

NARRATIVE: This survey was performed under contract for the U.S. Postal Service. The purpose of this survey was to determine and mark on the ground TRACT A and TRACT B, shown hereon, which are a part of Lot 2, Kilborn Addition to Prairie City, Oregon.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments. New monuments were set according to the evidence found, with due consideration given to the Kilborn Addition plat record and to the deed record, as stated herein.

My research disclosed that TRACT A, presently owned by Susan Kircher, and described in Book 140, Page 823, Deed Records, is basically the easterly 192 feet of the north half of Lot 2, Kilborn Add. The exception to this is the jog in the south boundary resulting from quitclaim deeds establishing the north boundary of the present DeJong lot, see Book 78, Page 136, Deeds. TRACT B, is presently owned by Robert Titus, as described in Book 134, Page 283, Deeds. A title search revealed that the north line of this lot is the north line of the south half of said Lot 2. The West line is as described in Book, 77, Page 484, Deeds. The owners of this lot never quitclaimed to the DeJong lot, therefore, the SAVE & EXCEPT clause in Book 77, Page 484 Deeds, which originally created this lot, controls the west line thereof.

The Kilborn Addition was platted in 1877 and none of the original monuments marking this block, or neighboring blocks, were found. The plat makes no mention of monumentation of the lots or blocks.

In 1911, D.W.C. Nelson, Surveyor, platted the Kirchheiner Addition. The Kirchheiner Addition is Lot 1, Kilborn Addition. Mr. Nelson indicates on his plat, that he set 1 1/2 inch diam. iron pipes at each lot corner. We found all but one along the South line of the Kirchheiner Add. This establishes the north line of TRACT A. The East line of TRACT A and B is established between the found monument at the SE corner of Kirchheiner Add. and the found monument on the west side of Main St. 1067 feet southeasterly, as shown hereon. The west line of Lot 2, Kilborn Add. is controlled by the found monument at the southwest corner of Kirchheiner Add. and a line running parallel to the west side of Main St. as described above. The south line of Lot 2, Kilborn Add. is held at Kilborn Add. plat record distance (198 ft.) on Main St., and at Kilborn Add. plat record distance (154 ft.) on Kilborn St. from the above described monuments. This yields a distance of 183.40 feet, which is 3.4 feet in excess of the plat record, but within 0.40 feet of the deed records. The location of the improvements and of Sixth Street to the south offered no help in considering a proportionate distance along the east and west lines of Lot 2, Kilborn Add. because the improvements do not agree with the plat record by as much as 15 feet. I justify holding the plat record distances because the north line of the subject property is so well established and monumented and because there is no monumentation to the south.

LEGAL DESCRIPTION
TRACT A

Land in Prairie City, Grant County, Oregon, as follows:

IN KILBORN'S ADDITION:

Lot 2: All that portion of Lot 2, described as follows:
Beginning at the Northeast corner of said Lot 2, said point being 544.15 feet North and 861.83 feet West of the South 1/4 corner of Sec. 2, T.13S., R.33E., W.M.;
thence S.14°00'00\"/>

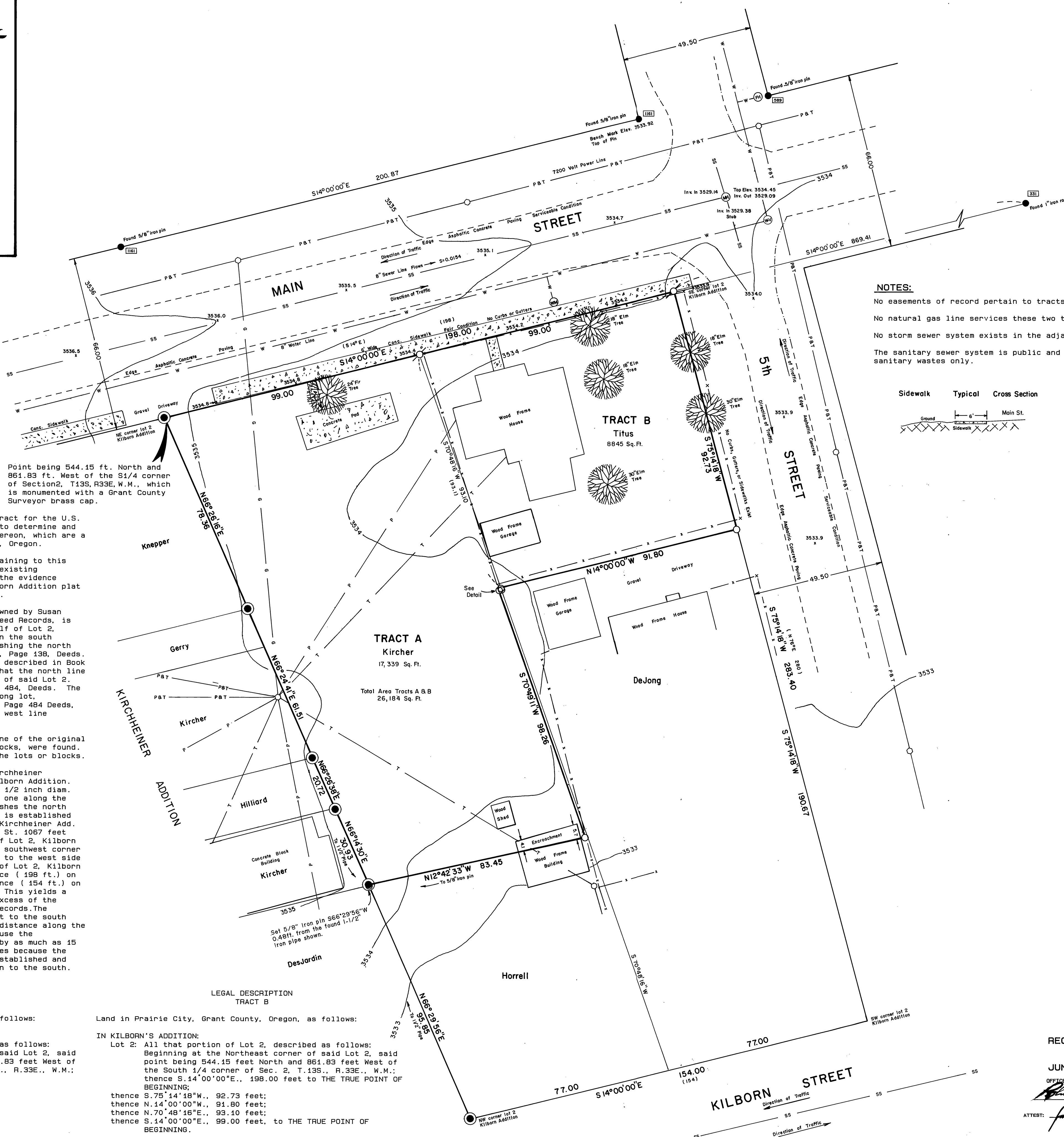
LEGAL DESCRIPTION
TRACT B

Land in Prairie City, Grant County, Oregon, as follows:

IN KILBORN'S ADDITION:

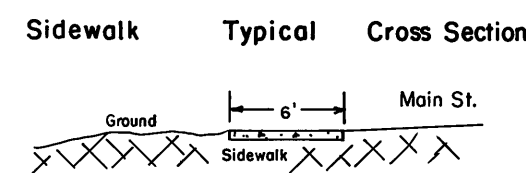
Lot 2: All that portion of Lot 2, described as follows:
Beginning at the Northeast corner of said Lot 2, said point being 544.15 feet North and 861.83 feet West of the South 1/4 corner of Sec. 2, T.13S., R.33E., W.M.;
thence S.14°00'00\"/>

Point being 544.15 ft. North and 861.83 ft. West of the S1/4 corner of Section 2, T13S, R33E, W.M., which is monumented with a Grant County Surveyor brass cap.



NOTES:

- No easements of record pertain to tracts A & B.
- No natural gas line services these two tracts.
- No storm sewer system exists in the adjacent streets.
- The sanitary sewer system is public and for sanitary wastes only.



BASIS OF BEARINGS
SOLAR OBSERVATION
TRUE NORTH

LEGEND

- Found 1 1/2" iron pipe, see Kirchheiner's Addition Plat.
- Found monument as shown.
- Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- ⊗ Set PK nail grouted into concrete sidewalk.
- ⊙ Power pole
- ⊕ Fire hydrant
- ⊖ Water valve
- ⊙ Sanitary sewer manhole
- x— Fence line
- p— Overhead power line
- t— Overhead telephone line
- g— Overhead guy line
- ss— Sanitary sewer line
- w— Water line
- () Record bearing and distance
- Found monument from Recorded Survey No. □ Survey No. appears in the box.

REFERENCES

- Plat of Kirchheiner's Addition to Prairie City.
- Plat of Kilborn's Addition to Prairie City.
- Record Map of Survey No.'s 215, 524, 525, 589, 1161, 331
- Deed Record Book 77 Page 484
- 78 136
- 134 283
- 140 823

CERTIFICATION:

I Robert D. Baggett, a Professional Land Surveyor, registered in the State of Oregon, do hereby certify that this map and the notes hereon are a correct representation of a survey performed by me and under my direction in May 1991 for the U.S. Postal Service, and that the data shown hereon is true and correct to the best of my knowledge.

Robert D. Baggett

CERTIFICATION:

I hereby certify to the UNITED STATES POSTAL SERVICE and INTERMOUNTAIN/ LAND TITLE COMPANY that this survey has been prepared from field measurements and is in accordance with descriptions furnished to this office and that the data shown herein to the best of my knowledge is true and correct and there are no encroachments, above grade from adjoining properties, other than those shown.

578
License Number

Robert D. Baggett
Signature of Surveyor

RECEIVED AND
FILED

JUNE 7, 1991

OFFICE OF COUNTY SURVEYOR

ATTEST:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
ROBERT D. BAGGETT
598

BAGETT - GRIFFITH & ASSOCIATES John Day, Oregon	
MAP OF SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY OF A PORTION OF LOT 2 KILBORN'S ADDITION TO THE CITY OF PRAIRIE CITY	
GRANT COUNTY, OREGON	
SURVEYED FOR	U.S. POSTAL SERVICE
SURVEYED BY	RDB & JLM & GJR
Scale: 1"=20'	Drawn by: J.L.W.
5/16/91	