

# LAND PARTITION PLAT NO. 93-2

Situated in the NE1/4SW1/4 Sec. 2, T13S, R33E, W.M.  
Lot 1 and portions of Lots 3 and 4 Block 21  
Old Town Prairie City  
GRANT COUNTY, OREGON

## NARRATIVE:

This survey was performed at the request of Bob Titus. The purpose of this survey was to divide Lot 1 and a portion of Lots 3 and 4 of Block 21 of the Old Town of Prairie City into three parcels as shown hereon. Also, to monument the property adjustment lines with two of Mr. Titus' neighbors, as shown hereon.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments, corner evidence, and lines of occupancy. New monuments were set on the boundary in accordance with the evidence found, and at positions approved by Mr. Titus on the new division lines and at appurtenant corners of the new property adjustment lines.

The Old Town of Prairie City was platted by J.W. Mack in Aug. 1901, recorded in Book U, Page 586-7, deed records. Notes with the original plat state that stone monuments were set at the intersections of the streets and alleys. Due to the development of this area, no original monuments were found in this block or adjoining blocks. It is quite apparent that many deficiencies and discrepancies exist on the plat. Some of the lines of occupancy agree with the plat and deed information, others do not.

The history of appurtenant subsequent recorded surveys in this area are as follows:

Survey No. 197, by D.I. Griffith, PLS 644, in 1970, in Lot 1, Blk. 18.  
Survey No. 204, by D.I. Griffith, PLS 644, in 1970, in Lots 7 and 9, Blk. 21.  
Survey No. 403, by D.M. Ferguson, PLS 848, in 1976, in Lot 1, Blk. 18.  
Survey No. 799, by J.D. Hanley, PLS 1206, in 1983, in Lot 7, Blk. 21 and in Lots 5 and 6, Blk. 15.

I establish the west line of Blk. 21 as follows: Retracing Survey No. 799 I determine the position of the northeast intersection point of N. Main Street and Half Street. This point was determined in Survey No. 799, and, for all practical purposes agrees with the plat record. The iron pin of Survey No. 799 at this position has been destroyed. From this position I run through the fence corner at the northwest corner of Mr. Titus' property, this yields a bearing of S.14°33'05"E., for the east sideline of N. Main Street. I determine the SW corner of Lot 7 Blk. 21 to be S.14°33'05"E., 52.33 feet, using the record distance shown on Survey No. 799, from said northeast intersection point of N. Main Street and Half Street. From the SW corner of Lot 7, I then run S.14°33'05"E., the plat record distance of 743.00 feet to establish the SW corner of Blk. 21. This position also agrees with the sum of the deed record distances along this east line of North Main Street. I establish the east line of Blk. 21 as follows: I retrace the appurtenant portions of Survey Nos. 204 and 799 and accept the found pins along the west side of N. Washington Street. I establish the remaining west sideline of N. Washington Street by projecting a straight line from the monuments found in Survey Nos. 204 and 799. I then intersect this west side of N. Washington Street with the record plat bearing of N.63°E. from the SW corner of Blk. 21, previously described, to establish the SE corner of Blk. 21. This location is the best fit on the ground for the position of said Block 21. To further corroborate this location, I then run from the SW corner Blk. 21, N.14°33'05"W., along the west side of said block, the record plat distance of 113 feet to the NW corner of Lot 2. Then from the SE corner of Blk. 21, I run N.20°19'43"W., along the east side of said block, the record plat distance of 79.67 feet to the NE corner of Lot 1. This yields a total distance of 193.10 feet, along the north line of said Lot 1 and Lot 2, compared to the plat record distance of 193 feet.

I place the northwest corner of the Titus tract at record distance, (493 feet), S.14°33'05"E., along N. Main Street, from the determined position of the SW corner of Lot 7, where we found a disturbed and bent pin from Survey No. 799. This northwest corner position satisfies the deed call to the division fence along Titus's north line, this fence runs N.70°35'23"E. I run along this fence line and, at Mr. Titus' request, project this line through the northerly portion of Lot 3, to become the property adjustment line between the Titus's land and the land of Clare Timmons. The Titus's are selling their portion of Lot 3, lying North of this line to Mrs. Timmons.

The Titus's and their neighbor, James and Judith Bracken, the owners of adjoining Lot 2, boundary agreed to the existing common fence line between them. We monumented the corners of these lines as shown, and prepared legal descriptions for the exchange of quitclaim deeds to document this property line adjustment.

## DECLARATION

Know all men by these presents that we, Robert H. Titus and Johnnie L. Titus and Marcia J. Titus do hereby certify that we are the owners of the lands described in the Surveyor's Certificate, and that we caused the same to be partitioned into parcels in accordance with the provisions of ORS 92 as shown on the annexed map.

*Robert H. Titus*  
Robert H. Titus

*Johnnie L. Titus*  
Johnnie L. Titus

*Marcia J. Titus*  
Marcia J. Titus

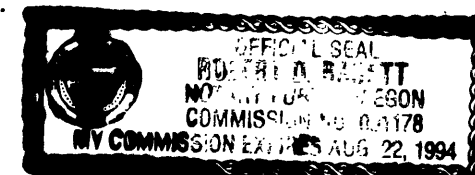
## ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF GRANT

Be it remembered that on this 27<sup>th</sup> day of JAN., 1993, personally appeared before me Robert H. Titus and Johnnie L. Titus and Marcia J. Titus who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily.

In witness whereof, I have hereunto set my hand and affixed my official seal this 27<sup>th</sup> day of JAN., 1993.

*Robert D. Bagett*  
MY COMMISSION EXPIRES AUG. 22, 1994



## WATER RIGHTS STATEMENT

Water Right Certificates No. C11621, C25209, C25698, C39641 and Permits No. 67609 and 610641 are appurtenant to this partition.

**BASIS OF BEARINGS**  
SOLAR OBSERVATION  
TAKEN 1500' EAST OF SE CORNER BLK 21  
SCALE 1"=50'

## LEGEND

- Found 5/8" iron pin of record, unless otherwise shown.
- Set 5/8" x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.

x—x Fence line.

( ) Record dimensions of surveys referenced.

□ Found monument from Recorded Survey No. Survey No. appears in the box.

## REFERENCES

Deed Record Book 66 Page 86  
69 251  
96 234  
113 991  
137 51

Record Map of Survey No. 197, 204, 799.

Plat of Old Town of Prairie City.

Instrument No.s 930122, 930123, 930124

## SURVEYOR'S CERTIFICATE

STATE OF OREGON SS  
COUNTY OF GRANT

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 land represented as shown on this partition plat, said partition being a portion of Lots 1, 2, 3, and 4 Block 21, Old Town of Prairie City, Oregon, situated in the NE1/4SW1/4 of Section 2, Twp. 13S., R.33E., W.M., Grant County, Oregon, described as follows:

Beginning at a 5/8"x30" iron pin, on the east sideline of North Main Street, which point I designate to be the Initial Point for this Land Partition, said point being 3678.32 feet South and 1668.76 feet East from the northwest corner of said Section 2, thence N.70°35'23"E., 179.13 feet, to a point on the west sideline of North Washington Street; thence S.20°19'43"E., along the west sideline of said North Washington Street, 221.97 feet, to the north sideline of East Third Street; thence S.63°00'00"W., along the north sideline of said East Third Street, 109.32 feet; thence N.22°04'20"W., 98.48 feet; thence S.72°25'30"W., 81.31 feet, to a point on the east sideline of North Main Street; thence N.14°33'05"W., along the east sideline of said North Main Street, 135.89 feet to the point of beginning.

Said tract containing 0.82 acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Expires 12/31/94

BAGETT-GRIFFITH AND ASSOCIATES  
217 N. Canyon Blvd.  
John Day, Oregon

## APPROVALS

Approved this 20 day of JAN., 1993.

*Jack W. Burris*  
Willows County Surveyor

Approved this 28 day of JAN., 1993.

*Donald L. Parker*  
City of Prairie City Planning Commission

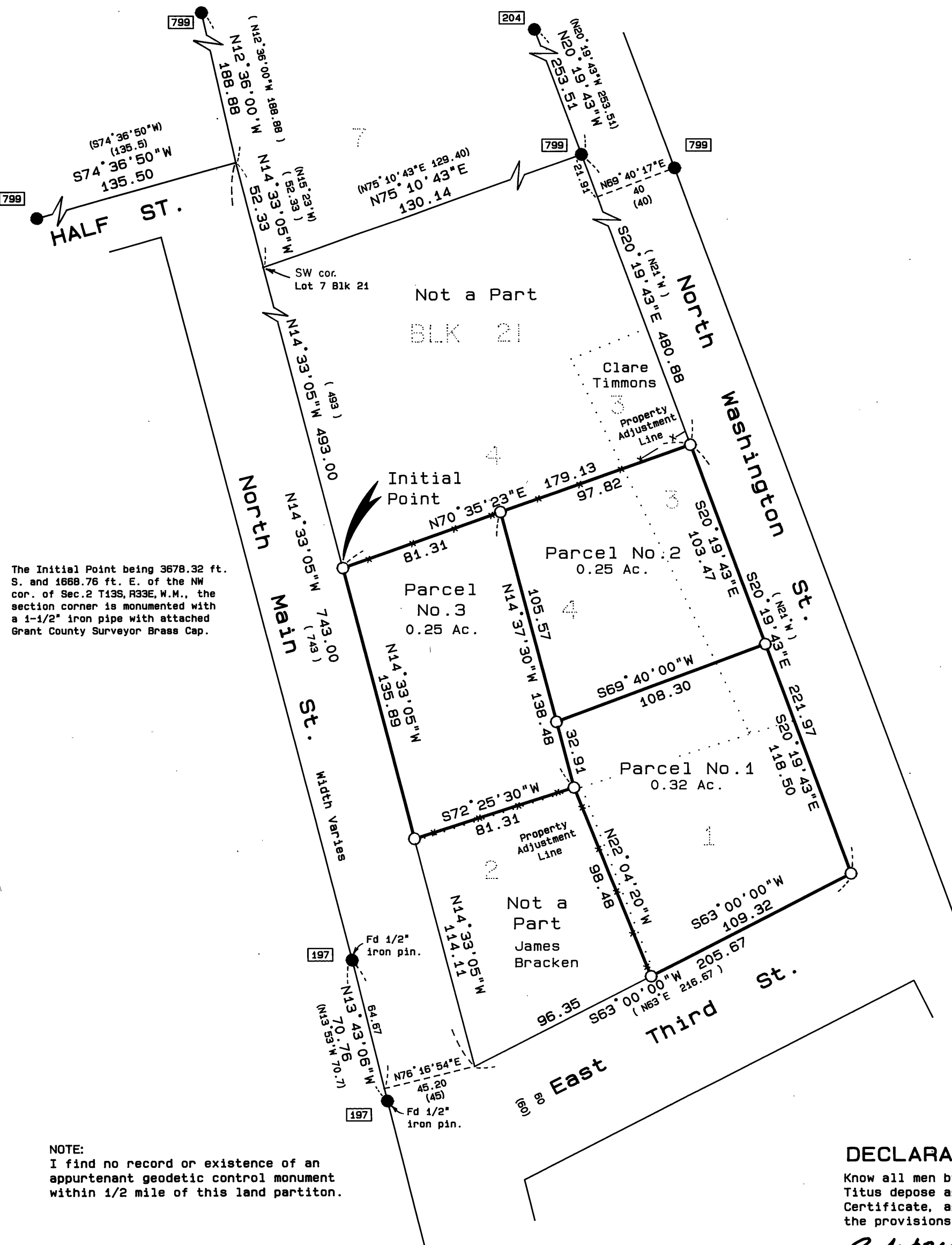
I do hereby certify that this plat was received on the 9 day of February, 1993 at 4 o'clock P.M., and recorded as Partition Plat No. 93-2 Grant County Records.

*Kathleen M. Kinnon*  
Grant County Clerk

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-2, as filed with this office.

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-2.

*Robert D. Bagett*  
Bagett - Griffith & Associates



The Initial Point being 3678.32 ft. S. and 1668.76 ft. E. of the NW cor. of Sec. 2 T13S, R33E, W.M., the section corner is monumented with a 1-1/2" iron pipe with attached Grant County Surveyor Brass Cap.

NOTE:  
I find no record or existence of an appurtenant geodetic control monument within 1/2 mile of this land partition.