

ORDINANCE NO. 1148

AN ORDINANCE ANNEXING CERTAIN PROPERTIES INTO THE
CITY OF PRINEVILLE AND REZONING SAID PROPERTIES

1. The Common Council of the City of Prineville specifically finds that:

(A) The properties identified below, as shown on the attached "Annexation Maps" set forth as Exhibit "A" of this Ordinance, and further described as set forth in Exhibit "B" are contiguous to the City of Prineville.

(1) Item #1: Tax Lot 100 of Crook County Assessor's Map Township 14 South, Range 16 East, Section 31A.

(a) Upon annexation, the subject property shall be rezoned to General Industrial M-1 as set forth by City Ordinance No. 1057 corresponding to the existing uses and/or County Zoning.

(Vacant Land)

(2) Item #2: Tax Lot 100 of Crook County Assessor's Map Township 14 South, Range 16 East, Section 30DD.

(a) Upon annexation, the subject property shall be rezoned to General Residential R-2 as set forth by City Ordinance No. 1057 corresponding to the existing uses and/or County Zoning.

(2473 N. Main St, Prineville OR 97754)

(3) Item #3: Tax Lot 300 of Crook County Assessor's Map Township 14 South, Range 16 East, Section 30DD.

(a) Upon annexation, the subject property shall be rezoned to General Residential R-2 as set forth by City Ordinance No. 1057 corresponding to the existing uses and/or County Zoning.

(235 NW Terrace Ln, Prineville OR 97754)

(4) Item #4: Tax Lots 7101, 7200, 7300 of Crook County Assessor's Map Township 15 South, Range 16 East, Section 4B.

(a) Upon annexation, the subject property shall be rezoned to General Residential R-2, Heavy Industrial, M-2, and General Commercial C-2 as set forth by City Ordinance No. 1057 corresponding to the existing uses and/or County Zoning.

(200 SE Combs Flat Road, Prineville OR 97754)

(5) Item #5: Tax Lot 2900 of Crook County Assessor's Map Township 15 South, Range 16 East, Section 4C.

(a) Upon annexation, the subject property shall be rezoned to General Industrial M-2 as set forth by City Ordinance No. 1057 corresponding to the existing uses and/or County Zoning.

(Vacant Land, Prineville OR 97754)

(6) Item #6: Tax Lots 100, and 116 of Crook County Assessor's Map Township 14 South, Range 16 East, Section 29. Tax Lot 100 of Crook County Assessor's Map Township 14 South, Range 16 East, Section 29AD.

(a) Upon annexation, the subject property shall be rezoned to General Residential as set forth by City Ordinance No. 1057 corresponding to the existing uses and/or County Zoning.

(Vacant Land, Prineville OR 97754, 14-16-29 TL 116)

(1400 & 1402 NE Barnes Butte Road, Prineville OR 97754, 14-16-29 TL 100)

(Vacant Land, Prineville OR 97754, 14-16-29AD TL 100)

(A) The property owners and electors, as applicable, of said properties have duly petitioned and/or requested the City for annexation in order to receive City sewer and/or water services.

(B) The City Planning Department has duly considered the subject annexation and rezoning issues and has recommended annexation and certain rezoning of said properties in compliance with the City's Urban Area Comprehensive Plan and the Urban Growth Boundary Management Agreement between Crook County and the City of Prineville.

Therefore THE PEOPLE of the City of Prineville ordain as follows:

2. The real properties identified in Exhibit "A" to this Ordinance, and as described in Exhibit "B" to this Ordinance and as shown on the Annexation map set forth in Exhibit "A" to this Ordinance are hereby Annexed.
3. The Real Properties identified in Exhibit "A" to this Ordinance are hereby rezoned as set forth above in Subsection 1(A) of this Ordinance and as shown on said Exhibit "A" in compliance with the City's Comprehensive Plan and City policy concerning the rezoning of annexed properties for compatibility with the existing uses and/or previous Crook County zoning designation.

4. The annexation of this property is necessary to provide certain urban services, including public sewer and water, to the property in order to maintain their viability as existing residential and commercial property.

APPROVED BY THE CITY COUNCIL ON THE ____ DAY OF ____, 2007.

APPROVED BY THE MAYOR ON THE ____ DAY OF ____, 2007.

Mike Wendel, Mayor

Attest: _____

Date: _____

Robb Corbett
City Manager

Subject Property - Razona from L.M. to H-1, 14-16-31A Tax Lot 100

SEE MAP - 4 16 2030

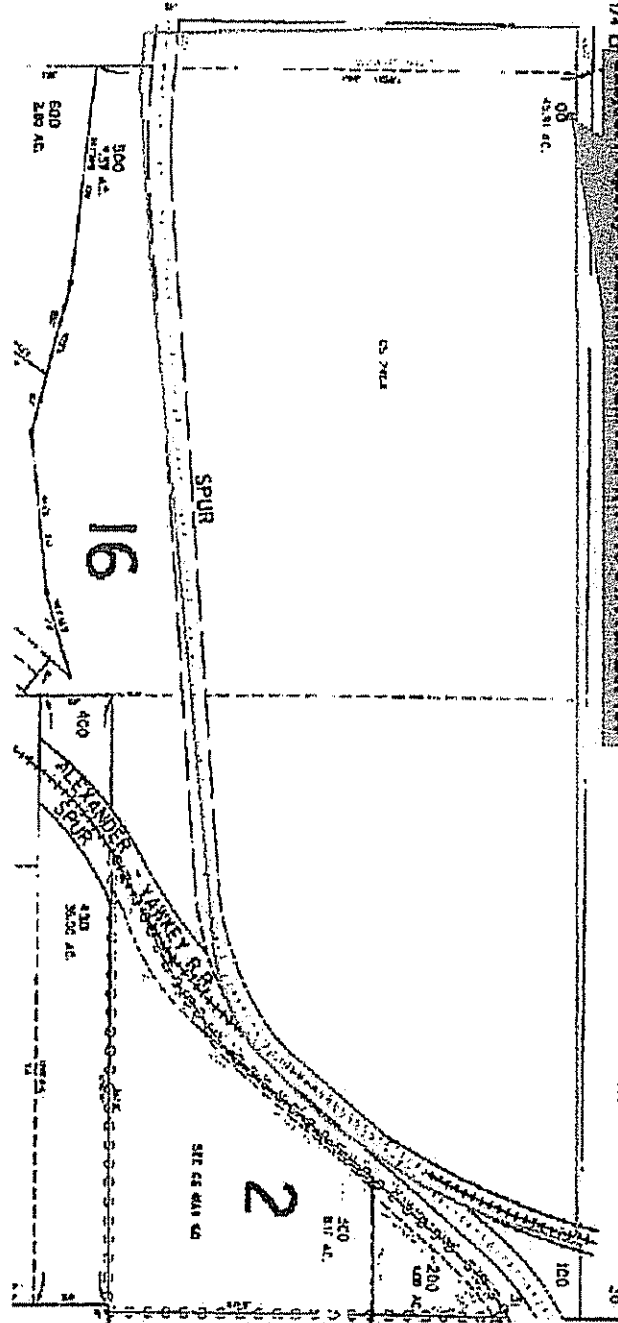


Exhibit "B-1"
Legal Description
14-16-31A TL 100

Item #1: Beginning at the North One-Quarter corner of Section 31, Township 14 South, Range 16 East, Willamette Meridian, Crook County, Oregon, also being the Southwest corner of lot 22 of Buckaroo Acres, records of Crook County, Oregon, thence North 89°42'57" East along the South line of lots 22 and 23 of Buckaroo Acres a distance of 568.17 feet; thence North 89°54'33" East along the South line of lot 25 of Buckaroo Acres a distance of 124.82 feet; thence North 89°31'00" East along the South line of lot 26 of Buckaroo Acres a distance of 149.90 feet; thence North 89°45'19" East along the South line of lot 29 of Buckaroo Acres a distance of 250.08 feet to the Southeast corner of said lot 29 of Buckaroo Acres, also being the Southwest corner of lot 8 of McKay Acres No. 2 Subdivision, records of Crook County, Oregon; thence North 89°40'53" East along the South line of lots 8, 5 and 4 of said plat a distance of 1288.50 feet to the West line of North Main Street; thence South 00°16'13" West along said line a distance of 36.23 feet to the North line of that parcel of land conveyed to the City of Prineville by deed recorded in book 50 at page 197 on March 16, 1938, Records of Crook County, Oregon; thence along said line around a 627.99 feet radius curve left a distance of 229.56 feet, long chord bears South 42°10'00" West, 228.29 feet; thence South 39°54'00" West along said line a distance of 565.00 feet; thence along said line around an 1102.22 feet radius curve right a distance of 69.89 feet, long chord bears South 42°10'00" West, 69.88 feet to the Northerly line of that right of way easement conveyed to the City of Prineville by deed recorded in book 66 at page 83 on April 23, 1951, records of Crook County, Oregon; thence along said line around a 612.14 feet radius non-tangential curve right a distance of 357.01 feet, long chord bears south 68°28'24" West, 351.97 feet; thence South 85°10'53" West along said line a distance of 1452.81 feet; thence along said line around a 1407.40 feet radius curve right a distance of 227.35 feet, long chord bears South 89°48'33" West, 227.10 feet; thence North 85°33'47" West a distance of 144.32 feet; thence leaving said line North 00°00'48" West a distance of 894.74 feet to the North line of the NE1/4 NW1/4 of said Section 31; thence South 89°42'57" East along said line a distance of 100.00 feet to the point of beginning.

Exhibit "A-2"
14-1630DD TL 100

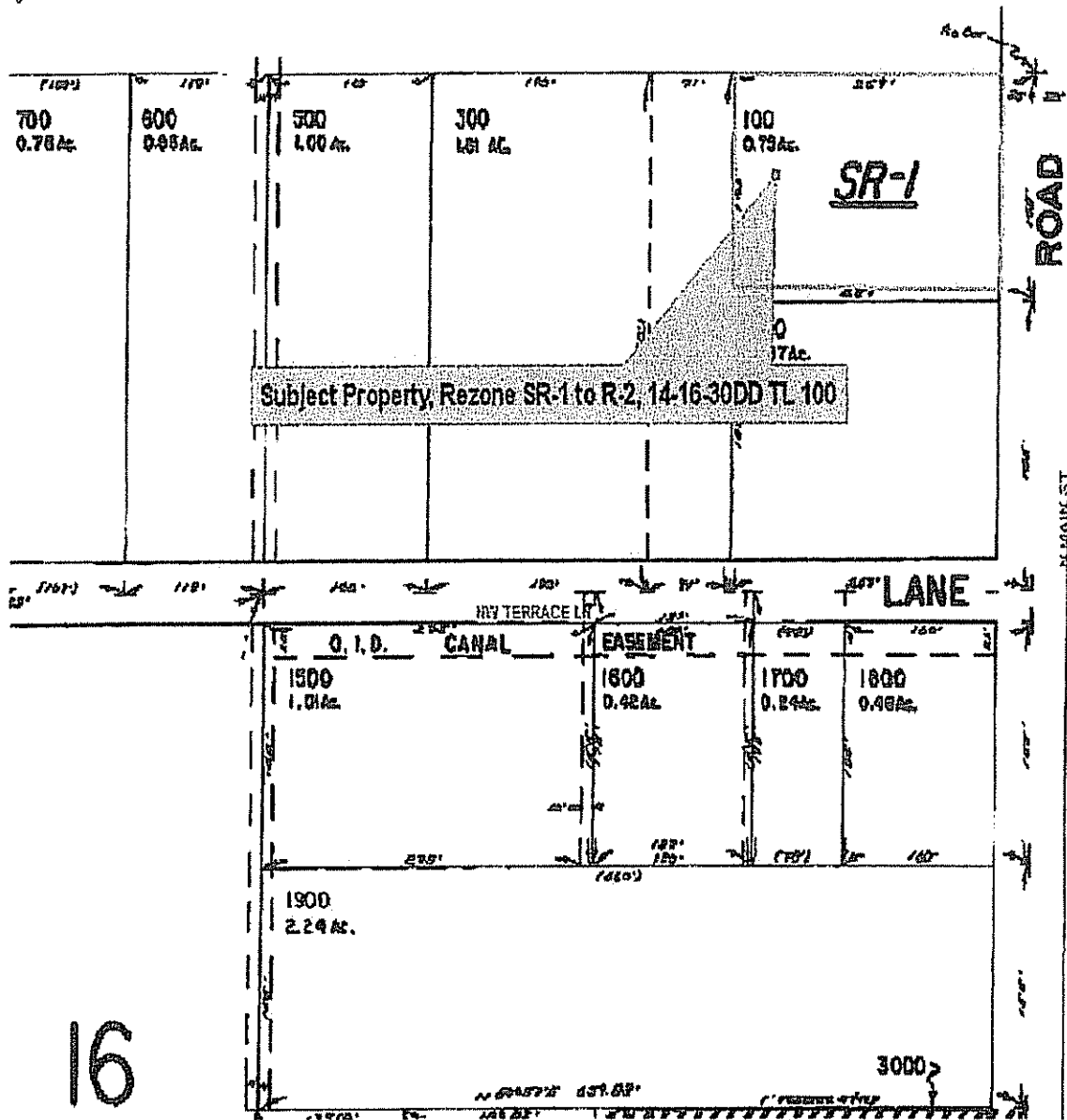


Exhibit "B-2"
Legal Description
14-1630DD TL 100

Item #1: A parcel of land located in the Southeast one-quarter (SE1/4 SE1/4) of Section 30, Township 14 South, Range 16 East, Willamette Meridian, Crook County, Oregon, more particularly described as follows: Beginning at the Northeast corner of the Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) of said Section 30, thence West along the North line of said SE1/4 SE1/4 a distance of 520 feet; thence South along the West line of the East 190 feet of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter of the Southeast one-quarter (NW1/4 NE1/4 SE1/4 SE1/4) of said Section 30 a distance of 310 feet to the North right of way line of N.W. Terrace Lane; thence East along said right of way line a distance of 261 feet; thence North along the East line of the West 71 feet of the Northeast one-quarter of the Northeast one-quarter of the Southeast one-quarter of the Southeast one-quarter (NE1/4 NE1/4 SE1/4 SE1/4) of said Section 30 a distance of 165 feet; thence East a distance of 259 feet to the East line of the said SE1/4 SE1/4; thence North along said East line a distance of 145 feet to the Point of Beginning.

Exhibit "A-3"
14-16-30DD TL 300

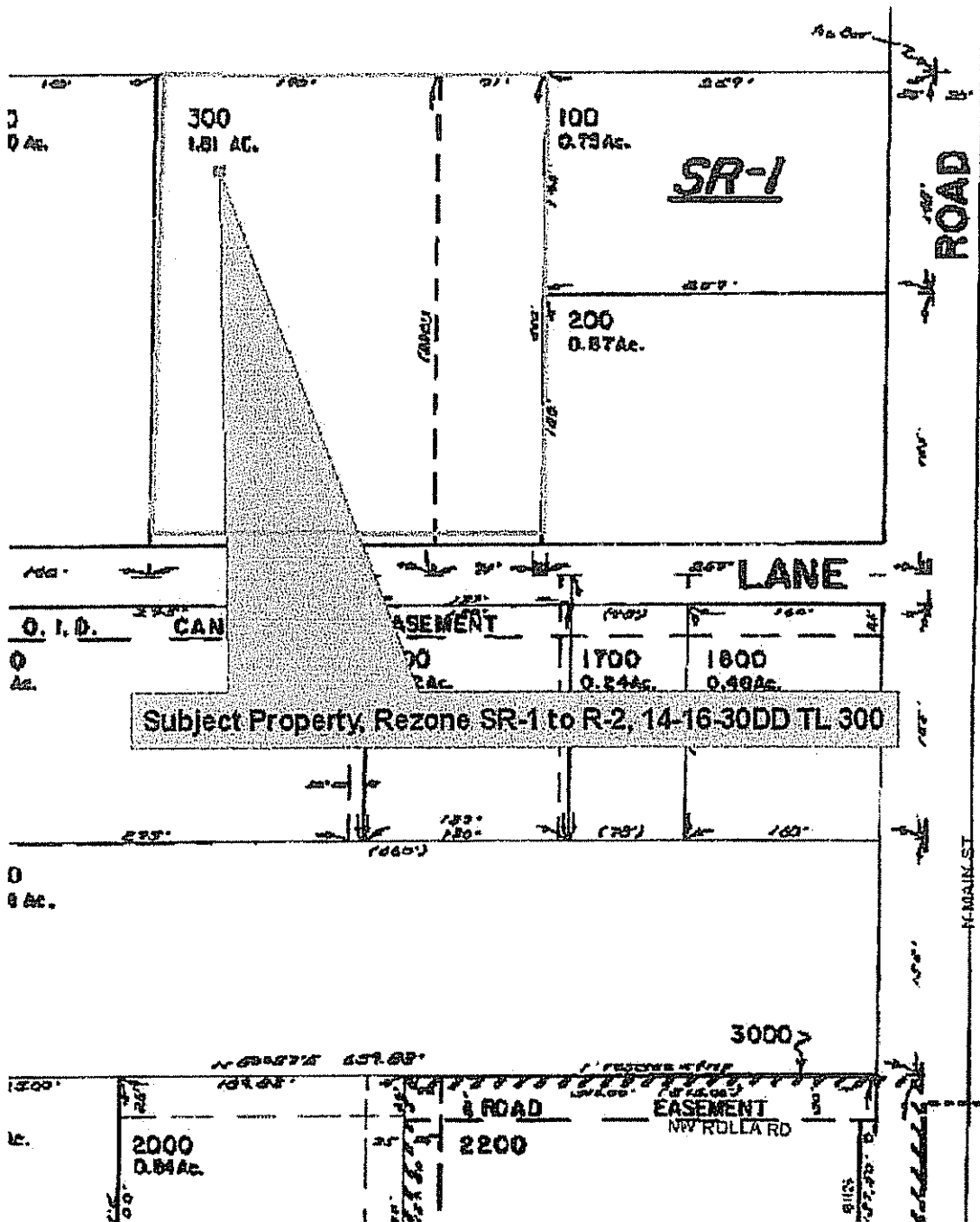
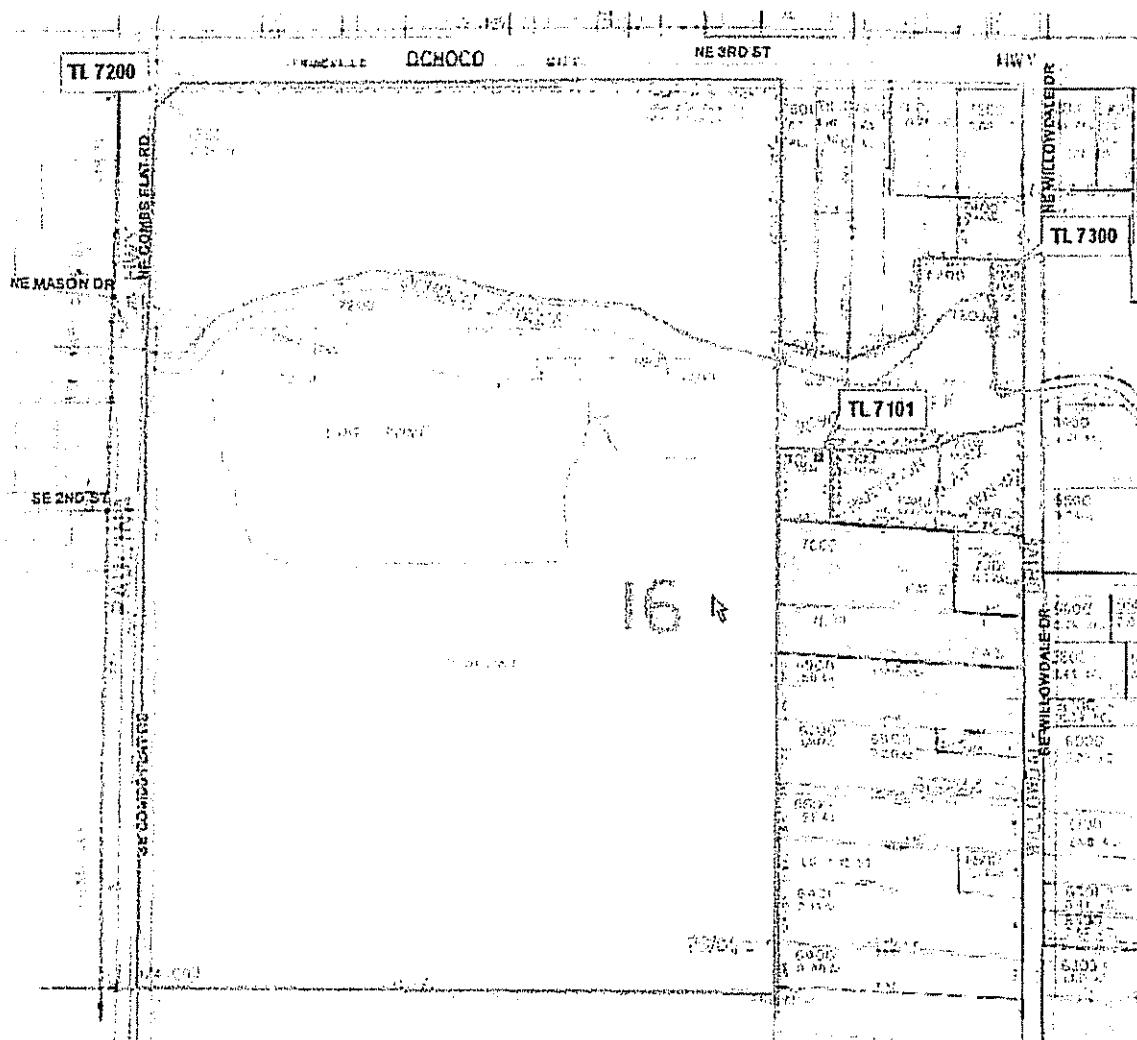


Exhibit "B-3"
Legal Description
14-16-30DD TL 300

Item #1: A parcel of land located in the Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) of Section 30, Township 14 South, Range 16 East, Willamette Meridian, Crook County, Oregon, more particularly described as follows: Beginning at the Northeast corner of the Southeast one-quarter of the Southeast one-quarter (SE1/4 SE1/4) of said Section 30, thence West along the North line of said SE1/4 SE1/4 a distance of 520 feet; thence South along the West line of the East 190 feet of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter of the Southeast one-quarter (NW1/4 NE1/4 SE1/4 SE1/4) of said Section 30 a distance of 310 feet to the North right of way line of N.W. Terrace Lane; thence East along said right of way line a distance of 261 feet; thence North along the East line of the West 71 feet of the Northeast one-quarter of the Southeast one-quarter of the Southeast one-quarter (NE1/4 NE1/4 SE1/4 SE1/4) of said Section 30 a distance of 165 feet; thence East a distance of 259 feet to the East line of said SE1/4 SE1/4; thence North along said East line a distance of 145 feet to the Point of Beginning.

15-16-4B TL's 7101, 7200, 7300

Rezone portion of TL 7200 from HM to M-2, and a portion from LC to C-2 and a portion from SRM1 to R-2. Rezone TL 7101 & 7300 from SRM1 to R-2.



2 500 1 N 77

CHOOLOIS

Subject Property, Rezone from FM to M-2 and from SRM1 to R-2, 15-16-4C TL 2900

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CS 04-2959

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SURVEY NARRATIVE

AN ORDER OF THE PROSECUTOR IS NECESSARY TO UNDERTAKE THE INSPECTION FOR EACH AREA. THE SOUTH LANE IS LOCATED ALONG THE SOUTH CHOCOCO HIGHWAY ABOUT 1/2 MILE SOUTHWEST OF THE STATE OF OREGON ON DEED BOOK 43 AT PAGE 80. THIS SECTION OF THE SOUTH CHOCOCO HIGHWAY BECAME A THROUGH ROAD AT MY 1928-19 AND WAS RECONSTRUCTED AT MY 1929-19. THE SOUTH LANE IS A BRANCH OF THE MAIN HIGHWAY AND CHOCOCO HIGHWAY INTERSECTIONS. THIS LANE WAS SURVEYED BY RECONSTRUCTING THE MONUMENTS PLACED BY THE CHIEF DEPARTMENT OF TRANSPORTATION SURVEYORS AT THE SOUTH AND NORTHEAST CORNERS OF MY 1928-19 AND THE STRIP NORTH OF MY MONUMENTS AT SANDERS 61-03'S P.O.T. SOUTH AND 61-03'S P.O.T. SOUTH AND THEY INDICATED THE EAST LINE OF THE 1/2 MILE 1/2 MILE TO THE NORTHEAST MONUMENT CORNER ALONG THE CHOCOCO HIGHWAY. DEED ANALYSTS OF THE PROPERTIES OWNED BY CHOCOCO LUMBER COMPANY IN THE 1/2 MILE 1/2 MILE SECTION OF THE CHOCOCO HIGHWAY DO NOT REVEAL ANY COPS OR OVERLAPS BETWEEN THE PARCELS. THESE PARCELS WERE SURRENDERED TO CHOCOCO LUMBER COMPANY BY UFA CALDWELL AND INDEMNED IN DEED BOOK 50 AT PAGE 342 RECORDED APRIL 15, 1939 AND BY JOE WASHA AND WIFE BY DEED BOOK 50 AT PAGE 343 RECORDED MAY 28, 1933. MY DEED BOOK 50 AT PAGE 342 RECORDED APRIL 15, 1939 AND DEED BOOK 51 AT PAGE 91 RECORDED OCTOBER 7, 1940. RECORDED OF CHOCOCO COUNTY, OREGON. DEED BOOK 53 AT PAGE 91 SPECIFICALLY REVEALS THE CHOCOCO HIGHWAY DEED AT DEED BOOK 49 AT PAGE 80 AS AN EXCEPTION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[illegible]

Sheet 4 of 5
DGS. HQ. CI-2852

FIELD BOOK 721
W.O. 04-2959

BOUNDARY SURVEY OF OCHOCHO LUMBER
COMPANY PROPERTY IN THE W1/2 OF SECTION
4, TOWNSHIP 15 SOUTH, RANGE 16 EAST, W.M.,
CROOK COUNTY, OREGON
W.O. 04-2959

SURVEY NARRATIVE (CONT.)

THE NEXT SITE FOR REVIEW IS THE PORTION OF THE PROPERTY Lying ADJACENT TO THE PLAY OF WILDESS ACRES LOCATED NORMALLY IN THE S1/2 NW1/4 SW1/4 OF SECTION 4. THE NW1/4 SW1/4 WAS LAST OWNED BY JOHN O. POWELL IN DEED BOOK 15 PAGE 107 RECORDED JANUARY 4, 1908. JOHN O. POWELL THEN SOLD THE S1/2 NW1/4 SW1/4 TO JOY POWELL IN DEED BOOK 23 AT PAGE 348 RECORDED JULY 17, 1911. JOY POWELL SOLD THE S1/2 NW1/4 SW1/4 TO JOY POWELL IN DEED BOOK 33 AT PAGE 282 RECORDED APRIL 28, 1914. IN 1917, WIDE HUSTON, CROOK COUNTY SURVEYOR, SUBDIVIDES SECTION 4 AND SURVEYS AND MARKS THE NORTH LINE OF THE S1/2 NW1/4 SW1/4 RECORDED AS C.S. 40 ON DECEMBER 7, 1911. THIS MAP EXHIBITS THAT CORNER WAS ESTABLISHED AT THE CORNERS OF THE S1/2 NW1/4 SW1/4 AND THE NW1/4 SW1/4. NO DESCRIPTION OF THE CORNER MATERIAL WAS GIVEN. IN 1913 JOY POWELL REACQUIRES THE S1/2 NW1/4 SW1/4 FROM THE COUNTY SHERIFF IN DEED BOOK 43 AT PAGE 417 RECORDED MAY 28, 1923. POWELL THEN SOLD THE S1/2 NW1/4 SW1/4 TO HARRY ISAAC IN DEED BOOK 48 AT PAGE 410 RECORDED JUNE 6, 1928. IN 1925, WIDE HUSTON, CROOK COUNTY SURVEYOR, SUBDIVIDES THE ESTATE OF JOY POWELL WHO CONTINUED TO OWN THE NW1/4 SW1/4 SW1/4 AND THREE PARCELS FOR THE POWELL HEIRS ETTA CALDWELL, ESTELLA CHRISTENSEN AND JOY POWELL. THIS SURVEY WAS RECORDED AS C.S. 64 RECORDED DECEMBER 20, 1925. THE POWELL HEIRS THEN CROSSED DEED THESE PARCELS TO EACH OTHER IN DEED BOOK 49 AT PAGE 154 RECORDED FEBRUARY 1, 1926. DEED BOOK 49 AT PAGE 157 RECORDED FEBRUARY 1, 1926 AND DEED BOOK 49 AT PAGE 200 RECORDED MARCH 6, 1926. THESE DEEDS WERE BASED ON THE HUSTON C.S. 64 AS THEY CONTAIN THE SAME DISTANCE CALLS AS SHOWN ON THE HUSTON MAP OF 1920. THE HUSTON MAP OF C.S. 64 SHOWS THE SOUTH CORNERS "ESTABLISHED" CORRESPONDING TO THE SAME CORNERS OF C.S. 40 HE PERFORMED IN 1911 AND NOTED THEREON AS "ESTABLISHED". IT IS UNCLEAR WHETHER HE RECOVERED THE CORNER CORNERS FROM HIS PREVIOUS SURVEY OR ESTABLISHED NEW ONES. NO NEW SUBDIVISION OF SECTION 4 IS SHOWN SO HUSTON MUST HAVE BEEN ATTEMPTING TO MARK THE SAME CORNERS. HUSTON DID NOT HAVE THESE CORNERS ALONG THE SOUTH LINE OF THE JOY POWELL OWNERSHIP AS "THAT" OR "WIDE" AS HE DID AT OTHER CORNERS OF C.S. 44 SO I PRESUME THEY WERE RECOVERED. IN 1938 THE POWELL HEIRS CONVEYED THEIR PROPERTY, NORMALLY THE NW1/4 SW1/4 SW1/4 TO OCHOCHO LUMBER COMPANY IN DEED BOOK 50 AT PAGE 212 RECORDED APRIL 18, 1938. OCHOCHO LUMBER COMPANY HAS CONTINUED OWNERSHIP OF THIS PARCEL SINCE. THE S1/2 NW1/4 SW1/4 WAS CONVEYED TO A.C. JOSEPH IN DEED BOOK 50 AT PAGE 378 RECORDED JULY 12, 1938. JOSEPH THEN HAD THE S1/2 NW1/4 SW1/4 AND ADJACENT LANDS BOUNDARY THEREOF SURVEYED AND PLATTED BY HORMAN T. HARRISON AND THE RECOVERED ACRES AT THE SW AND SE CORNERS OF THE S1/2 NW1/4 SW1/4 CONSIDERED WITH THE LOCATIONS RECOVERED BY HUSTON IN C.S. 40 AND C.S. 64 ALTHOUGH HIS PLAT DOES NOT SPECIFICALLY CALL THEM OUT. THE OLD SURVEY PLATS GAVE THE MEASUREMENT THAT THE NORTH-SOUTH CORNERS WERE 1120 FEET, WHICH MEASUREMENT WAS THEIR GENERAL LAND OFFICE RECORD LENGTH AND APPARENTLY THE LENGTH ACCORDING TO THEIR SURVEY. WHEN THE INITIAL ALIQUOT PART DIVISION OF THE NW1/4 SW1/4 BY JOY POWELL INTO THE NW1/4 AND S1/2 I DETERMINE THE ALIQUOT PART LINE DEFINING THE NW1/4 AND S1/2 THEREOF IS THE LINE OF THE OCHOCHO LUMBER COMPANY OWNERSHIP AS THEY ARE NOW SHOWN IN RIGHT ALONG THIS LINE. THE LATEIN CALL BY JOY POWELL SURVEY BY HUSTON IN 1925 CANNOT EXTEND THE OCHOCHO LUMBER COMPANY OWNERSHIP PAST THIS LINE AND I WOULD READ AND THAT DEED THE POWELL HEIRS WERE CONVEYING TO THAT LINE. WE HAD THE ALIQUOT PART LINE DEFINED BY THE HUSTON C.S. 40 AND C.S. 64 BY HUSTON AND HE THE WILDESS ACRES PLAT BOUNDARY TO EVALUATE THE RELATIONSHIP OF THOSE LINES WHICH WERE INTERFERED TO BE DETERMINED. WE FIRST SEARCHED FOR ALL THE BOUNDARIES CALLED OUT AS JOY POWELL IN C.S. 40 AND C.S. 64 BY HUSTON AND IN THE WILDESS ACRES PLAT BY HARRISON TOWNSHIP. THE BOUNDARIES SHOWN AS BEING IN PALMIRA HARBOR WERE PROBABLY DESTROYED DURING CONSTRUCTION OF THE OCHOCHO RECREATION DISTRICT PHASE IN THAT TOWNSHIP ABOUT 1920-4. THE OTHER CORNER POSITIONS FELL AT AREAS OF OTHER DISTURBANCE INCLUDING FENCE CONSTRUCTION AND LAND GRADING AND WERE LOST. WE THEN SEARCHED THE OTHER CORNERS OF THE WILDESS ACRES PLAT AND FOUND NO JOY POWELL BOUNDARIES BUT DID SURVEY THE FENCE CORNERS FOR EVALUATION. THESE FENCE CORNERS WERE FOUND TO BE CONSISTENT WITH EACH OTHER AND PROVIDED A PATTERNS CONSISTENT WITH THE HARRISON SURVEY ALONG THE NORTH AND SOUTH PLAT LINES AND ALONG WILDESS DRIVE. OLD NOTED WOOD FENCE ARRIVED AT A LOCATION FOR THE NORTH LINE OF WILDESS ACRES PLAT AS SHOWN HEREON. THAT LOCATION WAS AN OVERLAP WITH THE ALIQUOT PART LINE ALONG THE EAST PART OF THE LINE FOR ABOUT 24.31 FEET WITH A WILDESS OF 170 FEET AT THE NW CORNER OF THE PLAT. WITH THE LOSS OF THE HUSTON AND HARRISON CORNERS ALONG PALMIRA HARBOR CONSTRUCTION IS CAUGHT CONSIDERING THE FIELD LOCATION OF THE CORNERS AND LINES BUT IT APPEARS THE NORTH PLAT LINE WAS LOST OUT AT RIGHT ANGLE AND CARRYING TO PALMIRA HARBOR AND NOT ACCORDING TO PROPER PROCEDURE ALONG THE ALIQUOT PART LINE. I MEMORIALIZED BOTH THE NORTH LINE OF THE WILDESS ACRES PLAT AND THE NORTH LINE OF THE S1/2 NW1/4 SW1/4 DURING THIS SURVEY. MY OPINION FOR LOCATION OF THE LINE WOULD BE TO HOLD THE PLAT LINE IN THE OVERLAP SECTION AND HOLD THE ALIQUOT PART LINE IN THE GAP SECTION. THE OVERLAP SECTION IS WITHIN THE APPARENT ERROR RANGE OF THE HARRISON SURVEY AND I BELIEVE WAS MARKED BY THE SURVEY AND HELD AS THE LINE. THE WEST PART OF THE LINE WAS MARKED AS WELL BUT WAS OBSOBERED BY THE CONSTRUCTION AND USAGE OF A ROADWAY SHOWN ON THE MAP AS HUSTON LANE. THE ESTABLISHMENT OF THIS ROAD IS UNKNOWN BUT IT IS EVIDENTLY CONSTRUCTED BY OCHOCHO LUMBER COMPANY LAND EXCEPT FOR THE GAP PORTION.

THE TITLE REPORT DOES NOT INDICATE THAT OCHOCHO LUMBER COMPANY CREATED THE ROADWAY AND I SUSPECT IT IS AN ENCROACHMENT CREATED BY LACK OF KNOWLEDGE BETWEEN THE OWNERS AS TO THE GROUND LOCATION OF THE TITLE LANE. HUSTON LANE DOES SERVE AS ACCESS FOR THE OWNERS OF PROPERTIES IN WILDESS ACRES AND APPROPRIATE EASE ACCESS FOR TWO OF THOSE IN THE ORIGINAL LOT 4 OF WILDESS ACRES BECAUSE OF THE APPARENT LONG RANGE OF THIS STRIP, WRITTEN RIGHTS MAY HAVE BEEN ACQUIRED AND MY CLIENT IS ADVISED TO SEEK LEGAL COUNSEL OPINION CONCERNING LOCATION OF THIS LINE. THE LOCATION OF FENCES AND OTHER OCCUPATION ALONG THIS LINE IS SHOWN FOR EVALUATION OF THE ENCROACHMENT BY OTHERS.

A DISCUSSION OF THE WEST 1/4 CORNER LOCATION IS REQUIRED TO HELP CLARIFY THE LOCATION OF THE WEST LINE OF THE OCHOCHO LUMBER COMPANY PROPERTY AND PALMIRA HARBOR. THE PALMIRA HARBOR RIGHT OF WAY IN SUBJECT PROPERTY AREA STILLS FROM THE COUNTY ROAD CREATED BY EARLY PETITION ALONG THE SECTION LINE. THAT ROAD BEING EQUIVALENT CALLED "COWLES PLAT ROAD". RESEARCH OF THE RECORDS INDICATED THE ORIGINAL E.L.O. CORNER MEASUREMENT WAS A WOOD POST WHICH WOULD NOT BE A DURABLE MEASUREMENT. THE NEXT RECORD REFERENCE TO THE CORNER IS THE 1919 OCHOCHO RECREATION DISTRICT SURVEY BY R.L. HICKS ENGINEER. THIS CORNER WAS NOTED AS MARKED BY A WOODEN POST. RECONSTRUCTIONS INDICATE IT WAS PROBABLY SET AND IN THE CENTER OF THE ROAD RUNNING NORTH-SOUTH. THE NEXT SURVEY WAS C.S. 40 BY HUSTON IN 1921 AND THIS CORNER WAS NOTED AS "ESTABLISHED". NO DESCRIPTION OF MATERIAL OR PROCEDURE USED. THE NEXT SURVEY, IN 1921, WAS C.S. 64 BY HUSTON. RECORDS INDICATES "1/4 FROM PIN FOUND". APPARENTLY ONE PREVIOUSLY SET TO MARK THE CORNER BY HIMSELF OR OTHERS. THE NEXT SURVEY WAS C.S. 65 IN 1926 BY HUSTON RECORDS INDICATES "1/4 FROM PIN FOUND". NO DOUBT THE CORNER OF HIMSELF OR OTHERS. THE NEXT SURVEY WOULD BE THE PLAY OF WILDESS ACRES IN 1938 BY HARRISON. MAP INDICATES "FROM PIN" AND I PRESUME THE SAME UNIDENTIFIED NOTED BY HUSTON. THE NEXT SURVEY WOULD BE THE PLAY OF BALEY'S SUBDIVISION IN 1931 BY HARRISON. THE PLAT DOES NOT DESCRIBE A CORNER MEASUREMENT FOUND BUT THE 1/4 CORNER IS THE RECOVERED THE CORNER OF THE PLAT. THE MEASUREMENTS OF THIS UNIDENTIFIED PLAT BY HARRISON WHICH WERE RECOVERED BY WILDESS WERE USED TO RECONSTRUCT THE SAME CORNER PORTION AS HARRISON INDICATED IN HIS SURVEY PLAT. I FOUND NO BETTER EVIDENCE AND AS NOTED BEFORE IN THE WILDESS ACRES PLAT SEARCH, THE FROM PIN WAS NO DOUBT ASSIGNED OCHOCHO E.L.O. FENCELINE CONSTRUCTION AROUND 1940. I TRACED THE CORNER AT THE HARBOR INDICATED BY HARRISON AND ON LINE BETWEEN THE SECTION CORNERS WERE CONSISTENT WITH THE HARBOR CONSTRUCTION CENTERLINE AT THE TIME. THE DISTANCES TO THE SECTION CORNERS WERE BETWEEN THE VARIOUS OLDER RECORDS SO COMPARISON IS RECONSTRUCTED BECAUSE OF THE LACK OF FENCED MEASUREMENTS FOR PART OF THE CORNERS. THE LINE SOUTH OF THE 1/4 CORNER MEASUREMENTS UP THE STEEP SLOPE OF THE HILL TO THE SW SECTION CORNER SO OLDER SURVEY CHAINED DISTANCES MAY BE LESS ACCURATE AND THE AN SECTION CORNER WAS ALSO REPAIRED AFTER DESTRUCTION DURING THE FENCELINE CONSTRUCTION. WHEN THESE CONDITIONS I DETERMINE THE CORNER AS SO PLACED REPRESENTS THE BEST POSITION OF THE CORNER AS SO USED FROM ABOUT 1910-1931 TO DATE. OTHER SURVEYS SINCE THE RE-ESTABLISHMENT IN 1943 HAVE ACCEPTED THE CORNER AND I FEEL IT IS A CORNER OF COMMON REPORT SINCE THE 1910-1931 ERA. THE HIGHWAY IS ACCEPTED AS BEING CENTERED ON THE SECTION LINE AND IT IS CONSISTENT WITH THE OCHOCHO PALMIRA HARBOR SURVEY OF 1949 AS WELL AS C.S. 1990 AND C.S. 2312.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Charles E. B. Chantrel
WILDESS ACRES
DATE 8/1/2015
Reviewed 8/15/15

RECORDATION - CLERK STATE OF OREGON, CL COUNTY OF CROOK RECEIVED FOR RECORD ON THE AND SUCCESSION RECORDS OF WAD COUNTY, OF THE DEANNA C. BELLING, CROOK COUNTY CLERK BY _____	RECORDATION - SURVEYOR STATE OF OREGON, CL COUNTY OF CROOK RECEIVED FOR RECORD ON THE AND SUCCESSION RECORDS OF WAD COUNTY, OF THE DEANNA C. BELLING, CROOK COUNTY CLERK BY _____
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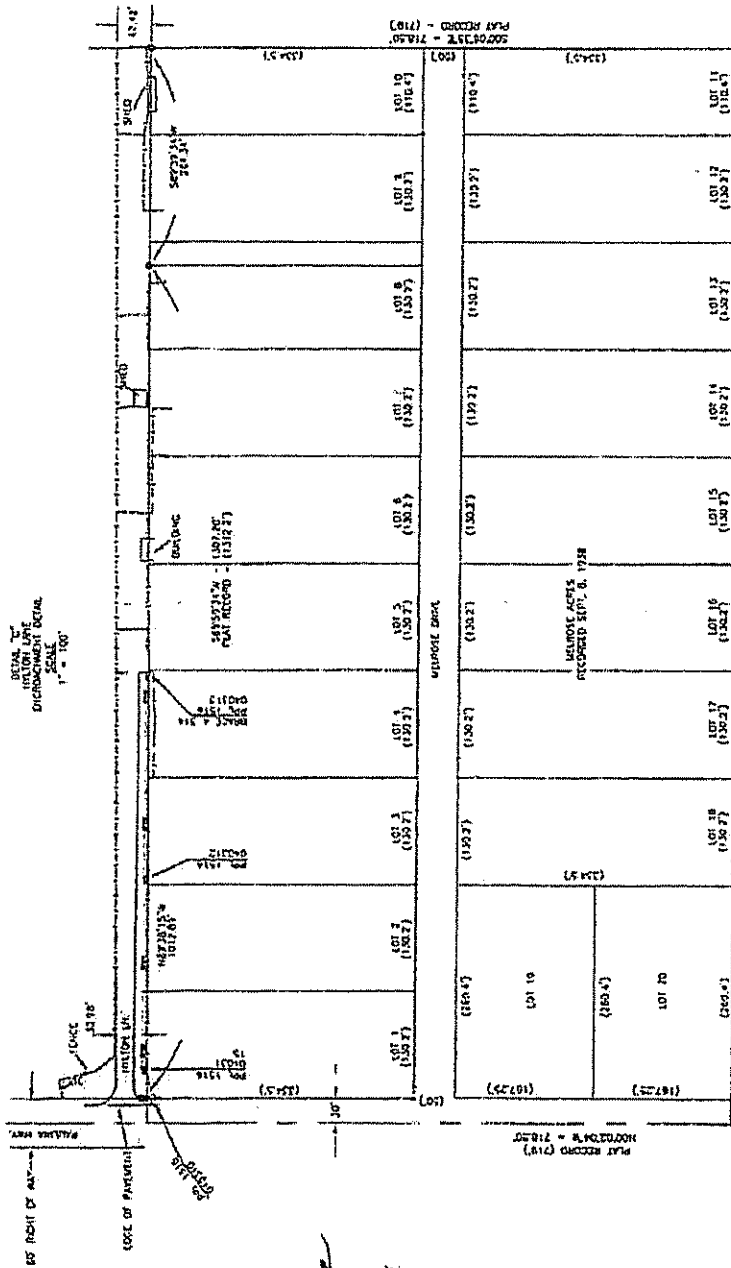
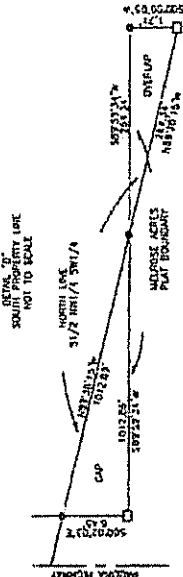
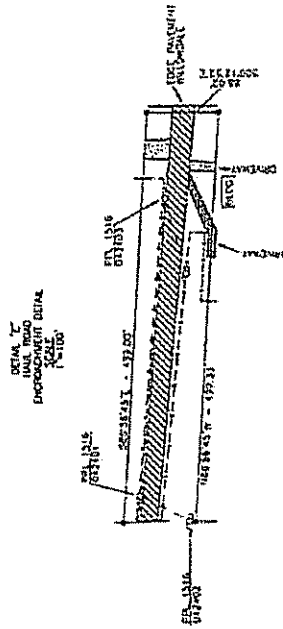
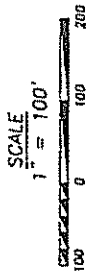
SHEET 5 OF 8
DATE: 04-29-2015
FIELD BOOK 221

W.O. 04-2959

BOUNDARY SURVEY OF OCHOCO LUMBER
COMPANY PROPERTY IN THE W1/2 OF
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 16
EAST, W.M., CROOK COUNTY, OREGON
W.O. 04-2959

LEGEND

- | UNIT | TYPE | LOCATION | DATE | TIME | BY | REMARKS |
|------|-----------------------------------|------------------|------|------|----|---------|
| 1 | WIRE FENCE | CHAIN LINK FENCE | | | | |
| 2 | WOOD FENCE | | | | | |
| 3 | OVERHEAD POWER | | | | | |
| 4 | POWER POLE | | | | | |
| 5 | SET 5/8" X 30" LONG WITH ROD WITH | | | | | |
| 6 | SET 5/8" X 30" LONG WITH ROD WITH | | | | | |
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

[illegible]

The premises are in Crook County, and are described as follows:

TRACT I

A parcel of land located in the Northwest one-quarter Northeast one-quarter (NW1/4 NE1/4) of Section 29, Township 14 South, Range 16 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Beginning at the North one-quarter corner of said Section 29, thence South 89°49'05" East along the North line of said Section 29 a distance of 814.50 feet to the True Point of Beginning. Thence South 5°42'23" East a distance of 370.66 feet; thence South 83°34'25" West a distance of 217.99 feet to a point on the East line of a parcel of land deeded to Janet Bartelds by deed recorded MF 42803 on September 23, 1977, Records of Crook County, Oregon; thence South 0°28'34" West along said line a distance of 37.84 feet to the Southeast corner of said parcel; thence North 89°49'05" West along the South line of said parcel a distance of 338.00 feet to a point on the East line of the Westerly 300.00 feet of said Northwest quarter Northeast quarter; thence South 0°28'34" West along said East line a distance of 878.17 feet to the South line of said Northwest quarter Northeast quarter; thence South 89°51'11" East along said South line a distance of 1017.33 feet to the Southeast corner of said Northwest quarter Northeast quarter; thence North 0°31'17" East along said East line a distance of 1309.19 feet to the Northeast corner of said Northwest quarter Northeast quarter; thence North 89°49'05" West along the North line of said Section 29 a distance of 503.86 feet to the True Point of Beginning.

TRACT II

In Township 14 South, Range 16 East of the Willamette Meridian:

Section 29: NE1/4 NE1/4;
N1/2 NW1/4 SE1/4 NE1/4;
E1/2 SE1/4 NE1/4

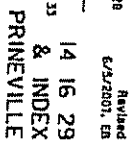
TRACT III

A parcel of land located in the Northeast quarter of Section 29, Township 14 South, Range 16 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the South half Northwest quarter Southeast quarter Northeast quarter of said Section 29, marked by a 5/8 inch iron rod, thence South 89°51'13" East along the North line of said South half Northwest quarter Southeast quarter Northeast quarter a distance of 212.80 feet to the TRUE POINT OF BEGINNING.

Thence South 35°24'58" East a distance of 427.26 feet; thence South 5°41'38" East a distance of 239.16 feet to the South line of that parcel of land conveyed to Prineville Real Estate, Inc. by deeds Microfilm No.104431, Records of Crook County, Oregon; thence South 89°53'00" East along said South line a distance of 168.81 feet to the East line of the Southwest quarter Southeast quarter Northeast quarter of said Section 29; thence North 0°32'39" East along the East line of said Southwest quarter Southeast quarter Northeast quarter and the East line of said South half Northwest quarter Southeast quarter Northeast a distance of 585.41 feet to the Northeast corner of said South half Northwest quarter Southeast quarter, Northeast quarter, marked by a 5/8 inch iron rod; thence North 89°51'13" West along the North line of said South half Northwest quarter Southeast quarter Northeast quarter a distance of 445.70 feet to the TRUE POINT OF BEGINNING.

6841b



Subject
Properties
Rezone from
SR1 to R-2

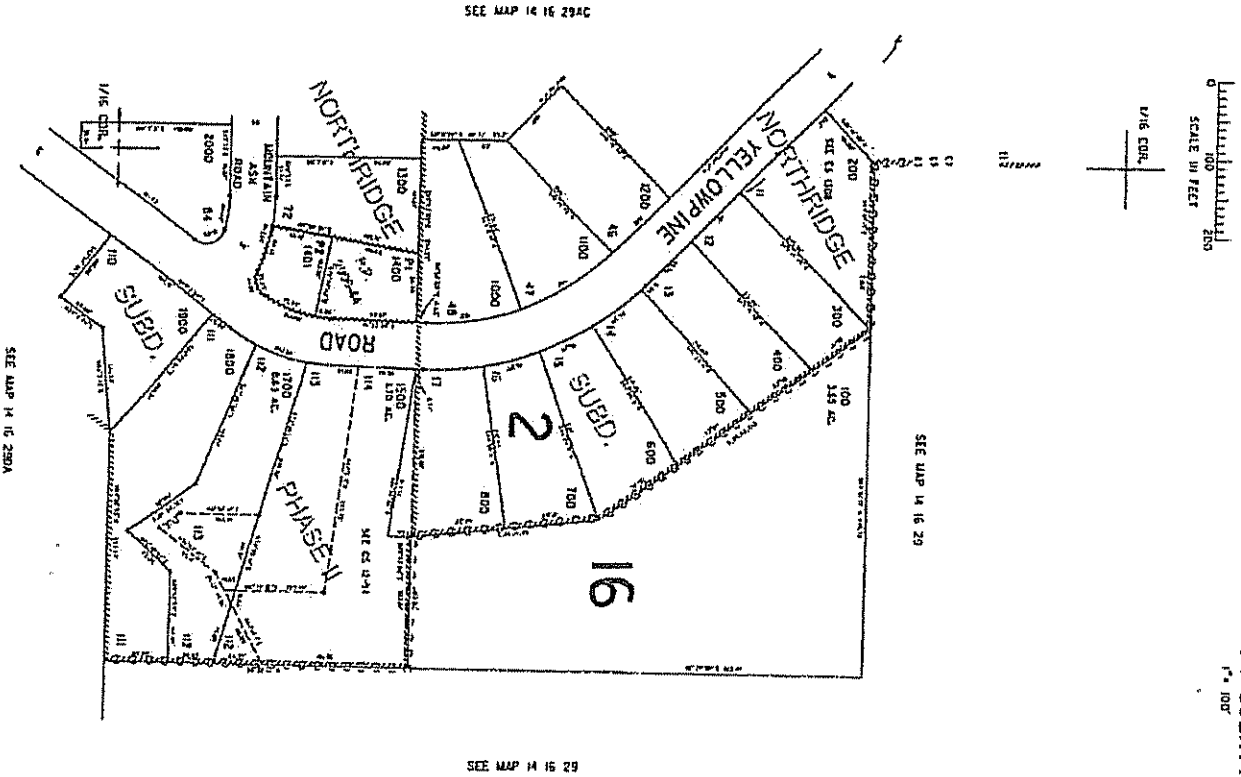
PRINEVILLE

CANCELED NO.	THRU	THRU
101	THRU	104
106		
107		
109	THRU	111
115		
202		
201		
806		
1300		
1301		
1400	THRU	1429
1503		
1508		
1509		
1600	THRU	1605
1700	THRU	1704
1800		
1900		
2000		
2200	THRU	2203

Exhibit "A-6"
 Legal Description
 14-16-29 100, & 116
 14-16-29AD TL 100

14-16-29AD

14-16-29AD



SE 1/4 NE 1/4 SEC. 29 T.14S. R.16E. W.M.
 CROOK COUNTY
 1" = 100'

14 16 29AD

COMPLIMENTS OF
AmeriTitle
 THIS SKETCH IS FURNISHED
 TO ASSIST IN PROPERTY
 LOCATION AND THE COMPANY
 DOES NOT GUARANTEE
 ITS ACCURACY.

1/16 COR.
 14 16 29AD
 10/11/2006, CS

1/16 COR.
 14 16 29AD
 10/11/2006, CS