

LAND PARTITION PLAT NO. 96-13

SITUATED IN THE NE1/4SW1/4 AND IN THE SE1/4 NW1/4 OF
SECTION 2, T13S, R33E, W.M. IN LOT 5 BLOCK 15 OF THE OLD TOWN OF
PRAIRIE CITY, GRANT COUNTY, OREGON

JUNE 10, 1996

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



BASIS OF BEARINGS
RECORD MAP OF SURVEY NO. 799
AS SHOWN

SCALE 1"=100'

LEGEND

- FOUND 2 1/2" BAGETT - GRIFFITH & BLACKMAN
BRASS CAP SET IN CONCRETE 12" BELOW THE HIGHWAY
SURFACE IN A 8" CAST IRON MONUMENT CASE.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206"
SET IN RECORD MAP OF SURVEY NO. 799.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED BGB SURVEY MARKER.
- () RECORD BEARING AND DISTANCE FROM RECORD
MAP OF SURVEY NO. 799.
- (()) RECORD BEARING AND DISTANCE FROM THE OLD TOWN
PLAT OF PRAIRIE CITY.
- X—X FENCE LINE

REFERENCES

PLAT OF THE OLD TOWN OF PRAIRIE CITY
RECORDED IN BOOK U PAGE 587 DEEDS.
RECORD MAP OF SURVEY NO. 799
DEED INSTRUMENT NO 940882

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 DIVISION LINE BETWEEN PARCELS 1,
2 AND 3 OF THIS LAND PARTITION, SAID PARTITION BEING A DIVISION
OF LOT 5, BLOCK 15, OF THE OLD TOWN OF PRAIRIE CITY, GRANT COUNTY,
OREGON, AS SAID LOT IS SHOWN ON THE PLAT OF THE OLD TOWN OF PRAIRIE
CITY, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK, IN BOOK "U" OF
DEEDS, PAGE 586, SAID LOT BEING SITUATED IN THE SE1/4NW1/4 AND IN
THE NE1/4SW1/4 OF SECTION 2, TWP.13S., R.33E., W.M., GRANT COUNTY,
OREGON, SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8X30 INCH IRON PIN, WITH ATTACHED YELLOW PLASTIC
CAP MARKED "HANLEY ENGR. PLS 1206", FOUND AT THE SOUTHWEST CORNER
OF SAID LOT 5, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS
LAND PARTITION, WHICH MONUMENT IS IN ACCORDANCE WITH ORS 92.060,
SAID POINT BEING N.36°36'16"E., 2701.41 FEET FROM THE SOUTHWEST
CORNER OF SAID SECTION 2, THENCE N.73°57'18"E., 897.83 FEET;
THENCE N.01°28'38"W., 435.06 FEET; THENCE S.65°52'58"W.,
1038.09 FEET TO THE EASTERLY SIDELINE OF WASHINGTON STREET NORTH;
THENCE S.20°18'43"E., ALONG THE EAST SIDELINE OF SAID WASHINGTON
STREET NORTH, 276.08 TO THE POINT OF BEGINNING.

CONTAINING 7.62 ACRES, MORE OR LESS.

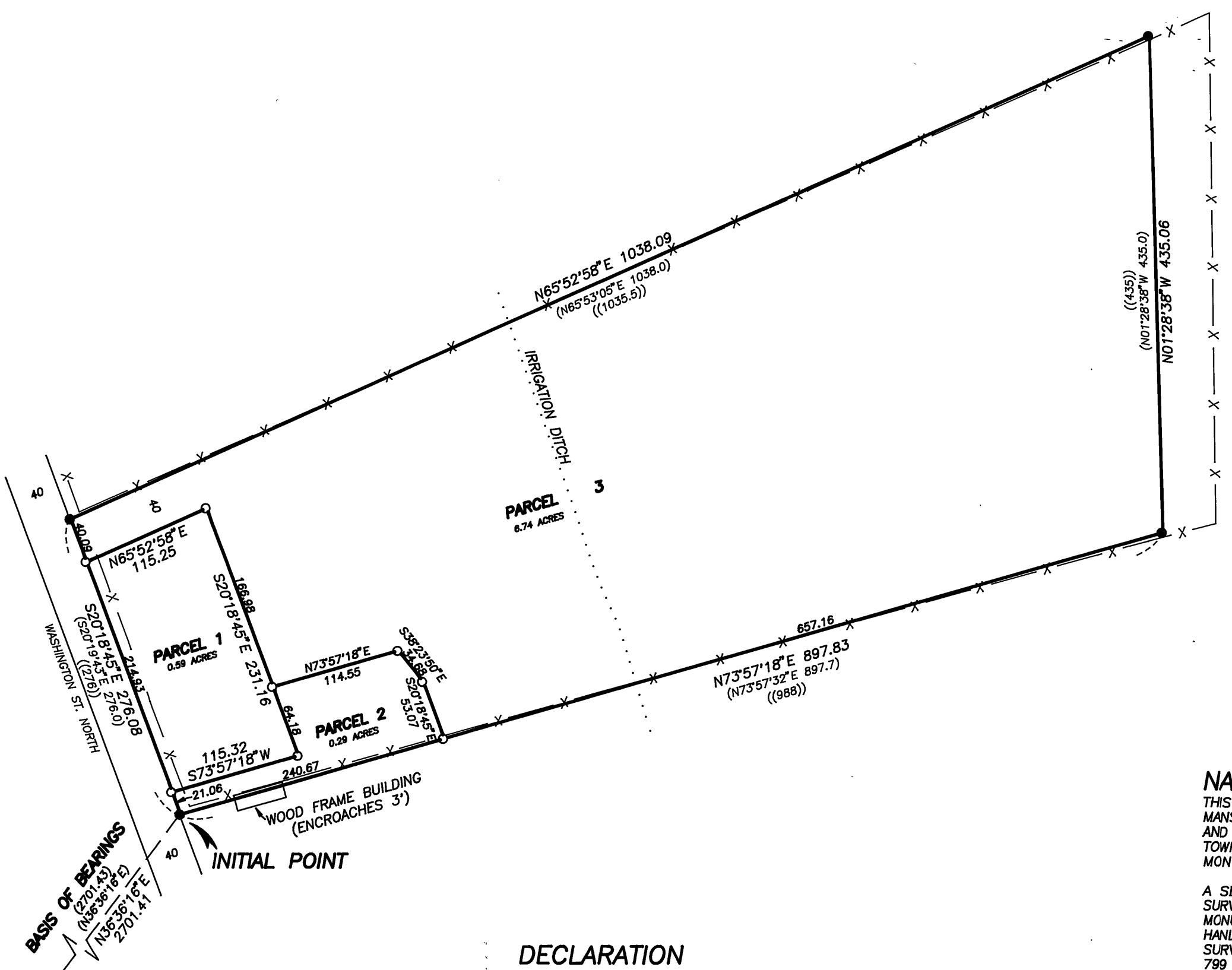
BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON

RECEIVED AND
FILED

JUNE 18, 1996
OFFICE OF COUNTY SURVEYOR
Robert D. Bagett
ATTEST: Kathy McKeown

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1993
ROBERT D. BAGETT
598
Renewal Date 12/31/97



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RUSSELL F. MANSFIELD AND
MILLIE F. MANSFIELD, HUSBAND AND WIFE, HAVE CAUSED THE LANDS
DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO
PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS
SHOWN ON THE ANNEXED MAP;

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- (2) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS,
IF ANY, PERTAINING TO IRRIGATION DITCHES.

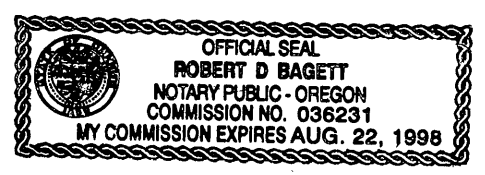
Russell F. Mansfield Millie F. Mansfield
RUSSELL F. MANSFIELD MILLIE F. MANSFIELD

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 10, 1996, BY
RUSSELL F. MANSFIELD AND MILLIE F. MANSFIELD, HUSBAND AND WIFE.

Robert D. Bagett
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Aug. 22, 1998



AFFIDAVIT OF CONSENT TO DECLARATION
OF PROPERTY BEING PARTITIONED RECORDED
IN INSTRUMENT NO. 961544 DEED RECORDS.

CORRECTION MADE AUG. 6, 1996 AS PER
AFFIDAVIT OF CORRECTION FILED AS
INSTRUMENT NO. 961545, DEED RECORDS
Robert D. Bagett
GRANT COUNTY SURVEYOR

APPROVALS

APPROVED THIS 13 DAY OF JUNE, 1996.

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 11 DAY OF JUNE, 1996.

Don R. Walker
PRAIRIE CITY PLANNING COMMISSION

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

Gene H. Burton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: June 11, 1996

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 10 DAY OF June, 1996 AT 10:00 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. 96-13
GRANT COUNTY RECORDS.

Kathy McKeown
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 96-13, AS FILED
WITH THIS OFFICE.

Kathy McKeown
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 96-13.

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN