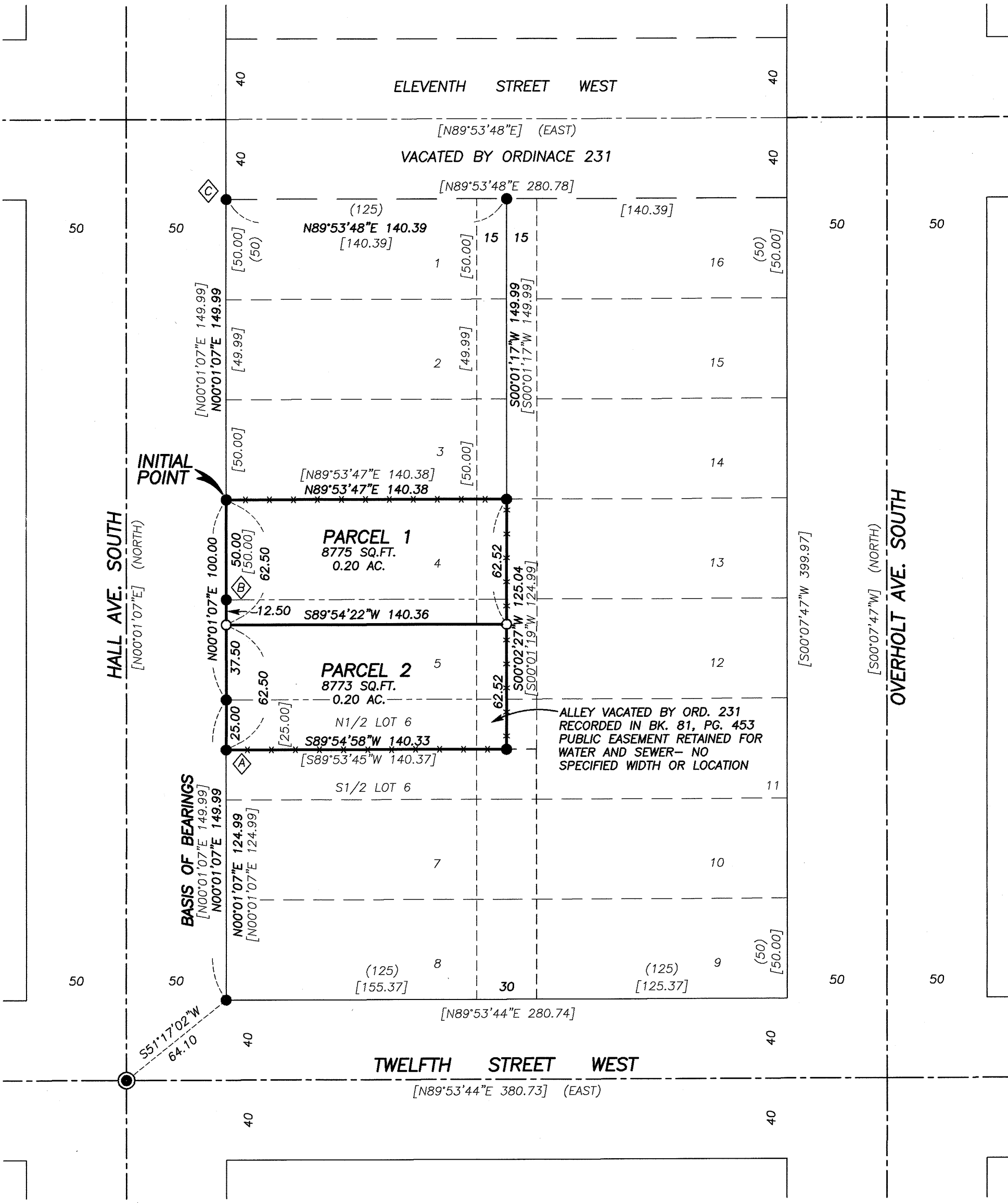


LAND PARTITION PLAT NO. 2024-04

SITUATED IN BLOCK 59, PRAIRIE CITY LAND COMPANY'S FIRST ADDITION
IN THE SW1/4 SECTION 11, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2024

REFERENCES
RECORD MAP OF SURVEY NO.'S 491 & 1179
DEED RECORD INSTRUMENT NO. 20240567
PLAT OF PRAIRIE CITY LAND CO. FIRST ADD.
PRELIMINARY TITLE REPORT ORDER NO. 29000

BASIS OF BEARINGS
RECORD MAP OF SURVEY NO. 1179
AS SHOWN

APPROVALS
APPROVED THIS 16 DAY OF May, 2024,
[Signature]
UNION COUNTY SURVEYOR
APPROVED THIS 26 DAY OF June, 2024,
[Signature]
CITY OF PRAIRIE CITY, MAYOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 05/21/2024

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 21st DAY OF May, 2024 AT
9:41 O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2024-04 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT.
[Signature]
BENCHMARK LAND SURVEYING

- LEGEND**
- FOUND 3" BRASS CAP SET IN CONCRETE, 6" BELOW GROUND IN A 8" CAST IRON MONUMENT CASE FROM SURVEY NO. 491
 - FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER FROM SURVEY NO. 1179
 - SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
 - () RECORD BEARING AND DISTANCE: P.C. LAND CO. 1ST ADD.
 - [] RECORD BEARING AND DISTANCE: SURVEY NO. 1179
 - x-x FENCE LINE
 - LOT LINES VACATED BY THIS LAND PARTITION PLAT

NOTE:
THE PLAT OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION SHOWS THE LOTS IN THE ADDITION BEING 50'X125' AND THE ALLEY HAVING A 30' WIDTH, BUT NO SPECIFIC DIMENSIONS FOR BLOCK 59

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE EXTERIOR BOUNDARY AND PARCEL DIVISION LINE OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE SW1/4 SECTION 11, T.13S., R.33E., W.M., PRAIRIE CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4, 5 AND THE N1/2 OF LOT 6 OF BLOCK 59 OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION TO PRAIRIE CITY, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1900 IN THE OFFICE OF THE GRANT COUNTY CLERK IN BOOK Q OF DEEDS, PAGE 580.

TOGETHER WITH THE WEST HALF OF THAT CERTAIN ALLEY THE INURED THERETO, AS VACATED BY PRAIRIE CITY ORDINANCE NO. 231, PASSED AND ADOPTED JULY 28, 1959 AND RECORDED AUGUST 14, 1959 IN DEED BOOK 81 PAGE 453

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF LOT 4, BLOCK 59 (PARCEL 1 OF THIS LAND PARTITION) AS THE INITIAL POINT.

CONTAINING 17,548 SQUARE FEET, MORE OR LESS

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF KEVIN KIMBERLING ON BEHALF OF KIMBERLING OLSON, LLC, OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS EVIDENCED IN DEED INSTRUMENT NO. 20240567, DEED RECORDS OF GRANT COUNTY, OREGON THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AND TO VACATE THE UNDERLYING LOT LINES THEREIN FROM PRAIRIE CITY LAND COMPANY'S FIRST ADDITION.

FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM SURVEY NO'S 491 AND 1179. PINS A, B & C WERE FOUND TO BE DISTURBED AS INDICATED HEREON AND WERE NOT USED TO DETERMINE THE BOUNDARY OF THE SUBJECT PROPERTY. DIMENSIONS SHOWN TO THE DISTURBED PINS ARE TO THE RECORD POSITIONS FROM SURVEY NO. 1179. DIFFERENCES IN CORNER POSITIONS ARE SHOWN BELOW.

NEW PINS WERE SET AT LOCATION APPROVED BY THE LANDOWNER AND ACCORDING TO THE EVIDENCE FOUND. GOD BLESS AMERICA.

- ◇ FOUND PIN DISTURBED - NOT ACCEPTED. PIN IS 0.10' NORTH & 0.16' EAST FROM RECORD POSITION. TRUE CORNER POSITION OCCUPIED BY FENCE POST.
- ◇ FOUND PIN DISTURBED - NOT ACCEPTED. PIN IS 0.04' NORTH & 0.11' EAST FROM RECORD POSITION.
- ◇ FOUND PIN DISTURBED - NOT ACCEPTED. PIN IS 0.77' NORTH & 0.46' EAST FROM RECORD POSITION.

EASEMENTS

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. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN THE PLAT OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF PRAIRIE CITY, GRANT COUNTY, OREGON, RECORDED APRIL 26, 1900 IN BOOK Q, PAGE 580. PLATS INCLUDES A GENERAL RESERVATION FOR UTILITIES IN STREETS AND ALLIES.
3. PUBLIC EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF IN ORDINANCE NO. 231 FOR UTILITIES. RECORDED AUGUST 14, 1959 IN BOOK 81, PAGE 453. EASEMENT IS RETAINED WITHIN THE VACATED ALLEY WITH NO SPECIFIED WIDTH OR LOCATION.
4. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT KIMBERLING OLSON, LLC DOES HEREBY DECLARE THAT SAID LLC IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

[Signature]
KEVIN KIMBERLING, MEMBER

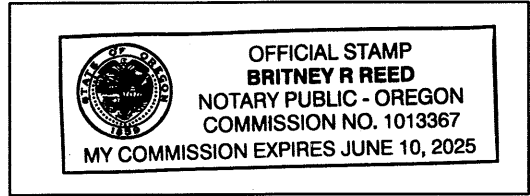
ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 20, 2024, BY KEVIN KIMBERLING.

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES June 10, 2025



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

LAND PARTITION PLAT
SITUATED IN BLOCK 59, PRAIRIE CITY LAND COMPANY'S 1ST ADDITION
IN THE SW1/4 SECTION 11, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON

SURVEYED FOR	KIMBERLING OLSON LLC	
SURVEYED BY	MCS	5/11/2024
SCALE: 1"=50'	DRAWN BY: MCS	