

LAND PARTITION PLAT NO. 1999-14

SITUATED IN THE E1/2SW1/4 SEC 2, T.13S., R.33E., W.M.,
BLOCK 17, OLD TOWN OF PRAIRIE CITY,
GRANT COUNTY, OREGON

MAY 12, 1999

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, KENNETH D. DOTSON, 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. A. UNPATENTED MINING CLAIMS.
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
C. WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORD.
2. RIGHTS OF PUBLIC IN STREETS, ROADS AND ALLEYS.
3. EXCEPTION, INCLUDING THE TERMS AND PROVISIONS THEREOF, SHOWN IN DEED FROM MAE L. DONALDSON, A WIDOW, DATED NOV. 11, 1951, RECORDED OCT. 18, 1961 IN BOOK 85 OF DEEDS, PAGE 631, TO WIT: "EXCEPT A RIGHT OF WAY FOR SMALL DITCH USED BY E.W. KIMBERLING." (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
4. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS THAT MAY EXIST OR APPEAR OF RECORD.

Kenneth D. Dotson
KENNETH D. DOTSON

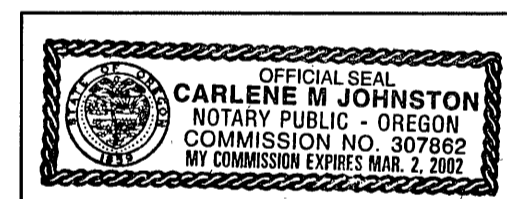
ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 19, 1999,
BY Kenneth D. Dotson

Carlene M. Johnston
CARLENE M. JOHNSTON
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 3-2-2002



REFERENCES

RECORD MAP OF SURVEY NO.'S 1148 & 1435
DEED RECORD INSTRUMENT NO.'S 900533, 941141,
970471, 991392, 991393, 991394 & 991395
DEED RECORD BOOK U PAGES 586 & 587
PLAT OF OLD TOWN OF PRAIRIE CITY

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KENNETH DOTSON. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITHIN A PORTION OF BLOCK 17 OF THE OLD TOWN OF PRAIRIE CITY AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS, CORNER EVIDENCE, AND LINES OF OCCUPANCY. NEW MONUMENTS WERE SET ON THE BOUNDARY IN ACCORDANCE WITH THE EVIDENCE FOUND, AND AT THE DEED RECORD. NEW MONUMENTS WERE ALSO SET AT THE COMMON PARCEL CORNERS AT POSITIONS APPROVED BY MR. DOTSON.

THE OLD TOWN OF PRAIRIE CITY WAS PLATTED BY J.W. MACK IN AUG. 1901, RECORDED IN BOOK U, PAGE 586-7, DEED RECORDS. NOTES WITH THE ORIGINAL PLAT STATE THAT STONE MONUMENTS WERE SET AT THE INTERSECTIONS OF THE STREETS AND ALLEYS. DUE TO THE DEVELOPMENT OF THIS AREA, NO ORIGINAL MONUMENTS WERE FOUND IN THIS BLOCK.

MANY DEFICIENCIES AND DISCREPANCIES EXIST ON THE PLAT. ONLY SOME OF THE LINES OF OCCUPATION AGREE WITH THE PLAT AND DEED INFORMATION.

THE SOUTH, WEST AND NORTH BOUNDARY LINES OF THIS TRACT WERE SURVEYED IN RECORD SURVEY NO.'S 1148 AND 1435 WHICH I CONDUCTED IN JUNE 1990 AND JANUARY 1997 RESPECTIVELY. THESE LINES WERE ESTABLISHED BY BOUNDARY LINE AGREEMENT AND PROPERTY LINE ADJUSTMENT AS PER THE ABOVE REFERENCED SURVEYS AND DEED EXCHANGES. THESE DEEDS ARE LISTED UNDER REFERENCES SHOWN HEREON.

I ESTABLISH THE SOUTHEAST CORNER OF THIS PARTITION ALONG THE NORTH LINE OF WILLIAMS STREET AT PLAT RECORD DISTANCE (139 FT.) FROM THE OLD SW CORNER OF BLOCK 17 WHICH I DETERMINED IN SURVEY NO. 1148. I HELD THE PLAT RECORD DISTANCE ALONG THE SOUTH LINE OF THIRD STREET EAST (102 FT. 8 INCHES) FROM THE OLD NW CORNER OF BLOCK 17 WHICH I DETERMINED IN RECORD SURVEY NO.'S 1148 AND 1435. THIS YIELDS A BEARING BETWEEN THESE POINTS OF N.24°34'04"W., ALONG THE WEST SIDE OF STARR ALLEY.

I ESTABLISH THE NORTHEAST CORNER OF THIS PARTITION AT THE INTERSECTION OF THE WEST SIDE LINE OF STARR ALLEY AND THE NORTH BOUNDARY LINE OF THIS PARTITION.

APPROVALS

APPROVED THIS 20th DAY OF MAY, 1999.

Jack W. Purris
JACK W. PURRIS
WALLOWA COUNTY SURVEYOR

APPROVED THIS 24 DAY OF May, 1999.

Jim McLaughlin
JIM MCLAUGHLIN
PRAIRIE CITY PLANNING COMMISSION
Kerrie D. Hummel
KERRIE D. HUMMEL
CITY OF PRAIRIE CITY, MAYOR

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

David S. Suter
DAVID S. SUTER
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 05-21-99

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 21 DAY OF May, 1999 AT 2:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1999-14 GRANT COUNTY RECORDS.

Debra West
DEBRA WEST
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 1999-14

Robert D. Baggett
ROBERT D. BAGGETT
BAGETT-GRIFFITH AND BLACKMAN

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1148
AS SHOWN

SCALE: 1" = 40'

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER - SEE RECORD MAP OF SURVEY NO. 1148
- ◆ FOUND A 4"X5' FENCE-POST MONUMENT - SEE RECORD MAP OF SURVEY NO. 1148
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- () RECORD BEARING AND DISTANCE
- x-x FENCE LINE

NOTE:
I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.

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 #C642U.

Robert D. Baggett
ROBERT D. BAGGETT
BAGETT, GRIFFITH & BLACKMAN

RECEIVED AND
FILED

May 24, 1999
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ROBERT D. BAGGETT

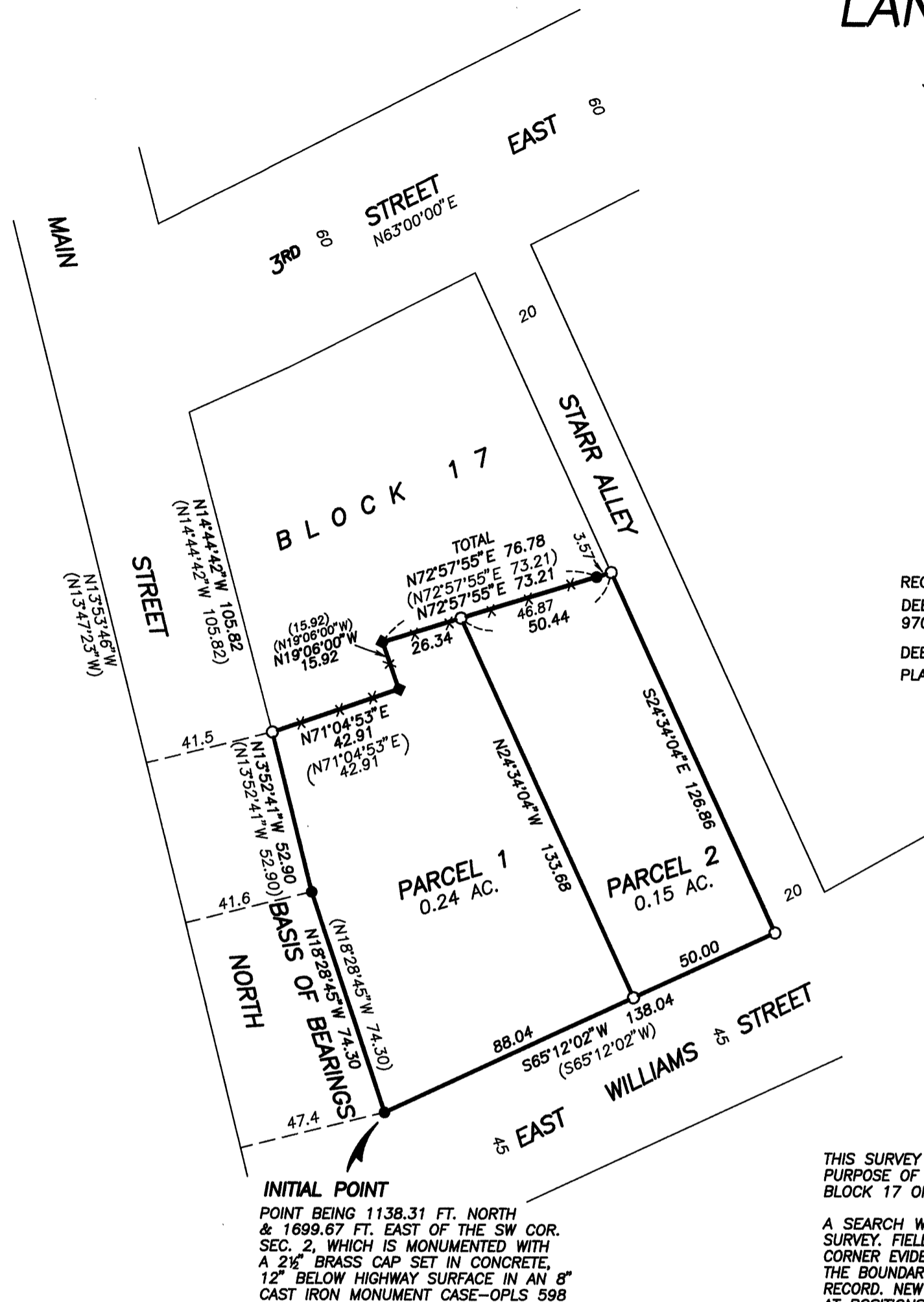
Debra West
DEBRA WEST

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
ROBERT D. BAGGETT

OREGON
JULY 12, 1983
ROBERT D. BAGGETT
598

Renewal Date 12/31/99



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 E1/2SW1/4 OF SECTION 2, TWP. 13S., R.33E., W.M., AND BEING A PORTION OF BLOCK 17 OF THE OLD TOWN 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 BGA SURVEY MARKER, WHICH I DESIGNATE TO BE THE INITIAL POINT FOR THIS PARTITION, SAID POINT BEING 1138.31 FEET NORTH AND 1699.67 FEET EAST OF THE SW CORNER OF SAID SECTION 2; THENCE ALONG THE EASTERLY SIDE LINE OF MAIN STREET NORTH, AS FOLLOWS: N.18°28'45"W., 74.30 FEET; N.13°52'41"W., 52.90 FEET; THENCE LEAVING SAID STREET, N.71°04'53"E., 42.91 FEET; THENCE N.19°08'00"W., 15.92 FEET; THENCE N.72°57'55"E., 76.78 FEET TO A POINT ON THE WEST SIDE LINE OF STARR ALLEY; THENCE S.24°34'04"E., ALONG THE WEST SIDE LINE OF SAID ALLEY 126.86 FEET TO THE NORTHERLY SIDE LINE OF EAST WILLIAMS STREET; THENCE S.65°12'02"W., ALONG THE NORTHERLY SIDE LINE OF SAID STREET, 138.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.39 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON
(541) 575-1251