

LAND PARTITION PLAT NO. 2009-04

SITUATED IN THE NW1/4NW1/4 SECTION 11, T.13S., R.33E., W.M.,
CITY OF PRAIRIE CITY,
GRANT COUNTY, OREGON
SURVEY COMPLETED MARCH 13, 2009

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAMES WAMPLER. THE PURPOSE OF THIS SURVEY WAS TO MARK WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE APPURTENANT MONUMENTS SHOWN ON RECORD MAP OF SURVEY NO.'S 191, 225, 442, 598 AND 907. I ACCEPT ALL FOUND CONTROLLING MONUMENTS OF RECORD, AS SHOWN HEREON.

WE SEARCHED FOR, BUT DID NOT FIND, THE RECORD MONUMENT SHOWN ON SURVEY NO. 598, WHICH IS ALSO THE SW CORNER OF PARCEL 3 OF THIS PARTITION. TO DETERMINE THE BEARING OF THE WESTERLY LINE OF THIS PARTITION, WE EXTENDED THE SEARCH SOUTH TO RECOVER CONTROLLING MONUMENTATION FROM SURVEY NO. S 442 AND 598, AS SHOWN HEREON.

I HELD THE RECORD BEARING FROM SURVEY NO. 598 ALONG THE SOUTH LINE OF THIS PARTITION AND INTERSECTED THE WESTERLY LINE OF THIS PARTITION TO DETERMINE THE SOUTHWEST CORNER OF PARCEL 3.

NEW MONUMENTS WERE SET AT POSITIONS APPROVED BY MR. WAMPLER AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.13 S., R. 33 E. W.M.:

SECTION 11: A TRACT OF LAND IN THE NW1/4NW1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 430.24 FEET SOUTH (RECORD: 428.2 FEET SOUTH) AND 401.62 FEET EAST (RECORD: 400.0 FEET EAST) OF THE NORTHWEST CORNER OF SAID SEC. 11;

THENCE N00°06'54"E 147.50 FEET (RECORD: NORTH 147.5 FEET);

THENCE N89°52'39"E 244.78 FEET (RECORD: N89°46'E 245.8 FEET) TO THE WESTERLY LINE OF THE CITY STREET;

THE CITY STREET;

THENCE S02°16'00"W 147.63 FEET (RECORD: S02°16'W), ALONG SAID WESTERLY LINE, TO A POINT WHICH IS N89°52'39"E (RECORD: N89°46'E) OF THE PLACE OF BEGINNING;

THENCE S89°52'39"W (RECORD: S89°46'W) TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM, THE NORTH 9.00 FEET.

TOGETHER WITH THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 090418, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF PRAIRIE CITY IN BOOK 90, PAGE 510, DEED RECORDS OF GRANT COUNTY, OREGON, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SAID BOOK 90, PAGE 510, SAID NORTHWEST CORNER BEING 98.76 FEET SOUTH AND 655.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE S00°15'00"W 222.44 FEET TO THE EXTENDED NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 062837, DEED RECORDS OF GRANT COUNTY, OREGON, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE S89°52'39"W, ALONG SAID EXTENDED NORTH LINE, 7.83 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID INSTRUMENT NO. 062837;

THENCE S02°16'00"W, ALONG THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 90, PAGE 510, DEED RECORDS OF GRANT COUNTY, OREGON, A DISTANCE OF 147.63 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE N89°52'39"E, ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 90, PAGE 510, A DISTANCE OF 130.3 FEET;

THENCE N00°15'00"E, 147.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THE NORTH 9.00 FEET.

THIS PARTITION CONTAINS 0.80 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SW CORNER OF PARCEL 3 AS THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING 430.24 FT. SOUTH AND 401.62 FT. EAST OF THE NW CORNER OF SECTION 11, T.13S., R.33E., W.M.

Jason L. Hatfield
JASON L. HATFIELD, PLS#69454

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.

2. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

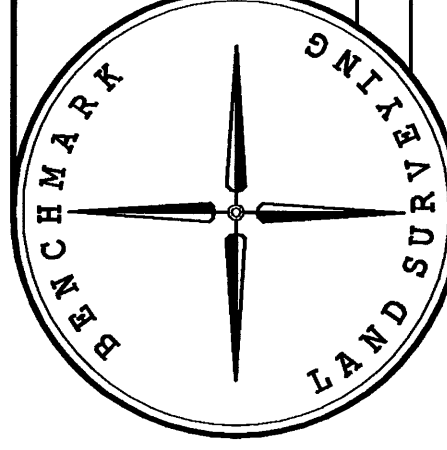
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 24, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2009

RECEIVED AND
FILED

April 8, 2009
OFFICE OF COUNTY SURVEYOR

ML
ATTEST: Jason L. Hatfield



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION
SITUATED IN THE NW1/4NW1/4 SECTION 11,
T.13S., R.33E., W.M.,
CITY OF PRAIRIE CITY,
GRANT COUNTY, OREGON

SURVEYED FOR

JAMES WAMPLER

SURVEYED BY

JLH, MCS & RDB

3/13/2009

Scale: 1"=50'

Drawn by: JLH

SHEET 2 OF 2

APPROVALS

APPROVED THIS 23 DAY OF March, 2009

Jim Kiebeling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 1 DAY OF April, 2009

Blair Hays
PRAIRIE CITY MAYOR

APPROVED THIS 1 DAY OF April, 2009

Don McNamee
PRAIRIE CITY PLANNING COMMISSION

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

Don R. Shuster
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 04/08/2009

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED

ON THE 23 DAY OF April, 2009 AT 12:00 O'CLOCK

AND RECORDED AS LAND PARTITION PLAT

NO. 2009-04 GRANT COUNTY RECORDS.

Kathy Johnson
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2009-04

James S. Wampler
BENCHMARK LAND SURVEYING

REFERENCES

RECORD MAP OF SURVEY NO.'S 191, 225, 442, 598 & 907
DEED RECORD INSTRUMENT NO.'S 032504, 062837, 090416,
090417, 090418 & 090498

DEED RECORD BOOK 84, PAGE 804
BOOK 90, PAGE 510
BOOK 98, PAGE 128
BOOK 99, PAGE 209
BOOK 104, PAGE 319

PRELIMINARY TITLE REPORT ORDER NO. 21184

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JAMES S. WAMPLER AND MARY LOU WAMPLER, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND 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 ON THE ANNEXED PLAT.

WE HEREBY CREATE A 16.0 FOOT WIDE PRIVATE ACCESS EASEMENT TO THE BENEFIT OF PARCEL 3, LOCATED OVER AND ACROSS THE SOUTHERN 16.0 FEET OF PARCEL 2, FOR THE PURPOSE OF INGRESS AND EGRESS TO THE UNNAMED CITY STREET, AS SHOWN.

James S. Wampler Mary Lou Wampler
JAMES S. WAMPLER MARY LOU WAMPLER

ACKNOWLEDGMENT

STATE OF OREGON } ss
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4.1, 2009,
BY JAMES S. WAMPLER AND MARY LOU WAMPLER

Andrea J. Moles
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug 13 2009

