

# LAND PARTITION PLAT NO. 2007-22

SITUATED IN LOTS 1 THROUGH 6, BLOCK 78 AND A VACATED PORTION OF COZART AVENUE, PRAIRIE CITY  
LAND COMPANY'S FIRST ADDITION TO PRAIRIE CITY, IN THE SW1/4 SECTION 11, T.13S., R.33E., W.M.,  
CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON  
AUGUST 2, 2007

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID LAND BEING SITUATED IN THE CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.13S., R.33E., W.M.:

SECTION 11:

A TRACT OF LAND SITUATED IN THE SW1/4 DESCRIBED AS FOLLOWS:  
LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 78, OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION TO PRAIRIE CITY, GRANT COUNTY, OREGON.

TOGETHER WITH THE EAST ONE HALF OF VACATED COZART AVENUE WHICH INURED THERETO PURSUANT TO VACATION THEREOF BY ORDINANCE NO. 022 OF THE CITY OF PRAIRIE CITY, PASSED BY THE CITY COUNCIL DECEMBER 22, 2004.

THIS PARTITION CONTAINS 1.21 ACRES.

I DO HEREBY DESIGNATE THE NW CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS LAND PARTITION.

BAGETT, GRIFFITH & BLACKMAN  
PROFESSIONAL LAND SURVEYORS  
217 N. CANYON BLVD.  
JOHN DAY, OREGON 97845  
541-575-1251

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LARRY REDFIELD. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION, AND TO SET MONUMENTS AT THE CORNERS OF THE PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 282, 491, 683, 1053 AND 1424, AS SHOWN. I ACCEPT THE FOUND UNDISTURBED MONUMENTS OF RECORD FOR CONTROL OF THIS SURVEY.

ALSO, WE FOUND UNRECORDED 1 INCH PIPES NEAR SOME OF THE PINS SET IN SURVEY 282, WHICH I DO NOT ACCEPT. SEE "NOTES" ON SHEET 1.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. REDFIELD, AS SHOWN HEREON.

## APPROVALS

APPROVED THIS 6 DAY OF September, 2007  
*Jim Kuebeling*  
MALHEUR COUNTY SURVEYOR

APPROVED THIS 18 DAY OF Sept., 2007  
*Stan Harrell*  
MAYOR, CITY OF PRAIRIE CITY

APPROVED THIS 8<sup>th</sup> DAY OF Sept., 2007  
*Ellen M. Hendrix*  
CITY OF PRAIRIE CITY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*Lane A. Burton*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 10/01/2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 6 DAY OF Sept., 2007 AT 2:20 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2007-22 GRANT COUNTY RECORDS.  
*Kathy Johnson*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2007-22  
*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

## REFERENCES

RECORD MAP OF SURVEY NO.'S 282, 491, 683, 1053 & 1424  
DEED RECORD INSTRUMENT NO. 043351 & 061500  
PRAIRIE CITY ORDINANCE NO. 022  
PLAT OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF PRAIRIE CITY

## SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. PRAIRIE CITY ORDINANCE NO. 022 WHICH VACATES A PORTION OF COZART STREET AND PROVIDES FOR RETENTION OF A PRIVATE DRAINAGE EASEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, BETWEEN CHUCK CASON AND THE CITY OF PRAIRIE CITY. PASSED DECEMBER 22, 2004. RECORDED AUGUST 30, 2007, INSTRUMENT NO. 072395. 20 FEET IN WIDTH.
3. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RAMON MATA, JR. AND ROADRUNNER FLOORING AND CONSTRUCTION, INC., DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROMSIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

*Ramon Mata, Jr.*  
RAMON MATA, JR.

*Larry Redfield*  
LARRY REDFIELD, PRESIDENT,  
ROADRUNNER FLOORING AND  
CONSTRUCTION, INC.

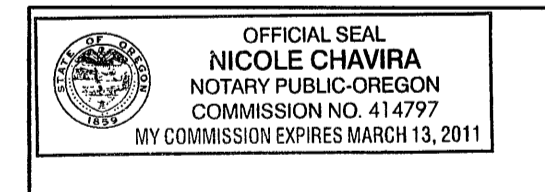
## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF Clackamas }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 28<sup>th</sup>, 2007,  
BY RAMON MATA, JR.

*Nicole Chavira*  
NICOLE CHAVIRA  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES March 13,  
2011

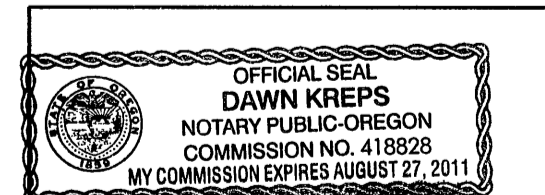


STATE OF OREGON }  
COUNTY OF Grant }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 19, 2007,  
BY LARRY REDFIELD, PRESIDENT OF ROADRUNNER FLOORING AND  
CONSTRUCTION, INC.

*Dawn Kreps*  
DAWN KREPS  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug 27, 2011



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Renewal Date 12/31/07

RECEIVED AND  
FILED

Oct. 01, 2007  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Kathy Johnson*