

NARRATIVE

THIS SURVEY WAS REQUESTED BY R. SCOTT ELLSON IN ORDER TO PARTITION THE TRACT OF LAND DESCRIBED IN DEED INSTRUMENT #20061989 OF THE GRANT COUNTY DEED RECORDS, AS SHOWN HEREIN. IN ORDER TO PERFORM THIS SURVEY, FIELD TIES ARE MADE TO THE RECORD FOUND MONUMENTS AS SHOWN HEREIN.

I FIND THE PREVIOUS RECORD SURVEYS RELEVANT TO THIS PARTITION AS FOLLOWS:

RIVERSIDE FIRST ADDITION TO PRAIRIE CITY, RECORDED JULY 15, 1911
IN BOOK 1 OF THE GRANT COUNTY TOWN PLATS;
GRANT COUNTY MAP OF SURVEY 191, BY DUANE GRIFFITH, DATED JULY, 1970;
GRANT COUNTY MAP OF SURVEY NO. 225, BY ROBERT BAGETT, FILED JUNE 7, 1971;
GRANT COUNTY MAP OF SURVEY NO. 907, BY ROBERT BAGETT, FILED JAN. 6, 1986.

IN THE NARRATIVE ON SAID MAP OF SURVEY NO. 907, MR. BAGETT INDICATES THAT ACCORDING TO THE DEED DESCRIPTIONS, THERE APPEARS TO BE A GAP ALONG THE CENTERLINE OF JOHNSON AVE, WHICH HAS BEEN VACATED. HE MAKES NO NOTE OF THE MAGNITUDE OF THE APPARENT GAP.

I THEN TRACE THE CHAIN OF DEEDS IN ORDER TO CLARIFY THE APPARENT GAP. THE ABOVE SAID DEED INSTRUMENT 20061989, RECORDED AUG. 17, 2006, DESCRIBES THE PARCEL BY MEETS AND BOUNDS, ADDING THIS STATEMENT AT THE END OF THE DESCRIPTION:

SAID PARCEL COMPRISING WHAT WAS ORIGINALLY PLATTED AS THE EAST HALF OF JOHNSON AVENUE AND LOTS 7, 8, 9 AND 10, BLOCK 2 OF SAID RIVERSIDE FIRST ADDITION, SINCE VACATED BY PRAIRIE CITY ORDINANCE NO. 42, RECORDED NOVEMBER 7, 1928, IN BOOK 611 OF DEEDS, TOGETHER WITH A TRIANGULAR PARCEL ABUTTING IMMEDIATELY TO THE WEST LINE OF THE EAST HALF OF SAID VACATED JOHNSON AVENUE.

THE FIRST DESCRIPTION OF THE ABOVE SAID TRIANGULAR PARCEL IS FOUND IN DEED BOOK 104, PAGE 146, RECORDED AUG. 21, 1970, AND DESCRIBES SAID TRIANGULAR PARCEL AS FOLLOWS:

BEGINNING AT A POINT 199.74 FT. SOUTH AND 836.39 FEET EAST OF THE
NW CORNER OF SAID SEC. 11;
THENCE S 4°07'W., 200.51 FEET;
THENCE EAST, 23.65 FEET;
THENCE NORTH, 200.00 FEET;
THENCE EAST, 9.26 FEET TO THE POINT OF BEGINNING.

MAP OF SURVEY NO. 191 APPEARS TO BE A SURVEY ALONG THE EAST LINE OF THE ABOVE SAID TRIANGULAR PARCEL. THE POINT OF BEGINNING OF THE ABOVE DESCRIPTION IS LOCATED AND MONUMENTED ON MAP OF SURVEY NO. 225 AS SHOWN HEREIN, AND IS UTILIZED ON MAP OF SURVEY 907.

WHEN TAKEN DIRECTLY AT FACE VALUE, UTILIZING THE RECORD MEASUREMENTS AS SHOWN ON THE RIVERSIDE FIRST ADDITION TO PRAIRIE CITY AND THE FOUND MONUMENTS FROM MAPS OF SURVEY NO. 191, 225 AND 907, THIS CREATES AN APPARENT GAP OF 0.63 FEET LYING WEST OF THE CENTERLINE OF VACATED JOHNSON AVENUE AND EAST OF THE SAID TRIANGULAR PARCEL.

THE PARENT TRACT OF THE TRIANGULAR PARCEL IN QUESTION IS FOUND IN DEED BOOK 79, PAGE 405, RECORDED AUG. 29, 1958, AND DESCRIBES SAID PARENT TRACT AS FOLLOWS:

COMMENCING AT A POINT 58.2 FEET SOUTH AND 400.0 FEET EAST OF THE
NORTHWEST CORNER OF SECTION 11, TOWNSHIP 13S., R.33E., W.M.; SAID
POINT BEING ON THE CENTERLINE OF SIXTH STREET AS ORIGINALLY LOCATED
IN THE PRAIRIE CITY LAND COMPANY'S FIRST ADDITION TO PRAIRIE CITY,
GRANT COUNTY, OREGON;
THENCE N89°46'E ALONG SAID CENTERLINE, A DISTANCE OF 445.65 FEET;
THENCE SOUTH ALONG AND PARALLEL TO WITH THE CENTER LINE OF JOHNSON
AVENUE AS ORIGINALLY LOCATED IN RIVERSIDE FIRST ADDITION TO PRAIRIE
CITY, A DISTANCE OF 370.0 FEET TO THE CENTER LINE OF SEVENTH STREET
AS ORIGINALLY LOCATED IN RIVERSIDE FIRST ADDITION TO SAID CITY;
THENCE S89°46'W ALONG AND PARALLEL WITH SAID CENTER LINE OF
SEVENTH STREET, A DISTANCE OF 445.65 FEET;
THENCE NORTH, A DISTANCE OF 370.0 FEET TO THE POINT OF BEGINNING.
ALL SITUATED IN THE CITY OF PRAIRIE CITY, COUNTY OF GRANT AND
STATE OF OREGON.

BASED ON THE ABOVE DESCRIPTION, THE CENTER LINE OF JOHNSON AVENUE AS CALLED
FALLS 845.65 FEET EAST OF THE NORTHWEST CORNER OF SECTION 11.

FROM THE ABOVE SAID DEED BOOK 104, PAGE 146, USING THE LAST CALL IN THE DEED,
"THENCE EAST, 9.26 FEET TO THE POINT OF BEGINNING" AND THE POINT OF BEGINNING
FROM THE SAME DESCRIPTION, "BEGINNING AT A POINT 199.74 FT. SOUTH AND 836.39
FEET EAST OF THE NW CORNER OF SAID SEC. 11", I FIND THAT THE EAST LINE OF THE
TRIANGULAR PARCEL IN QUESTION TO BE 845.65 FEET EAST OF THE NORTHWEST CORNER OF
SECTION 11. I THEREFORE CONCLUDE THAT EAST LINE OF THE TRIANGULAR PARCEL AND
THE RECORD CENTERLINE OF JOHNSON AVE, VACATED, ARE INTENDED TO BE COINCIDENTAL.

IT SHOULD ALSO BE NOTED THAT THE EXISTING SANITARY SEWER MAIN, AS TIED, DOES NOT
FALL WITHIN THE EASEMENT RECORDED IN BOOK 75, PAGE 225 AND CORRECTED IN BOOK 78,
PAGE 11 OF THE GRANT COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE

I, KENNETH H. DELANO JR., PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE
OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MONUMENTED THE PARCELS AS
SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. 92, THE EXTERIOR BOUNDARY
OF WHICH IS RECORDED IN DEED INSTRUMENT 20061986 OF THE GRANT COUNTY DEED
RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 2 OF THE RIVERSIDE FIRST
ADDITION TO PRAIRIE CITY(VACATED), SAID POINT BEING MARKED WITH A 5/8" PIN AS SHOWN;

THENCE N89°58'25"W, 179.29 FT. TO A 5/8" PIN AS SHOWN;

THENCE N04°07'00"E, 200.75 FT. TO A 5/8" PIN AS SHOWN;

THENCE S89°56'07"E, 164.89 FT.;

THENCE S00°00'06"W, 200.08 FT. TO THE POINT OF BEGINNING.

CONTAINING 0.78 ACRES, MORE OR LESS.

I HEREBY DESIGNATE THE 5/8" PIN AT THE SAID SOUTHEAST CORNER OF LOT 7, BLOCK 2
OF THE RIVERSIDE FIRST ADDITION TO PRAIRIE CITY(VACATED) AS THE INITIAL POINT FOR THIS
PARTITION.

KENNETH H. DELANO JR., P.L.S.
STAFF SURVEYOR

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, R. SCOTT ELLSON AND DANIEL W.
HOLMES, NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP, DO HEREBY
DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S
CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH
O.R.S. CHAPTER 92, SUBJECT TO EASEMENTS AND CONDITIONS AS FOLLOWS:

- 1) THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN
AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN
THE LIMITS OF HIGHWAYS, ROADS OR PUBLIC WAYS.
- 2) ALL EASEMENTS AND RIGHTS OF WAY THAT EXIST THAT MAY OR
MAY NOT BE SHOWN IN THE PUBLIC RECORD.
- 3) ANY EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES
FORMERLY INCLUDED WITHIN THE BOUNDARIES OF JOHNSON AVENUE,
NOW VACATED, IF ANY SUCH EXIST.
- 4) PUBLIC UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS
THEREOF, TO THE CITY OF PRAIRIE CITY, DATED AUGUST 11, 1956,
RECORDED AUGUST 15, 1956 IN DEED BOOK 75, PAGE 225 OF THE GRANT
COUNTY DEED RECORDS, FOR INSTALLING, MAINTAINING AND REPAIRING
A SEWER LINE, AND AS CORRECTED IN DEED BOOK 78, PAGE 11 OF THE
GRANT COUNTY DEED RECORDS (AS SHOWN HEREIN).
- 5) AN AFFIDAVIT OF CONSENT TO LAND PARTITION, INCLUDING THE TERMS AND
PROVISIONS THEREOF, FROM DELBERT LAKE AND BONNIE LAKE, RECORDED
ON THE 5TH DAY OF APRIL, 2007, AS INSTRUMENT NO. 20070939 IN
THE GRANT COUNTY DEED RECORDS.

WE ALSO HEREBY GRANT TO PARCEL 2 A 15 FOOT WIDE PRIVATE EASEMENT FOR
INGRESS AND EGRESS AND FOR PUBLIC UTILITIES ACROSS PARCEL 3 AS SHOWN HEREON.

R. Scott Ellson
R. SCOTT ELLSON

COUNTY OF Grant SS
STATE OF Oregon

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 4, 2007,
BY R. SCOTT ELLSON

Andrea L. Moles
NOTARY SIGNATURE

COMMISSION # 394014 MY COMMISSION EXPIRES Aug 13 2009

Daniel W. Holmes
DANIEL W. HOLMES

COUNTY OF Grant SS Allen
STATE OF Oregon INDIANA

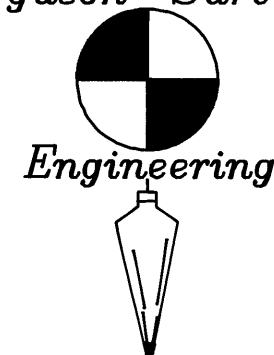
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 29, 2007,
BY DANIEL W. HOLMES

Margaret E. Campbell MARGARET E. CAMPBELL
NOTARY SIGNATURE NOTARY PUBLIC - OREGON INDIANA

COMMISSION # 405026 MY COMMISSION EXPIRES 3-12-09

LAND PARTITION PLAT 2007-23
SITUATED IN THE NW1/4NW1/4 SECTION 11
T.13S., R.33E., W.M.
CITY OF PRAIRIE CITY,
GRANT COUNTY, OREGON.
SURVEY COMPLETED APRIL 6, 2007

Ferguson Surveying



P.O. BOX 519, 210 E. MAIN
MT. VERNON, OR 97865
PHONE (541)932-4520
FAX (541)932-4430
EMAIL dfse@oretelco.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kenneth H. Delano Jr.
OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865

RENEWAL DATE:
01/01/2008

I, KENNETH H. DELANO JR., PLS.,
DO HEREBY CERTIFY THAT THIS IS
A TRUE AND EXACT COPY.

Kenneth H. Delano Jr.
KENNETH H. DELANO JR., PLS.

APPROVALS

APPROVED THIS 2nd DAY OF May, 2007.

M. L. S.
GRANT COUNTY SURVEYOR (DEPUTY)

APPROVED THIS 4th DAY OF May, 2007.

Debra M. Delaney
CITY OF PRAIRIE CITY PLANNING COMMISSION

APPROVED THIS 9 DAY OF May, 2007.

Shan Harrell
MAYOR, CITY OF PRAIRIE CITY

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

Karen A. Office, Deputy
GRANT COUNTY ASSESSOR/TAX COLLECTOR

DATE: 10-02-2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 2 DAY OF OCTOBER, 2007 AT 10:20 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. 2007-23
GRANT COUNTY RECORDS.

John M. Hinson
GRANT COUNTY CLERK

RECEIVED AND
FILED

Oct. 9 2007
OFFICE OF COUNTY SURVEYOR
Attest: M. L. S.