

LAND PARTITION PLAT NO. 2000-18

REPLAT OF BLOCK 37 PRAIRIE CITY LAND COMPANY'S FIRST ADDITION
SITUATED IN THE NW1/4 OF SECTION 11, T13S, R33E, W.M.
AND IN PRAIRIE CITY LAND COMPANY'S FIRST ADDITION
CITY OF PRAIRIE CITY
GRANT COUNTY, OREGON
August 29, 2000

APPROVALS

Approved this 20 day of SEPT, 2000

Robert D. Baggett
Grant County Surveyor

Approved this 26 day of Sept., 2000

Suzanne McDonald
Prairie City Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Jane L. Sutton
Grant County Assessor and Tax Collector
Date 09-26-2000

I do hereby certify that this plat was received on the 26 day of September, 2000 at 11:15 o'clock A.M., and recorded as Land Partition Plat No. 2000-18 Grant County Records.

Kathy McKinnis
Grant County Clerk Shylle Street Deputy

I do hereby certify that this is a true and exact copy of Land Partition No. 2000-18

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these presents that we, Melvin D. Rookstool and Vivian L. Rookstool, husband and wife, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon.

SAID PARCELS ARE 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 traversing the subject property.
- 3) A private easement, including the terms and provisions thereof, to West Coast Power Company, a corp., recorded April 17, 1940, in Deed Book 43, Page 632, records of Grant County, Oregon. Right of way easement for utility and incidental purpose, 20 feet in width, the easement is not shown due to insufficient data given in the deed.
- 4) A public easement, including the terms and provisions thereof, to the City of Prairie City, dated December 26, 1972, recorded January 24, 1973, in Deed Book 109, Page 381, records of Grant County, Oregon. An easement for sewer and water lines and for ingress and egress, 10 feet in width.

Melvin D. Rookstool
Melvin D. Rookstool

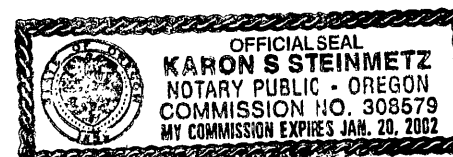
Vivian L. Rookstool
Vivian L. Rookstool

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 25th day of September, 2000, by Melvin D. Rookstool and Vivian L. Rookstool, husband and wife.

Karon S. Steinmetz
Notary Public of Oregon
My commission expires: Jan. 20, 2002



SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1 and 2 of this land partition. This partition is situated in the NW1/4 of Section 11, T13S, R33E, W.M., and in Prairie City Land Company's First Addition to Prairie City, City of Prairie City, Grant County, Oregon, described as follows:

Beginning at the NW1/16 corner of Section 11, which I designate to be the Initial Point of this land partition; thence N00°06'53"W, along the west line of the NE1/4NW1/4 of said Section 11, 61.08 feet to the SW corner of Parcel 1, Land Partition No. 97-35; thence East, along the south line of Parcel 1, Land Partition No. 97-35, 315.00 feet, to the west line of Parcel 3, Land Partition No. 97-35; thence S00°02'30"W, along the west line of Parcel 3, Land Partition No. 97-35, 59.69 feet, to the north line of Prairie City Land Company's First Addition; thence N89°44'49"E, 1.05 feet, to a point which is N89°44'49"E, 35.00 feet from the NE corner of Block 37 Prairie City Land Company's First Addition; thence S00°01'07"W, parallel with the east line of said Block 37, 139.77 feet to the north line of Ninth Street; thence S89°54'53"W, along the north line of Ninth Street, 315.87 feet to the east line of McHaley Avenue; thence N00°00'46"E, along the east line of McHaley Avenue, 138.84 feet to the point of beginning.

This partition contains 1.45 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2002

NARRATIVE

This survey was performed at the request of Melvin Rookstool. The purpose of this survey was to partition Mr. Rookstool's remaining property, described in Book 91, Page 440, deeds, into 2 parcels.

After searching the available records pertaining to this survey, I found the plat of Prairie City Land Company's First Addition to Prairie City, (P.C.L.C.F.A.), dated April, 1900. Survey No. 491, dated Sept. 15, 1977, recorded Sept. 6, 1996, this survey established several street center line intersection monuments in P.C.L.C.F.A. Survey No. 1456, dated Oct. 17, 1997, shows the monument at the intersection of Ninth Street and McCallum Avenue re-set. I recovered the centerline monuments that are appurtenant to this survey and used them to control the right of way lines on Ninth Street, Hall Avenue, and McHaley Avenue.

The survey of Land Partition Plat No. 97-35, dated Dec. 15, 1997, and Survey No. 492, dated Nov., 1977, show the north and the east boundary of this partition as being monumented. I recovered the monuments of Survey No. 492 along the east boundary line and do not accept them as the corner positions. These two monuments are very close to the true corner positions, therefore I show the tie from the true position to the found monument and I did not set another monument. I accept the NE corner monument set during the survey of Land Partition No. 97-35, and use the monument 59.61 feet south for the direction of the line to intersect the north boundary of P.C.L.C.F.A. as shown. The monument near the NW corner is accepted for the direction of the north boundary. I established the west line of the NE1/4NW1/4 of Section 11 and intersected the south line of Parcel 1, Land Partition No. 97-35. I did not set a new monument at this corner.

The four corners of the NW1/4 of Section 11 were tied in this survey. The normal subdivision of the NW1/4 of this section was not used to position the NW1/16 corner or the W1/16 corner. To protect the property lines within this portion of the city it was necessary to use the following procedure to establish these corners.

The placement P.C.L.C.F.A. has been established over many years and numerous surveys. I positioned the NW1/16 corner at the NW corner of Block 37, P.C.L.C.F.A. The SW corner of Block 37 was established at the intersection of right of way lines determined from the centerline monuments I recovered. I used the proportion scheme established for this addition during Survey No. 491, which has been continued to be used for the numerous surveys performed in this addition. I applied the proportionate correction to the plat record distance along the west line of Block 37 to establish the NW block corner.

At the CW1/16 corner of Section 2, I found a 1" iron pipe. This corner is shown as found on Survey No. 491, as is the SW corner of Section 2. Survey No. 491 shows the east side line of McHaley Avenue having a bearing of S00°50'39"E. This bearing has been used and the east side line of McHaley Avenue has been established by several surveys over the years. I used the CW1/16 corner and the bearing shown on Map of Survey No. 491 along the east side line of McHaley Avenue to intersect the south line of Section 2 and established the W1/16 corner as shown.

The division line between parcels 1 and 2 was monumented in the location approved by Mr. Rookstool. I find no record of a Geodetic Control monument within 1/2 mile of this land partition.

RECEIVED AND
FILED

Oct. 3, 2000
OFFICE OF COUNTY SURVEYOR
Robert D. Baggett
Grant County, Oregon