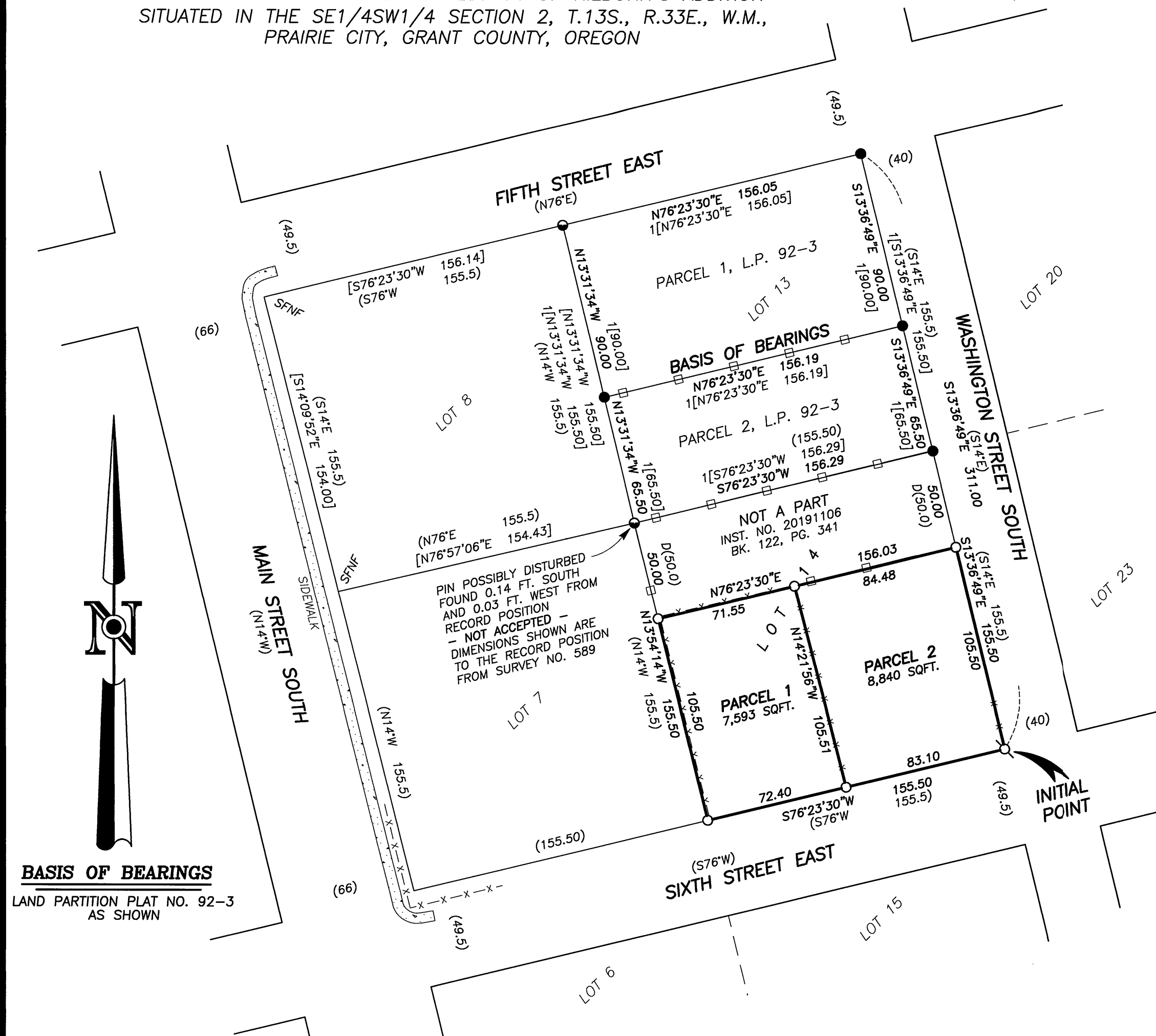


# LAND PARTITION PLAT NO. 2021-01

A PARTITION OF A PORTION OF LOT 14 OF KILBORN'S ADDITION  
SITUATED IN THE SE1/4SW1/4 SECTION 2, T.13S., R.33E., W.M.,  
PRAIRIE CITY, GRANT COUNTY, OREGON



**BASIS OF BEARINGS**  
LAND PARTITION PLAT NO. 92-3  
AS SHOWN

## LEGEND

- FOUND 5/8" IRON PIN - NO CAP, FROM SURVEY NO. 589
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM PARTITION PLAT 92-3
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- SET 1 1/2" DIAM. COPPER DISC WITH 1"x1/4" STEM IN MARKED PLS 70918 IN A CONCRETE CURB.
- D( ) DEED RECORD BEARING AND DISTANCE
- ( ) RECORD BEARING AND DISTANCE: PLAT OF KILBORN'S ADD.
- [ ] RECORD BEARING AND DISTANCE: RECORD SURVEY NO. 589
- 1[ ] RECORD BEARING AND DISTANCE: LAND PARTITION NO. 92-3
- X-X WIRE FENCE LINE □-□ WOOD FENCE LINE
- SFNF RECORD SURVEY MONUMENT SEARCHED FOR, NOT FOUND

## REFERENCES

RECORD MAP OF SURVEY NO. 589 & 1215  
1877 PLAT OF KILBORN'S ADDITION  
DEED RECORD INSTRUMENT NO.'S 20082507 & 20191106  
DEED RECORD BOOK 122 PAGE 341  
BOOK. D, PAGES 69-70  
PRELIMINARY TITLE REPORT ORDER NO. 27460

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2022

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JAN 27 2021

BY: *[Signature]*

## EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE SE1/4SW1/4 SECTION 2, T.13S., R.33E., W.M., PRAIRIE CITY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14 OF KILBORN'S ADDITION TO PRAIRIE CITY, AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN BOOK D, PAGES 69-70 IN THE OFFICE OF THE GRANT COUNTY CLERK.

EXCEPTING THEREFROM, THE NORTHERLY 50.0 FEET OF SAID LOT 14.

CONTAINING 16,433 SQFT. (0.38 ACRES).

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF LOT 14, KILBORN'S ADDITION AS THE INITIAL POINT OF THIS LAND PARTITION PLAT.

## DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT I, FRANCES A. BUNCH, TRUSTEE OF THE BUNCH FAMILY TRUST U/A/D SEPTEMBER 26, 2008 DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

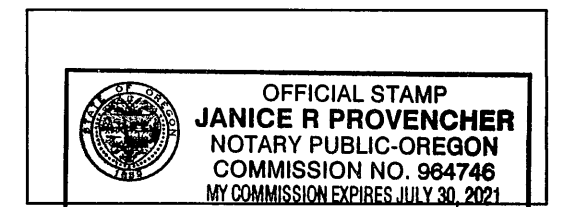
*[Signature]*  
FRANCES A. BUNCH, TRUSTEE

## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 27, 2021, BY FRANCES A. BUNCH.

*[Signature]*  
JANICE R. PROVENCHER  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 7.30.2021



## NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF FRAN BUNCH, TRUSTEE OF THE BUNCH FAMILY TRUST. THE PURPOSE OF THIS PROJECT WAS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 20082507 INTO TWO PARCELS AS SHOWN ON HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. I FOUND RECORD MAP SURVEY NO. 589 AND LAND PARTITION PLAT NO. 92-3, BOTH OF WHICH WERE PREPARED BY ROBERT D. BAGETT, PLS. I ALSO OBTAINED A COPY OF THE 1877 PLAT OF KILBORN'S ADDITION TO PRAIRIE CITY.

I SEARCHED FOR, BUT FOUND NO EVIDENCE OF MONUMENTS FROM KILBORN'S ADDITION. I FOUND THE PINS SHOWN ON LAND PARTITION PLAT NO. 92-3. THESE PINS ARE ALL ACCEPTED WITH THE EXCEPTION OF THE PIN FOUND AT THE SOUTHWEST CORNER OF PARCEL 2 OF THAT PLAT. THE PIN WAS FOUND UNDER A WOOD FENCE AND ADJACENT TO A CONCRETE BLOCK.

I HELD THE RECORD BEARING BETWEEN FOUND MONUMENTS ALONG THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON STREET AND EXTENDED IT THE PLAT RECORD DISTANCE OF 155.5 FEET TO ESTABLISH THE SOUTHEAST CORNER OF BLOCK 14. I KEPT SIXTH STREET PARALLEL TO FIFTH STREET AND HELD THE PLAT RECORD DISTANCE OF 155.5 FEET FOR THE SOUTH LINE OF BLOCK 14. THE WEST LINE OF LOT 14 RUNS FROM THE ESTABLISHED SOUTHWEST CORNER TO THE RECORD POSITION FROM SURVEY NO. 589.

NEW PINS WERE SET ON THE BOUNDARY AS DISCUSSED HEREIN AND ACCORDING TO THE EVIDENCE FOUND. PINS WERE SET ON THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 AT LOCATIONS APPROVED BY MRS. BUNCH.

IT SHOULD BE NOTED THAT THE CURRENT VESTING DEED FOR THE BUNCH TRUST TRACT (DEED INSTRUMENT NO. 20082507) DESCRIBES ALL OF LOT 14. IN 1980 FRANCES AND DOUGLAS BUNCH, HUSBAND AND WIFE, CONVEYED THE NORTHERLY 50.0 FEET OF LOT 14 TO A THIRD PARTY, AS EVIDENCED BY THE DEED RECORDED IN BOOK 122, PAGE 341, DEED RECORDS OF GRANT COUNTY, OREGON. AS THIS CONVEYANCE OCCURRED PRIOR TO THE ADOPTION OF LAND USE PLANNING ORDINANCES, THE NORTHERLY 50.0 FEET OF LOT 14 IS CONSIDERED A LEGAL LOT OF RECORD. GOD BLESS AMERICA

## APPROVALS

APPROVED THIS 15 DAY OF JANUARY, 2021.  
*[Signature]*  
GRANT COUNTY SURVEYOR

APPROVED THIS 27 DAY OF JANUARY, 2021.  
*[Signature]*  
CITY OF PRAIRIE CITY, MAYOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*[Signature]*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 01/27/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 17th DAY OF JANUARY, 2021 AT 2:10 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2021-01 GRANT COUNTY RECORDS.  
*[Signature]*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
BENCHMARK LAND SURVEYING

BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
541-575-1251 ~ benchmarkls.com

LAND PARTITION PLAT  
A PORTION OF LOT 14 OF KILBORN'S ADDITION  
SITUATED IN THE SE1/4SW1/4 SECTION 2, T.13S., R.33E., W.M.  
PRAIRIE CITY, GRANT COUNTY, OREGON

SURVEYED FOR	FRANCES BUNCH
SURVEYED BY	MCS
SCALE: 1"=50'	DRAWN BY: MCS

1/20/2021