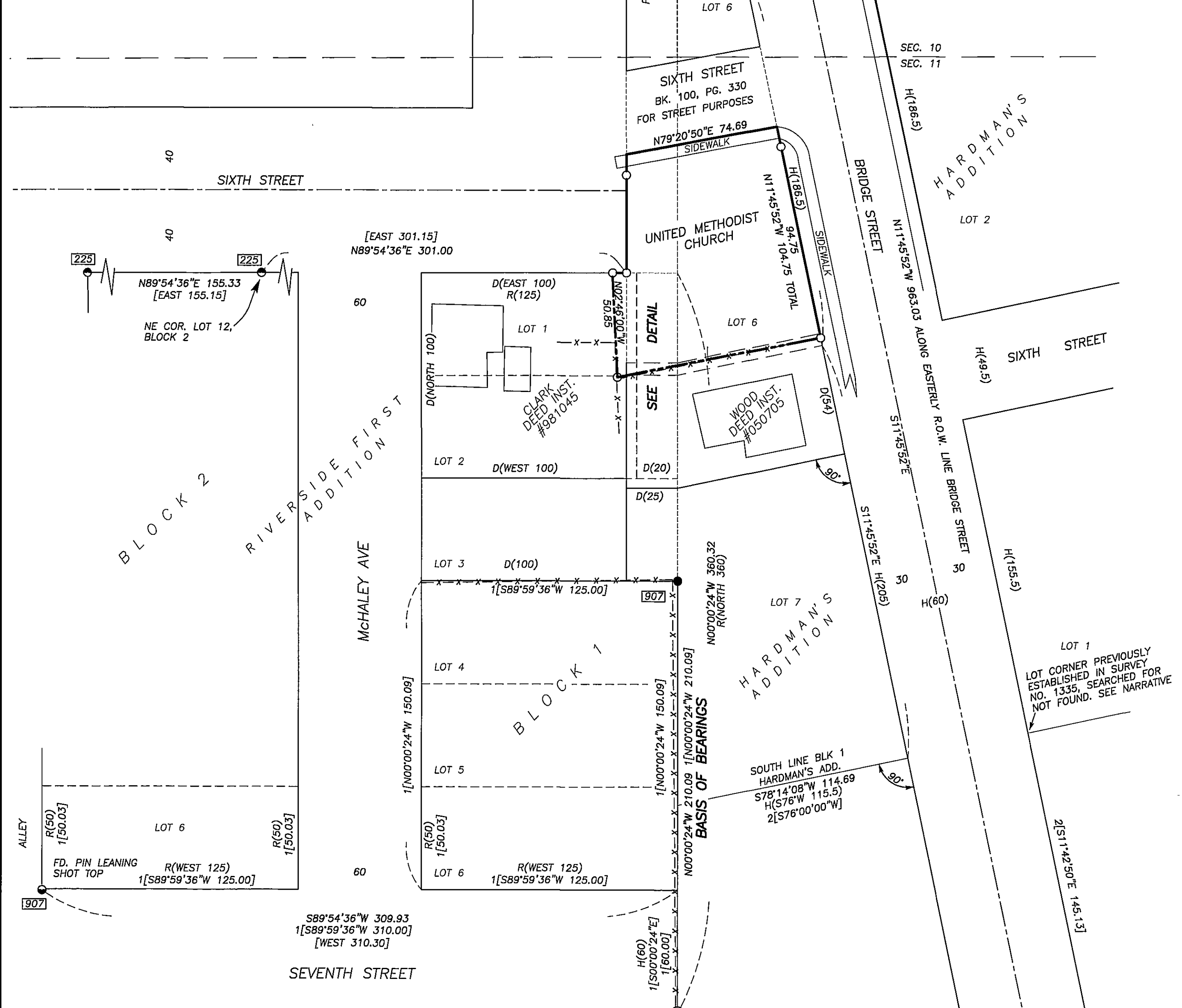




### BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 907  
BETWEEN THE FOUND MONUMENTS AT THE NE CORNER  
OF LOT 4, BLOCK 1 AND THE INITIAL POINT OF  
RIVERSIDE FIRST ADDITION TO PRAIRIE CITY



### NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MELANIE DEJONG, ON BEHALF OF THE GREATER PRAIRIE CITY COMMUNITY ASSOCIATION. THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND TO MARK WITH MONUMENTS A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN PROPERTY CURRENTLY OWNED BY THE UNITED METHODIST CHURCH OF PRAIRIE CITY (UMC) AND CHARLES AND TONYA WOOD TO THE SOUTH AND CURT AND JULIE CLARK TO THE WEST.

THE TRACT OF LAND CURRENTLY OWNED BY THE UMC IS MOSTLY A PORTION OF LOT 6 OF HARDMAN'S ADDITION TO PRAIRIE CITY, WHICH WAS PLATTED IN 1880. THE TRACT ALSO INCLUDES PORTIONS OF VACATED MCHALEY AVENUE AND/OR PORTIONS OF LOT 1 OF RIVERSIDE FIRST ADDITION.

CURT AND JULIE CLARK ARE THE CURRENT OWNERS OF THE REMAINDER OF LOTS 1 AND 2 OF RIVERSIDE ADDITION. THEIR DEED, INSTRUMENT NO. 981045, DESCRIBES BY METES AND BOUNDS THE WEST 100 FEET OF LOTS 1 AND 2 OF RIVERSIDE FIRST ADDITION.

CHARLES AND TONYA WOOD ARE THE CURRENT OWNERS OF THE LAND LYING SOUTHERLY OF THE UMC TRACT. THEIR PROPERTY IS DESCRIBED IN DEED INSTRUMENT NO. 050705 AS BEING THE SOUTH 6 FEET OF LOT 6 AND THE NORTH 54 FEET OF LOT 7 OF HARDMAN'S ADDITION, TOGETHER WITH THE SOUTH 6 FEET OF THE EAST 25 FEET OF LOT 1 AND THE EAST 25 FEET OF LOT 2, BLOCK 1 OF RIVERSIDE FIRST ADDITION.

PRAIRIE CITY LAND COMPANY'S FIRST ADDITION WAS PLATTED IN 1900. THE PLAT SHOWS THAT THE EAST RIGHT OF WAY LINE OF MCHALEY AVENUE WAS COINCIDENT WITH THE WEST LINE OF HARDMAN'S ADDITION. CERTAIN AREAS ON THE PRAIRIE CITY LAND COMPANY'S FIRST ADDITION PLAT WERE MARKED "RESERVED". THIS INCLUDED BLOCKS 25 THROUGH 31 AND PORTIONS OF METSCHAN, COZART AND JOHNSON AVENUES. THE RESERVED AREAS ARE MARKED IN RED ON THE ORIGINAL PLAT. MCHALEY AVENUE WAS NOT INCLUDED IN THE RESERVED AREA.

RIVERSIDE FIRST ADDITION TO PRAIRIE CITY WAS PLATTED IN 1911. THE SUBDIVISION INCLUDES PORTIONS OF BLOCKS 27 AND 28 OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION AND PORTIONS OF COZART AND JOHNSON AVENUES. THE PLAT ALSO INCLUDES MCHALEY AVENUE BETWEEN SIXTH AND SEVENTH STREETS.

IN 1931 THE EAST 25 FEET OF MCHALEY AVENUE ADJACENT TO LOTS 5, 6 AND THE NORTH 54 FEET OF LOT 7 WAS VACATED BY CITY ORDINANCE NO. 46. THE ORDINANCE IS RECORDED IN BOOK 39, PAGE 220. DEED RECORDS OF GRANT COUNTY, SINCE THIS PORTION OF MCHALEY AVENUE WAS PREVIOUSLY SHOWN AS BEING INCLUDED IN BLOCK 1 OF RIVERSIDE ADDITION, IT IS NOT CLEAR TO WHOM THE VACATED STREET WAS INTENDED TO BE VESTED IN.

IN 1946 GORDAN BRADFORD DEEDED THE EAST 20 FEET OF LOTS 1 AND 2 OF RIVERSIDE ADDITION TO THE METHODIST EPISCOPAL CHURCH (NOW KNOWN AS THE UMC). THE DEED IS RECORDED IN BOOK 48, PAGE 597. DEED RECORDS OF GRANT COUNTY, AS RIVERSIDE ADDITION IS PLATTED, THE EAST 20 FEET OF LOTS 1 AND 2 IS ALSO THE EAST 20 FEET OF WHAT WAS MCHALEY AVENUE.

IN 1949, THROUGH ORDINANCE NO. 86, THE CITY OF PRAIRIE CITY VACATED THE ENTIRE WIDTH OF MCHALEY AVENUE BETWEEN SIXTH AND SEVENTH STREETS, EAST OF BLOCK 28 OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION. THE AREA INCLUDED IN THE VACATION ORDINANCE WAS PREVIOUSLY SHOWN AS BEING A PORTION OF BLOCK 1 OF RIVERSIDE ADDITION.

IN 1990 SCHOOL DISTRICT #4 DEEDED THE WEST FIVE FEET OF THE EAST 25 FEET OF LOTS 1 AND 2, BLOCK 1 OF RIVERSIDE ADDITION TO THE UMC. THE DEED IS RECORDED IN BOOK 140, PAGE 166. DEED RECORDS OF GRANT COUNTY.

IT APPEARS THAT OVER THE YEARS THERE HAS BEEN CONFUSION AS TO THE STATUS OF MCHALEY AVENUE BETWEEN SIXTH AND SEVENTH STREETS. THIS IS EVIDENCED BY THE MULTIPLE ORDINANCES VACATING ALL OR PORTIONS OF THE STREET AND DEEDS THAT REFER TO THE STRIP OF LAND AS EITHER BEING A PORTION OF RIVERSIDE ADDITION OR MCHALEY AVENUE. IT IS MY OPINION THAT THE PLAT OF RIVERSIDE ADDITION, WHICH WAS ACCEPTED BY BOTH THE CITY AND COUNTY IN 1911, WAS IN FACT A REPLAT OF PORTIONS OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION. THE RIVERSIDE ADDITION PLAT INCLUDED PORTIONS OF STREETS, BLOCKS AND ALLEYS INCLUDING A PORTION MCHALEY AVENUE. THE ACCEPTANCE OF RIVERSIDE ADDITION HAD THE EFFECT OF VACATING ALL THOSE PORTIONS OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION PREVIOUSLY PLATTED.

WITH THIS IN MIND, IF WE LOOK AT THE 1946 DEED FROM BRADFORD TO THE UMC AND THE 1990 DEED FROM SCHOOL DISTRICT #4 TO THE UMC, BOTH OF WHICH REFER TO RIVERSIDE ADDITION, THERE ARE NO GAPS, OVERLAPS OR QUESTIONS AS TO OWNERSHIP BETWEEN THE UMC TRACT AND ADJACENT LANDOWNERS.

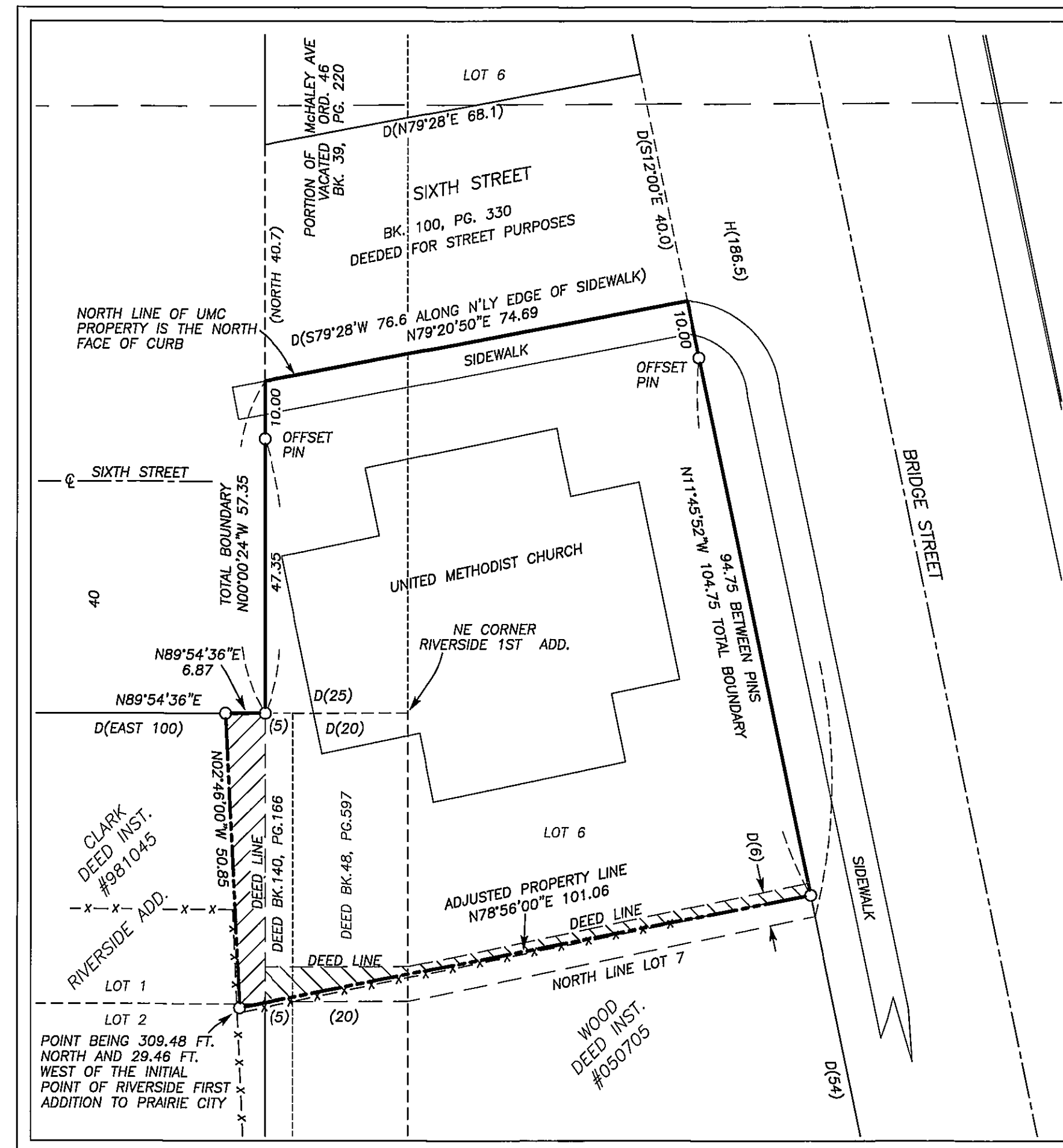
I HELD THE TWO FOUND MONUMENTS ON THE EAST LINE OF RIVERSIDE ADDITION: THE INITIAL POINT OF SAID ADDITION AND THE FOUND PIN AT THE NORTHEAST CORNER OF LOT 4 FROM SURVEY NO. 907. I ALSO HELD THE TWO FOUND MONUMENTS ON THE SOUTH RIGHT OF WAY LINE OF SIXTH STREET AS BEING ON THE NORTH LINE OF RIVERSIDE ADDITION. I INTERSECTED THE NORTH AND EAST LINES OF RIVERSIDE ADDITION TO ESTABLISH THE NORTHEAST CORNER OF SAID ADDITION. THE EAST LINE OF RIVERSIDE ADDITION BEING IDENTICAL WITH THE EAST RIGHT OF WAY LINE OF VACATED MCHALEY AVENUE AS WELL AS THE WEST LINE OF HARDMAN'S ADDITION.

THE MONUMENTS ALONG THE EAST SIDE OF BRIDGE STREET FROM SURVEY NO.'S 471 AND 1355 WERE HELD AS BEING ON THE RIGHT OF WAY LINE. I SEARCHED FOR, BUT DID NOT FIND THE IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 OF HARDMAN'S ADDITION. I SPOKE WITH GARY PRYSE WHO OWNS LOT 1 AND HE SAID THAT THE PIN IS UNDER CONCRETE AT THE BASE OF A FENCE POST. I OFFSET THE EAST RIGHT OF WAY LINE OF BRIDGE STREET 60 FEET TO ESTABLISH THE WEST RIGHT OF WAY LINE; 60 FEET BEING THE WIDTH SHOWN ON THE 1880 PLAT OF HARDMAN'S ADDITION.

I SET NEW MONUMENTS ON THE ADJUSTED PROPERTY LINE AT POSITIONS APPROVED BY THE CLARKS, THE WOODS AND MRS. DEJONG. PER THE DESCRIPTION IN DEED BOOK 100, PAGE 330, THE NORTH LINE OF THE UMC TRACT IS THE NORTH FACE OF THE CURB. I CALCULATED THE POSITIONS FOR THE NORTHEAST AND NORTHWEST CORNERS OF THE UMC TRACT, SINCE THE TRUE CORNER POSITION FALLS IN THE CONCRETE CURB, I SET OFFSET MONUMENTS 10.00 FEET FROM THE TRUE CORNER POSITION.

### DETAIL

SCALE: 1"=20'



### LEGEND

- FOUND 1" GALV. IRON PIPE 6" BELOW GROUND SURFACE I.P. RIVERSIDE ADDITION
- FOUND 5/8" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGF SURVEY MK
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- D ( ) DEED RECORD BEARING AND DISTANCE
- H ( ) RECORD BEARING AND/OR DISTANCE FROM THE PLAT OF HARDMAN'S ADDITION
- R ( ) DEED RECORD BEARING AND DISTANCE FROM PLAT OF RIVERSIDE 1ST ADDITION
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 225
- 1[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 907
- 2[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1335
- FOUND MONUMENT FROM RECORDED SURVEY NO.
- - - FENCE LINE
- - - PROPOSED ADJUSTED PROPERTY LINE
- ▨ CLARK TO UMC 285 SQ. FT., MORE OR LESS
- ▩ WOOD TO UMC 215 SQ. FT., MORE OR LESS

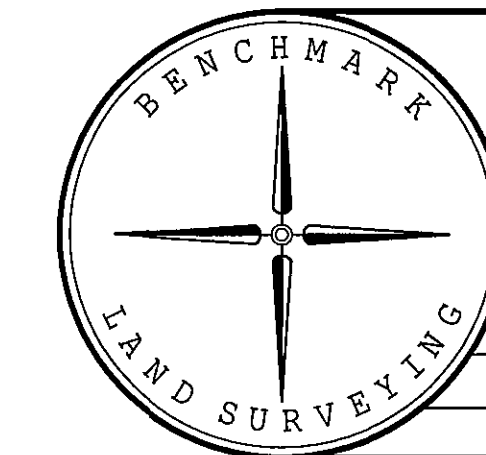
### REFERENCES

- RECORD MAP OF SURVEY NO.'S 225, 471, 907, & 1335
- DEED RECORD INSTRUMENT NO.'S 981045, 993403 & 050705
- PLAT OF HARDMAN'S ADDITION TO PRAIRIE CITY
- PLAT OF PRAIRIE CITY LAND COMPANY'S 1ST ADDITION TO PRAIRIE CITY
- PLAT OF RIVERSIDE 1ST ADDITION TO PRAIRIE CITY
- DEED RECORD BOOK 33 PAGE 588
- BOOK 39 PAGE 220
- BOOK 48 PAGE 597
- BOOK 60 PAGE 256
- BOOK 100 PAGE 330
- BOOK 138 PAGE 592
- BOOK 140 PAGE 166
- BOOK 140 PAGE 167
- BOOK 140 PAGE 164

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JAN 22 2014

BY: *[Signature]*



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
2101 MAIN STREET, STE 223 BAKER CITY, OREGON  
541-575-1251 ~ 800-699-0516

PROPOSED PROPERTY LINE ADJUSTMENT  
IN PORTIONS OF HARDMAN'S ADD. AND RIVERSIDE FIRST ADD.  
SITUATED IN THE NW1/4 SECTION 11, T.135., R.33E., W.M.,  
IN THE CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON

SURVEYED FOR GREATER PRAIRIE CITY COMMUNITY ASSOC.  
SURVEYED BY MCS  
1/15/2014  
Scale: 1"=40' Drawn by: MCS