



Robert D. Bagett
OREGON
JULY 12, 1963
ROBERT D. BAGETT
598

RECEIVED AND
FILED

DEC 30, 1994
OFFICE OF COUNTY SURVEYOR

ATTEST:

SOLAR OBSERVATION

●	Found stone marked "SE KA".
●	Found monument of record as shown.
○	Set 5/8"x30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
()	Record bearing and distance
X—X	Fence line

Plat of Bradford-Laycock Addition to Prairie City
Plat of Kilbourn Addition to Prairie City
Plat of Hardman's Addition to Prairie City

Record Map of Survey No. 1132, 1169

Deed	Record	Bk	57	Pg	175
			75		68
			110		997
			140		274



BAGETT - GRIFFITH & ASSOCIATES
John Day, Oregon

MAP OF SURVEY
BOUNDARY ADJUSTMENT LINE
SITUATED IN THE NE1/4NW1/4 SECTION 11
T13S,R33E, W.M.
PRAIRIE CITY

GRANT COUNTY, OREGON

SURVEYED FOR	ED McDONALD AND NOBLE HICKS	
SURVEYED BY	RDB & SDF & DEM	12/30/94
Scale: 1"=50'	Drawn by: J.L.W.	

RECORD MAP OF SURVEY NO.1355

NARRATIVE:

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This survey was performed at the request of Ed and Margaret McDonald and Noble and Elvina Hicks. At the outset the purpose of this survey was to locate the McDonald's deed lines as described in Book 47 Page 77, Book 75 Page 68, and Book 57 Page 175, Dead Records. As a result, two property line adjustments were recommended by me and approved by the McDonalds and the adjoining neighbors to the north and east; Noble and Elvina Hicks and Jack and Phyllis McCarthy, respectively.

A search was made of the available records pertaining to this survey. Field measurements were made to locate appurtenant existing improvements, fence lines and controlling monuments of Kilbourn Addition and of Bradford-Laycock Addition as shown hereon.

My research disclosed that McDonald's deed began at a point referenced to the SE corner of Lot 5, Kilbourn Addition. In my experience with private surveys involving Kilbourn Add., I have found very few original monuments in existence. The SE corner of this addition is in place however. This monument is a granite stone, firmly set in concrete. It is located on the east line of the SE 1/4 of Section 36, T14N, R10E, bearing of S. 87.87W., along the south boundary of said addition. This record bearing fits the improvements of the area as good as can be expected. I hold this bearing. I have also located the NE corner of the SE 1/4 of Section 36, T14N, R10E, on the SW cor. Lot 5, Kilbourn Add., hold this bearing and intersect the east line of Bridge Street. I previously determined the east line of Bridge Street for the Town of Prairie City during a street improvement project, in Nov. 1969. With this intersection, I have located the SE corner of the tract described in Bl. 75, Page 68, 1 turned 400.00 feet to the SW corner of the tract described in Bl. 75, Page 68. I turned

the deed record angle of 90° from the east side line of Bridge street extended to determine the direction of McDonald's south boundary. I intersected the additional right of way line of Bridge Street as shown and intersected the N-S fence line at the SE corner for the proposed property adjustment line with McCarthy.

I suggested a suit to quiet title for the strip between McDonalds east deed line and McCarthy's west deed line. Title to this strip is apparently in the heirs of Marion and Jane Kilbourn and/or Calaway and Nancy Johnson.

I placed Bradford-Laycock Addition from the monuments found in that addition and at plat record east-west distances, and proportionate north-south distances determined as follows:

A clockwise bearing rotation of 00°22'00" was applied to the Bradford-Laycock Addition Plat. This is based on monuments found along the west line of Main Street as shown. This fits the improvements of this addition.

The north line of Bradford Laycock Addition is junior to the south Line of Kilbourn Addition and Hardman's Addition. This line affects the north— south lengths of Block A; Lots 1—4 Block B; and Block C. For the purpose of this survey, I proportion along the east and west boundaries of Bradford—Laycock Addition accordingly.

Monuments were set on the existing fence line for the proposed property adjustment line at locations approved by the McDonalds, and the McCarthy's to the east, and the Hick's to the north of McDonald.