

# LAND PARTITION PLAT NO. 97-35

SITUATED IN THE NE1/4NW1/4 SECTION 11, T13S, R33E, W.M.  
CITY OF PRAIRIE CITY  
GRANT COUNTY, OREGON  
DECEMBER 15, 1997

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, BARBARA LORRAINE MADDEN, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES.
- (2) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST COAST POWER COMPANY, A CORPORATION, RECORDED APRIL 17, 1940 IN DEED BOOK 43, PAGE 632, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT 20 FEET IN WIDTH FOR UTILITY AND INCIDENTAL PURPOSES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- (3) EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

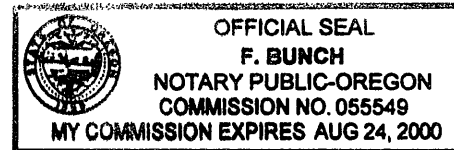
*Barbara Lorraine Madden*  
BARBARA LORRAINE MADDEN

ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DEC. 23, 1997, BY BARBARA LORRAINE MADDEN.

*J. Bunch*  
NOTARY PUBLIC FOR OREGON 8/24/2000  
MY COMMISSION EXPIRES



## APPROVALS

APPROVED THIS 19<sup>TH</sup> DAY OF DEC., 1997.

*Jack W. Burrell*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 23 DAY OF Dec, 1997.

*Suzette McQuinn*  
PRAIRIE CITY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Gene S. Sutton*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 12-23-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 23 DAY OF December, 1997 AT 2:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 97-35, GRANT COUNTY RECORDS.

*Kathy McQuinn*  
GRANT COUNTY CLERK

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BARBARA MADDEN. THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE PARCELS OF THIS LAND PARTITION, AS SHOWN, AND TO LOCATE A PORTION OF BLOCK 38, AND HALL AVENUE (VACATED) OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION, AS SHOWN, AND TO MONUMENT THE NEW PROPERTY ADJUSTMENT LINES ALONG BRIDGE STREET AND OVERHOLT AVENUE, AS DESCRIBED IN INSTRUMENT NO. 971794 AND 971795, DEED RECORDS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS, STREETS AND ROADS, THE JOHN DAY RIVER, FENCES, AND CERTAIN IMPROVEMENTS.

WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 491, 492, AND 907 WHICH I SURVEYED IN 1977, NOV. 1977, AND DEC. 1985, RESPECTIVELY. WE ALSO RETRACED RECORD SURVEY NO. 727, SURVEYED BY DANIEL L. KAUFMAN, PLS NO. 1231, IN JUL. 1982.

THE MONUMENTS PERTAINING TO BLOCK 38 FROM SURVEY NO. 492 WERE FOUND IN GOOD CONDITION. TWO PINS WERE FOUND DISTURBED SLIGHTLY FROM THEIR ORIGINAL POSITION AS SHOWN. THE NE AND NW PINS SET BY KAUFMAN IN SURVEY NO. 727 WERE SET OFFSET FROM THE NORTH LINE OF LOT 11.

I HELD THE WEST LINE OF PARCEL 1 AS ESTABLISHED IN RECORD SURVEY NO. 907 AND HELD THE RECORD DISTANCE OF 61 FEET NORTH FROM THE NW1/16 CORNER FOR THE SW CORNER OF PARCEL 1. I HELD THE RECORD DEED DISTANCE OF 315 FEET EAST OF SAID 1/16 CORNER TO ESTABLISH A POINT ON THE WEST BOUNDARY OF PARCEL 3 AS SHOWN. I HELD THE DEED RECORD BEARING OF NORTH ALONG THIS PORTION OF PARCEL 3 AND INTERSECTED THE RECORD BEARING OF EAST FROM THE SW CORNER OF PARCEL 1. I HELD THE BEARING OF THE NORTH LINE OF BLOCK 38 AND HALL AVE. AS ESTABLISHED IN RECORD SURVEY NO. 492.

THE CITY OF PRAIRIE CITY ACCEPTED A DEED FROM BARBARA MADDEN ALONG THE NORTHEASTERLY LINE OF PARCEL 1 AND THE NORTHERLY PORTION OF PARCEL 2 TO ACCOMMODATE BRIDGE STREET. BARBARA MADDEN ACCEPTED A DEED FROM THE CITY TO A SMALL STRIP OF LAND ALONG THE EASTERLY LINE OF PARCEL 2 TO ACCOMMODATE A CONCRETE RETAINING WALL AND PLANTER. THE NEW DEED INSTRUMENT NUMBERS FOR EACH SEGMENT FORMING THE NEW PROPERTY ADJUSTMENT LINES ARE SHOWN ON THE ATTACHED MAP.

NEW MONUMENTS WERE SET AT LOCATIONS APPROVED BY BARBARA MADDEN DELINEATING THE NEW PARCEL DIVISION LINES.

## 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 PARTITION BEING SITUATED IN THE NE1/4NW1/4 OF SECTION 11, T.13S., R.33E., W.M., CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 X 30 INCH IRON PIN, WITH ATTACHED YELLOW PLASTIC CAP MARKED "868 SURVEY MARKER", WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, WHICH MONUMENT IS IN ACCORDANCE WITH ORS 92.060, SAID POINT BEING ON THE NEW WESTERLY RIGHT OF WAY LINE OF BRIDGE STREET AS DESCRIBED IN INSTRUMENT NO. 971794; SAID POINT ALSO BEING 1425.48 FEET NORTH AND 1988.23 FEET EAST OF THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE ALONG SAID NEW RIGHT OF WAY LINE AS FOLLOWS: N.46°46'43"W., 86.03 FEET; N.71°59'21"W., 44.78 FEET; N.44°43'39"W., 259.46 FEET; N.39°13'06"W., 78.38 FEET; N.32°17'55"W., 70.64 FEET TO THE CENTER OF THE JOHN DAY RIVER; THENCE ALONG THE CENTER LINE OF SAID RIVER, DOWNSTREAM, AS FOLLOWS: S.52°46'38"W., 65.92 FEET; S.33°00'44"W., 123.45 FEET; S.27°55'43"W., 221.79 FEET; S.56°22'17"W., 71.21 FEET TO THE WEST LINE OF THE NE1/4NW1/4 OF SAID SECTION 11; THENCE S.00°07'23"E., ALONG SAID WEST LINE, 31.26 FEET TO A POINT WHICH IS 61.00 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID NE1/4NW1/4; THENCE EAST, 315.13 FEET; THENCE SOUTH, 59.61 FEET TO A POINT ON THE NORTH LINE OF HALL AVENUE (VACATED) OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION, SAID POINT BEING 315.00 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID NE1/4NW1/4; THENCE N.89°44'49"E., ALONG THE NORTH LINE OF SAID HALL AVENUE AND THE NORTH LINE OF BLOCK 38 OF SAID PRAIRIE CITY LAND COMPANY'S FIRST ADDITION, 346.80 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 38; THENCE N.00°01'27"E., ALONG THE WEST LINE OF OVERHOLT AVENUE, 84.00 FEET; THENCE N.30°51'17"W., 7.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.61 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN  
217 N. CANYON BLVD.  
JOHN DAY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date 12/31/99

I CERTIFY THAT THIS PLAT WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CAD ONE DM MYLAR #C642J.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-35

*Robert D. Bagett*  
BAGETT, GRIFFITH & BLACKMAN

RECEIVED AND  
FILED

DEC 23, 1997  
OFFICE OF COUNTY SURVEYOR

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