNY LAND SURVEYING

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

LOTS 1-4, BLOCK 1, CAMPBELL ADDITION
 SW1/4 OF SECTION 26, T2S, R26E, W.M.,
 CITY OF HEPPNER, MORROW COUNTY, OREGON

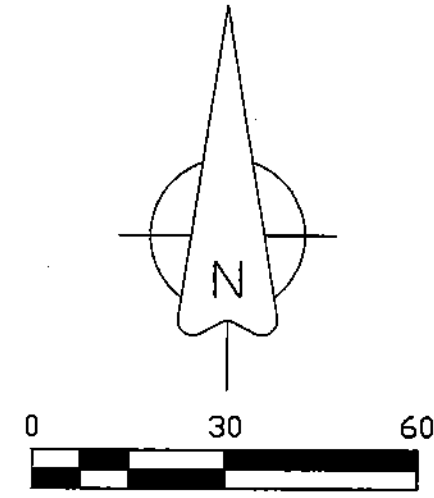
CLIENT: **JEFF SCHLAHT**

PROJECT: 23-08 DR: MPK CH: MPK DATE: SEPT. 28, 2023 SHEET 1 OF 2

2081

RECORD OF SURVEY

LOTS 1-4, BLOCK 1, CAMPBELL ADDITION
 LOCATED IN THE SW1/4 OF SECTION 26, T2S, R26E, W.M.,
 CITY OF HEPPNER, MORROW COUNTY, OREGON



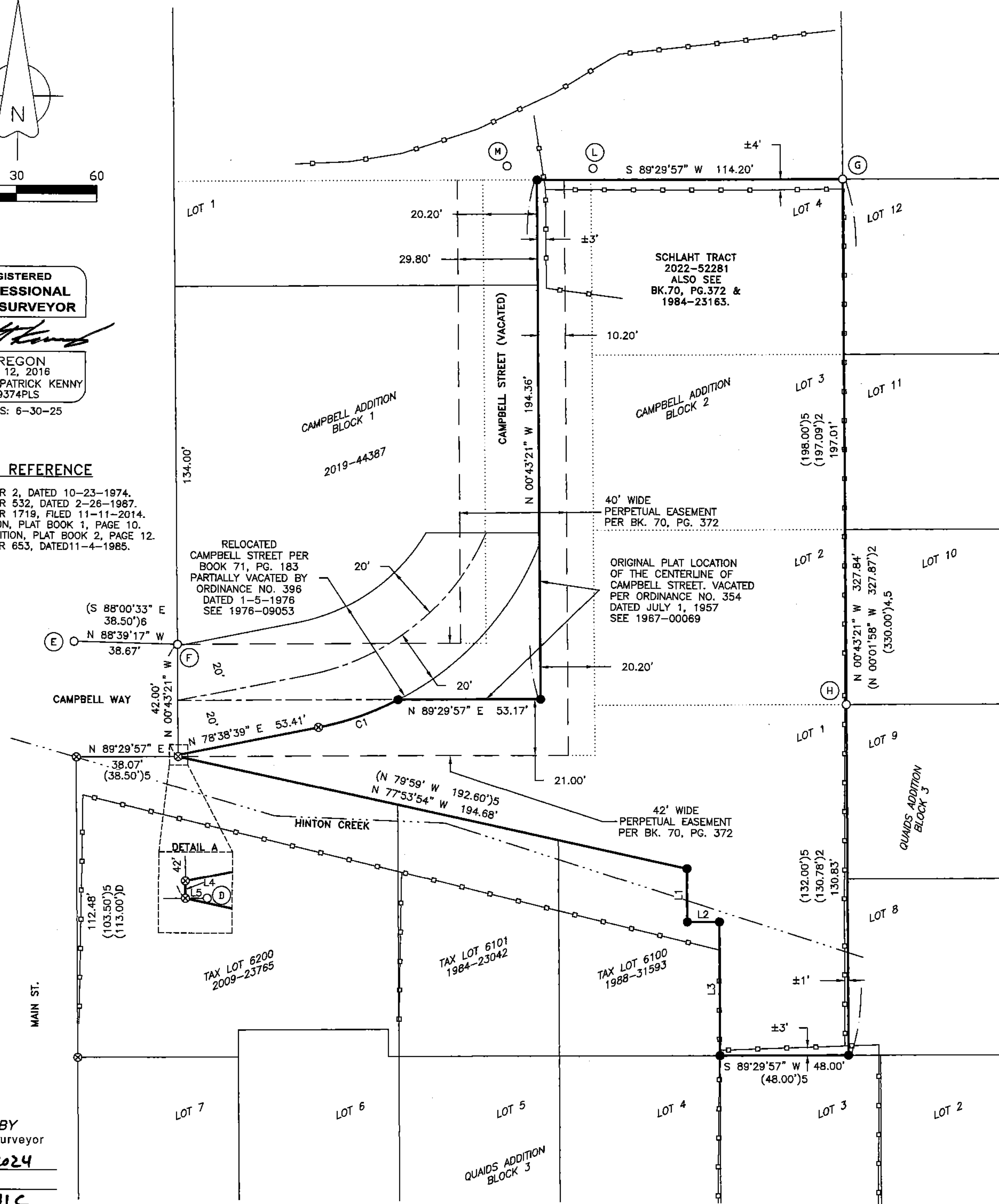
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Matthew Patrick Kenny

OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
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- 5: CAMPBELL ADDITION, PLAT BOOK 2, PAGE 12.
- 6: SURVEY FOLDER 653, DATED 11-4-1985.



MONUMENT TABLE

- (D) 2" I.D. IRON PIPE BADLY BEND AND LEANING EASTERLY. INITIAL POINT FOR CAMPBELL ADDITION. HELD FOR LATITUDE ONLY. BEARS N 89°29'57" E, 0.81 FEET FROM COMPUTED LOCATION.
- (E) 1" O.D. IRON PIPE. REPORTED IN SURVEY FOLDER 653 AS 1/2" IRON PIPE. NOT HELD IN THIS SURVEY.
- (F) HELD 1/2" I.D. IRON PIPE PER CAMPBELL ADDITION. BENT, MEASURED AND HELD SPIN POINT LOCATION.
- (G) HELD 2" O.D. IRON PIPE, ORIGIN UNKNOWN. REPORTED IN SURVEY FOLDERS 532 AND 653. 5/8" REBAR PER SURVEY FOLDER 653 BEARS N 00°43'21" W, 1.20 FEET.
- (H) HELD DEPARTURE OF 1/2" REBAR PER SURVEY FOLDER 532.
- (L) 5/8" REBAR, REPORTED AS 1/2" IR IN SURVEY FOLDER 653. NOT HELD. BEARS N 77°58'15" E, 21.43' FROM SET LOCATION. ORIGIN UNKNOWN.
- (M) 5/8" REBAR PER SURVEY FOLDER 653. NOT HELD. BEARS N 65°21'33" W, 12.32' FROM SET LOCATION.

LEGEND

- FOUND SURVEY MONUMENT AS NOTED.
- SET 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊗ COMPUTED LOCATION, NOTHING FOUND OR SET.
- EXISTING FENCE LINE
- ROAD CENTERLINE
- EXISTING EASEMENT AS NOTED
- PLATTED LINES AND ROADS FROM CAMPBELL ADDITION

LINE	BEARING	DISTANCE
L1	N 00°43'21" W	20.00'
L2	S 89°29'57" W	12.00'
L3	N 00°43'21" W	50.00'
L4	N 00°43'21" W	0.65'
L5	N 89°29'57" E	0.81'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.00'	31.75'	31.65'	N 70°31'19" E	16°14'41"

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<p>KENNY LAND SURVEYING</p>	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	LOTS 1-4, BLOCK 1, CAMPBELL ADDITION SW1/4 OF SECTION 26, T2S, R26E, W.M., CITY OF HEPPNER, MORROW COUNTY, OREGON
CLIENT:	JEFF SCHLAHT
PROJECT: 23-08	DR: MPK CH: MPK DATE: SEPT. 28, 2023 SHEET 2 OF 2

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