

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 13th DAY OF Nov., 2007.

APPROVED BY THE MAYOR ON THE 13th DAY OF Nov., 2007.

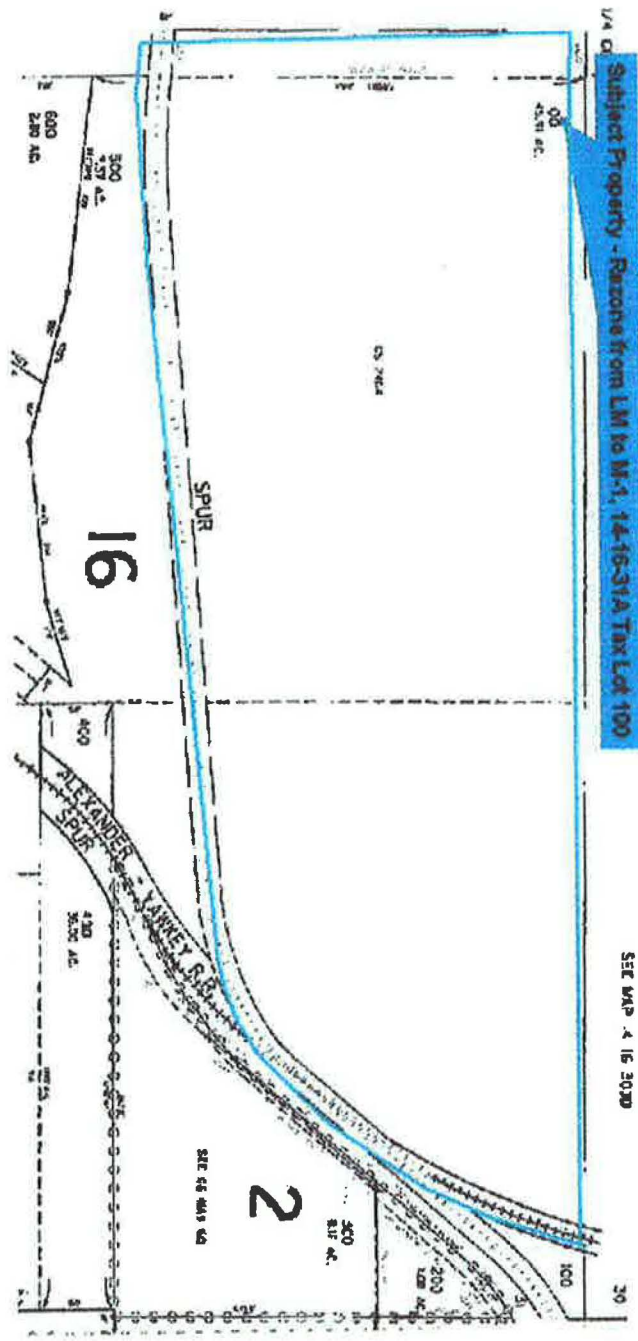


Mike Wendel, Mayor

Attest: 11-16-07
Date: MW CA

Robb Corbett
City Manager

Exhibit "A-1"
14-16-31A TL 100

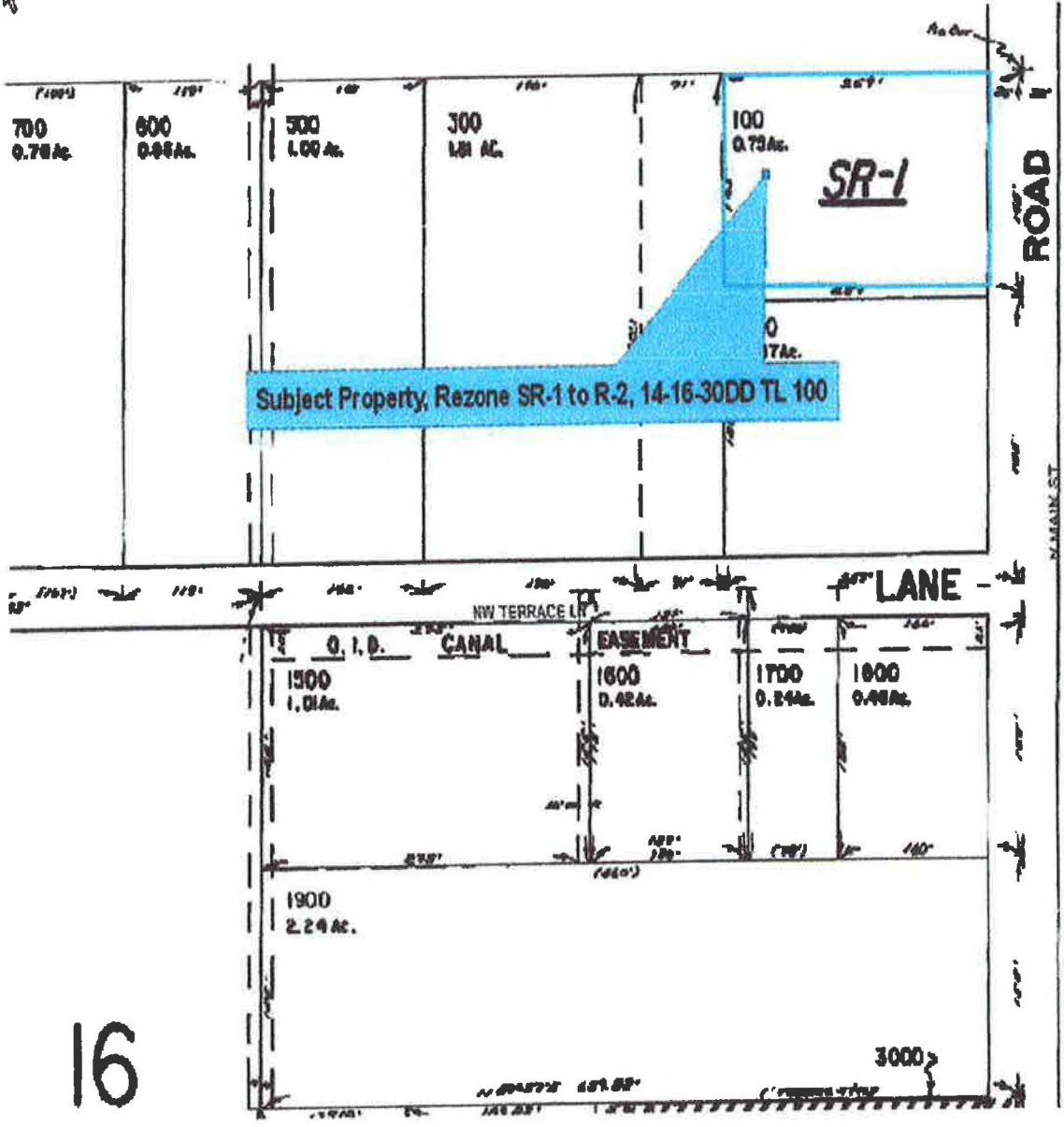


1 : 200

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



R2

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

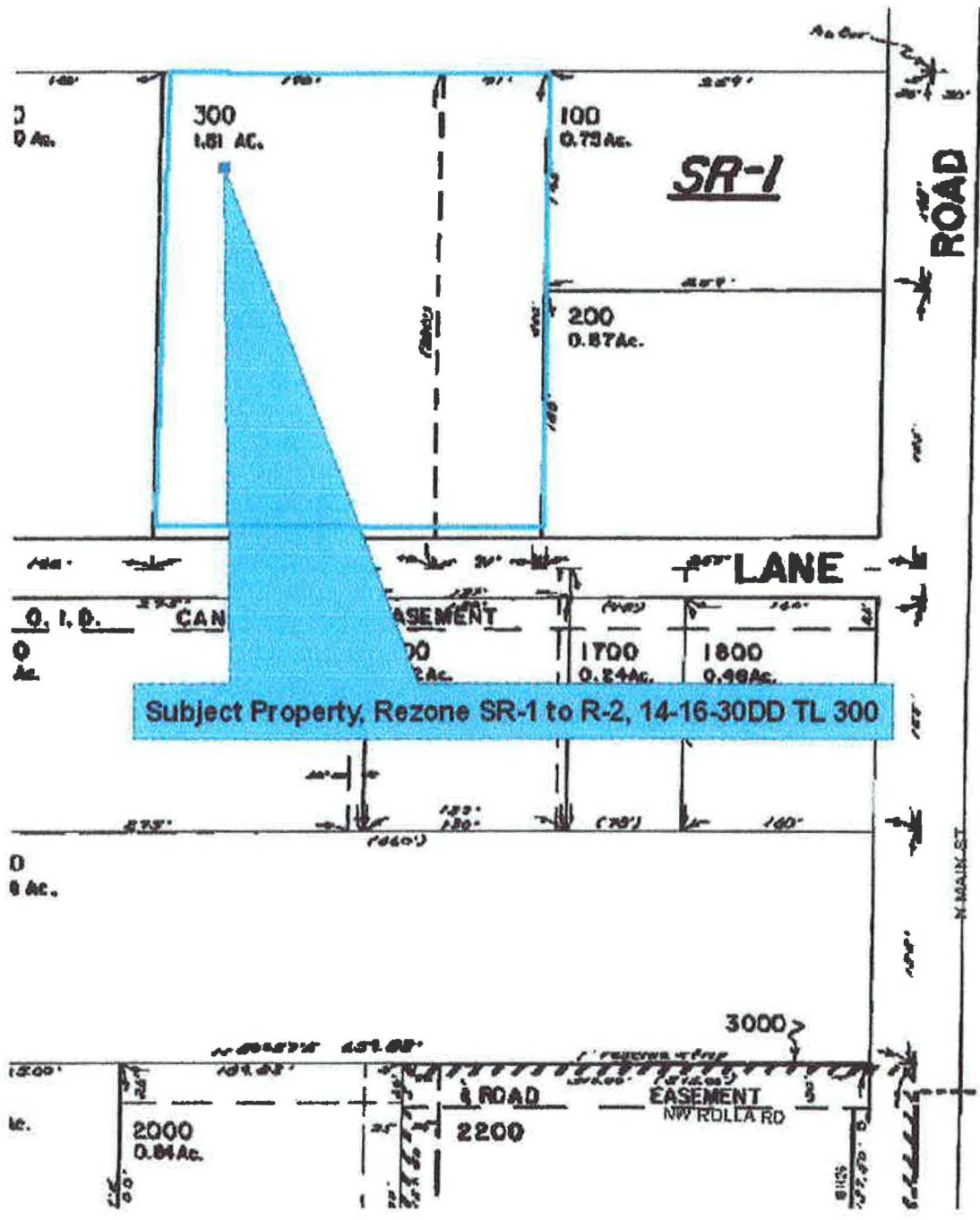
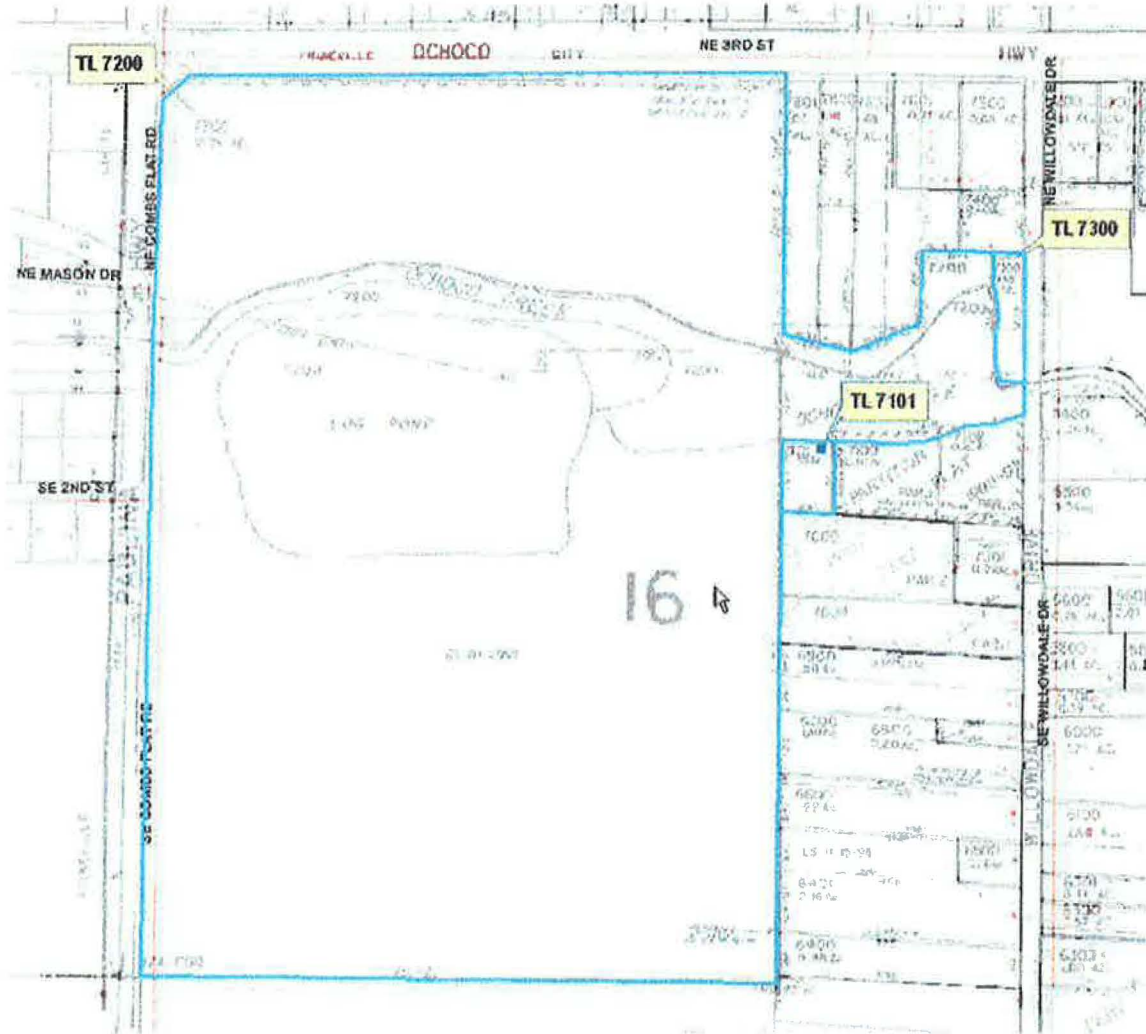


Exhibit "B-3"
Legal Description
14-16-30DD TL 300

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.

Exhibit "A-4"
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 to R-2.



**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**

SURVEY NARRATIVE (CONT.)

THE NEXT SITE FOR REVIEW IS THE PORTION OF THE PROPERTY LYING ADJACENT TO THE PLAT OF MELROSE ACRES LOCATED NOMINALLY IN THE S1/2 NW1/4 SW1/4 OF SECTION 4. THE NW1/4 SW1/4 WAS LAST OWNED IN ITS ENTIRETY BY JOHN O. POWELL IN DEED BOOK 19 AT PAGE 107 RECORDED JANUARY 4, 1908. JOHN O. POWELL THEN SOLD THE S1/2 NW1/4 SW1/4 TO ROY POWELL IN DEED BOOK 25 AT PAGE 348 RECORDED JULY 17, 1911. ROY POWELL SOLD THE S1/2 NW1/4 SW1/4 TO S.V. HARRON IN DEED BOOK 33 AT PAGE 292 RECORDED APRIL 29, 1914. IN 1921, 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. 60 ON DECEMBER 7, 1921. THIS MAP INDICATES THAT CORNERS WERE ESTABLISHED AT THE CORNERS OF THE S1/2 NW1/4 SW1/4 AND THE N1/2 NW1/4 SW1/4. NO DESCRIPTION OF THE CORNER MATERIAL WAS GIVEN. IN 1923 ROY 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 HENRY NEAL IN DEED BOOK 48 AT PAGE 418 RECORDED JUNE 9, 1928. IN 1935, WIDE HUSTON, CROOK COUNTY SURVEYOR SURVEYS AND PARTITIONS THE ESTATE OF A.D. POWELL WHO CONTINUED TO OWN THE N1/2 NW1/4 SW1/4 INTO THREE PARCELS FOR THE POWELL HEIRS ETTA CALDRON, ESTELLA CROSSBERRY AND ROY POWELL. THIS SURVEY WAS RECORDED AS C.S. 64 RECORDED DECEMBER 20, 1938. THE POWELL HEIRS THEN CROSS DEED THESE REMAINING PARCELS TO EACH OTHER IN DEED BOOK 49 AT PAGE 159 RECORDED FEBRUARY 3, 1938, DEED BOOK 49 AT PAGE 159 RECORDED FEBRUARY 3, 1938 AND DEED BOOK 49 AT PAGE 200 RECORDED MARCH 6, 1938. THESE DEEDS WERE BASED ON THE HUSTON C.S. 64 AS THEY CONTAIN THE SAME DISTANCE CALLS AS SHOWN ON THE HUSTON MAP OF 1938. THE HUSTON MAP OF C.S. 64 SHOWS THE SOUTH CORNERS "ESTABLISHED" CORRESPONDING TO THE SAME CORNERS OF C.S. 40 HE PERFORMED IN 1921 AND NOTED THEREON AS "ESTABLISHED". IT IS UNCLEAR WHETHER HE RECOVERED THE EARLIER 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 INDEE CORNERS ALONG THE SOUTH LINE OF THE J.O. POWELL OWNERSHIP AS "PIN" OR "PIPE" AS HE DID AT OTHER CORNERS OF C.S. 64 SO I PRESUME THEY WERE WOOD STAKES. IN 1938 THE POWELL HEIRS CONVEYED THEIR PROPERTY, NOMINALLY THE N1/2 NW1/4 SW1/4 TO OCHOCO LUMBER COMPANY IN DEED BOOK 50 AT PAGE 242 RECORDED APRIL 18, 1938. OCHOCO LUMBER COMPANY HAS CONTINUED OWNERSHIP OF THIS PARCEL SINCE. THE S1/2 NW1/4 SW1/4 WAS CONVEYED TO R.G. JORDAN IN DEED BOOK 50 AT PAGE 378 RECORDED JULY 12, 1938. R.L. JORDAN THEN HAD THE S1/2 NW1/4 SW1/4 AND ADDITIONAL LANDS SOUTHERLY THEREOF SURVEYED AND PLATTED BY NORMAN W. HARRON INTO THE MELROSE ACRES PLAT. HARRON INDICATED ON HIS PLAT THAT THERE WERE IRON PINS AT THE NE AND NW CORNERS OF THE PLAT AND INDICATED PINS AT THE SW AND SE CORNERS OF SAID S1/2 NW1/4 SW1/4 CONSISTENT WITH THE LOCATIONS INDICATED 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 INDICATION THAT THE NORTH-SOUTH COURSES WERE 1320 FEET, WHICH DIMENSION WAS THEIR GENERAL LAND OFFICE RECORD LENGTH AND APPARENTLY THE LENGTH ACCORDING TO THEIR SURVEY. GIVEN THE INITIAL ALLOTMENT PARTISION OF THE NW1/4 SW1/4 BY J.O. POWELL INTO THE N1/2 AND S1/2 I DETERMINE THE ALLOTMENT PART LINE DEFINING THE N1/2 AND S1/2 THEREOF IS THE LIMIT OF THE OCHOCO LUMBER COMPANY OWNERSHIP AS THEY ARE NOW JOINED IN RIGHT ALONG THIS LINE. THE LATER CALL BY THE A.D. POWELL SURVEY BY HUSTON IN 1935 CANNOT EXTEND THE OCHOCO LUMBER COMPANY OWNERSHIP PAST THIS LINE AND I WOULD READ INTO THAT DEED THE POWELL HEIRS WERE CONVEYING TO THAT LINE. WE HAD THE ALLOTMENT PART LINE DEFINED BY THE SECTION BREAKDOWN PERFORMED BY MYSELF IN C.S. 1259 SO WE NEEDED TO RETRACE THE MELROSE ACRES PLAT BOUNDARY TO DETERMINE THE RELATIONSHIP OF THOSE LINES WHICH WERE INTENDED TO BE IDENTICAL. WE FIRST SEARCHED FOR ALL THE MONUMENTS CALLED OUT AS IRON PIPES OR PINS IN C.S. 60 AND C.S. 64 BY HUSTON AND IN THE MELROSE ACRES PLAT BY HARRON FINDING NONE. THE MONUMENTS SHOWN AS BEING IN PAULINA HIGHWAY WERE PROBABLY DESTROYED DURING CONSTRUCTION OF THE OCHOCO IRRIGATION DISTRICT PIPELINE IN THAT ROADWAY ABOUT 1960-4. THE OTHER CORNER POSTIONS FELL AT AREAS OF OTHER DISTURBANCE INCLUDING FENCE CONSTRUCTION AND LAND GRADING AND WERE LOST. WE THEN SEARCHED THE OTHER CORNERS OF THE MELROSE ACRES PLAT AND FOUND NO IRON MONUMENTS BUT DID SURVEY THE OLDER FENCE CORNERS FOR DETERMINATION. THESE FENCE CORNERS WERE FOUND TO BE CONSISTENT WITH EACH OTHER AND PROVIDED A PATTEREN CONSISTENT WITH THE HARRON SURVEY ALONG THE NORTH AND SOUTH PLAT LINES AND ALONG MELROSE DRIVE. OLD ROTTEN WOOD FENCE POSTS WERE FOUND BELOW GRASS INDICATING EARLIER FENCES PERPETUATED THESE SAME POSITIONS. USING A BEST FIT OF THESE TIES I ARRIVED AT A LOCATION FOR THE NORTH LINE OF MELROSE ACRES PLAT AS SHOWN HEREON. THAT LOCATION HAS AN OVERLAP WITH THE ALLOTMENT PART LINE ALONG THE EAST PART OF THE LINE FOR ABOUT 264.34 FEET WITH A MAXIMUM OF 1.70 FEET AT THE NE CORNER OF THE PLAT AND A GAP ALONG THE WEST PART OF THE LINE FOR ABOUT 1012.89 FEET WITH A MAXIMUM OF 0.54 FEET AT THE NW CORNER OF THE PLAT. WITH THE LOSS OF THE HUSTON AND HARRON CORNERS ALONG PAULINA HIGHWAY CONFUSION IS CREATED CONCERNING THE FIELD LOCATION OF THE CORNERS AND LINES BUT IT APPEARS THE NORTH PLAT LINE WAS Laid OUT AT RIGHT ANGLE AND PARALLEL TO PAULINA HIGHWAY AND NOT ACCORDING TO PROPER PROCEDURE ALONG THE ALLOTMENT PART LINE. I MONUMENTED BOTH THE NORTH LINE OF THE MELROSE ACRES PLAT AND THE NORTH LINE OF THE S1/2 NW1/4 SW1/4 DURING THIS SURVEY. BY OPINION FOR LOCATION OF THE LINE SHOULD BE TO HOLD THE PLAT LINE IN THE OVERLAP SECTION AND HOLD THE ALLOTMENT PART LINE IN THE GAP SECTION. THE OVERLAP SECTION IS WITHIN THE APPARENT ERROR RANGE OF THE HARRON 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 OBTURED BY THE CONSTRUCTION AND USAGE OF A ROADWAY SHOWN ON THE TAX MAP AS HILTON LANE. THE ESTABLISHMENT OF THIS ROAD IS UNKNOWN BUT IT IS ENTIRELY CONSTRUCTED ON OCHOCO LUMBER COMPANY LAND EXCEPT FOR THE GAP PORTION.

THE TITLE REPORT DOES NOT INDICATE THAT OCHOCO LUMBER COMPANY CREATED THE ROADWAY AND I SUSPECT IT IS AN ENCRICHMENT CREATED BY LACK OF KNOWLEDGE BETWEEN THE OWNERS AS TO THE GROUND LIGNON OF THE TITLE LINES. HILTON LANE DOES SERVE AS ACCESS FOR FIVE OWNERS OF PROPERTIES IN MELROSE ACRES AND APPARENTLY SOLE ACCESS FOR TWO OF THOSE IN THE ORIGINAL LOT 4 OF MELROSE ACRES BECAUSE OF THE APPARENT LONG USAGE OF THIS STRIP. UNWRITTEN 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 ENCRICHMENT BY OTHERS.

A DISCUSSION OF THE WEST 1/4 CORNER LOCATION IS REQUIRED TO HELP CLARIFY THE LOCATION OF THE WEST LINE OF THE OCHOCO LUMBER COMPANY PROPERTY AND PAULINA HIGHWAY. THE PAULINA HIGHWAY RIGHT OF WAY IN SUBJECT PROPERTY AREA STEMS FROM THE COUNTY ROAD CREATED BY EARLY PETTIN ALONG THE SECTION LINE, THAT ROAD BEING COMMONLY CALLED "COMBS PLAT ROAD". RESEARCH OF THE RECORD INDICATES THE ORIGINAL C.L.D. CORNER MONUMENT WAS A WOOD POST WHICH WOULD NOT BE A DURABLE MONUMENT. THE NEXT RECORD REFERENCE TO THE CORNER IS THE 1919 OCHOCO IRRIGATION DISTRICT SURVEY BY R.L. NEA, ENGINEER. THIS CORNER WAS NOTED AS MARKED BY A (WOOD) NAIL. MEASUREMENTS INDICATE IT WAS PROPERLY SET AND IN THE CENTER OF THE ROAD RUNNING NORTH-SOUTH. THE NEXT SURVEY WAS C.S. 40 BY WIDE HUSTON IN 1921 AND THIS CORNER WAS NOTED AS "ESTABLISHED", NO DESCRIPTION OF MONUMENT OR PROCEDURE USED. THE NEXT SURVEY, IN 1921, WAS C.S. 64 BY HUSTON. RECORD INDICATES "1/4 FROM PIN FOUND", APPARENTLY ONE PREVIOUSLY SET TO MARK THE CORNER BY HIMSELF OR OTHERS. THE NEXT SURVEY WAS C.S. 60 IN 1934 BY HUSTON RECORD INDICATES "1/4 FROM PIN FOUND"; NO DOUBT THE MONUMENT REFERRED TO BY C.S. 64, THE NEXT SURVEY WOULD BE THE PLAT OF MELROSE ACRES IN 1938 BY HARRON. MAP INDICATES "IRON PIN" AND I PRESUME THE SAME MONUMENT NOTED BY HUSTON. THE NEXT SURVEY WOULD BE THE PLAT OF BAILEY'S SUBDIVISION IN 1951 BY HARRON. THE PLAT DOES NOT DESCRIBE A CORNER MONUMENT FOUND BUT THE 1/4 CORNER IS INDICATED HE CORNER OF THE PLAT. THE MONUMENTS OF THIS BAILEY'S PLAT BY HARRON WHICH WERE RECOVERED BY MYSELF WERE USED TO RE-MONUMENT THE SAME CORNER PORTION AS HARRON INDICATED IN HIS SURVEY PLAT. I FOUND NO BETTER EVIDENCE AND, AS NOTED BEFORE IN THE MELROSE ACRES PLAT SEARCH, THE IRON PIN WAS NO DOUBT DESTROYED DURING O.I.D. PIPELINE CONSTRUCTION AROUND 1960. I RESET THE CORNER AT THE NORTHEAST INDICATED BY HARRON AND ON LINE BETWEEN THE SECTION CORNERS WHICH WAS CONSISTENT WITH THE HIGHWAY CONSTRUCTED CENTERLINE AT THE TIME. THE DISTANCES TO THE SECTION CORNERS VARY BETWEEN THE VARIOUS OLDER RECORDS SO COMPARISON IS INCONCLUSIVE BECAUSE OF THE LACK OF FIXED REFERENCES FOR ANY OF THE CORNERS. THE LINE SOUTH OF THE 1/4 CORNER RUNS UP THE STEEP SLOPE OF THE HILL TO THE SW SECTION CORNER SO OLDER SURVEY OWNED DISTANCES MAY BE LESS ACCURATE AND THE NW SECTION CORNER WAS ALSO REPLACED AFTER DESTRUCTION DURING THE PIPELINE CONSTRUCTION. GIVEN THESE CONDITIONS I DETERMINE THE CORNER AS SO PLACED REPRESENTS THE BEST POSITION OF THE CORNER AS SO LAYED FROM ABOUT 1919-1921 TO DATE. OTHER SURVEYS SINCE THE RE-ESTABLISHMENT IN 1963 HAVE ACCEPTED THE CORNER AND I FEEL IT IS A CORNER OF COMMON REPORT SINCE THE 1919-1921 ERA. THE HIGHWAY IS ACCEPTED AS BEING CENTERED ON THE SECTION LINE AND IT IS CONSISTENT WITH THE OLDER PAULINA HIGHWAY SURVEY OF 1949 AS WELL AS C.S. 1900 AND C.S. 2313.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David R. Armstrong
DAVID R. ARMSTRONG
JANUARY 11, 1953
1953
Revised 12/31/65

RECORDATION - CLERK
STATE OF OREGON | ss
COUNTY OF CROOK | ss
I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECORDED FOR RECORD ON THE _____ DAY OF
JANUARY 20, 1965, AT _____ M.
AND RECORDED IN
RECORDS OF SAID COUNTY IN NO. _____
DEANNA C. BERGMAN, CROOK COUNTY CLERK
BY _____

RECORDATION - SURVEYOR
STATE OF OREGON | ss
COUNTY OF CROOK | ss
I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECORDED FOR RECORD ON THE _____ DAY OF
JANUARY 20, 1965, AND
RECORDED IN SUBJECTS 1-29113
OF SAID COUNTY.
DAVID R. ARMSTRONG
COUNTY SURVEYOR

24185

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

DETAIL "A"
MEASURED AND RECORD LINE TABLE

NO	BEARING	DISTANCE	NO	BEARING	DISTANCE
1	S89°57'52"W	2618.56'	5	S00°00'00"W	3682.22'
1,7(1)	N89°58'52"E	2618.00'	6(2)	---	2693.00'
6(1)	S89°49'W	2640.00'	6(3)	S02°15'W	2882.24'
10(1)	S89°59'20"W	2618.42'	10(2)	N00°21'50"E	2882.24'
2	S89°57'52"W	1309.28'	6	S00°00'00"W	2638.60'
1,7(2)	N89°59'55"E	1309.41'	9(6)	---	2940.00'
9(2)	---	1310.50'	6(6)	S02°15'W	2849.00'
			10(6)	N00°21'56"E	2840.00'
3	S89°57'52"W	1309.28'	7	N80°13'45"W	2631.82'
1,7(3)	N89°59'55"E	1309.41'	9(7)	S82°47'E	2622.60'
9(3)	---	1310.50'	9(7)	S89°49'W	2834.00'
			10(7)	S89°18'23"E	2632.57'
4	N89°54'04"W	2638.24'	6	N89°58'57"W	2611.58'
9(4)	N89°49'E	2821.00'	1,7(8)	S89°37'54"E	2612.30'
6(4)	S89°49'W	2640.00'	9(8)	S02°47'E	2826.00'
10(4)	N89°38'25"W	2638.44'	6(9)	N89°49'W	2634.50'
			10(9)	S89°37'51"E	2612.00'
9	N89°38'27"W	1309.50'	13	S00°02'03"E	699.60'
9(9)	---	1313.00'	9(13)	---	840.00'
10	N89°38'27"W	1309.59'	14	S00°02'03"E	699.59'
9(9)	---	1313.00'	9(14)	---	840.00'
			6(14)	---	840.00'
11	S00°02'03"E	2638.38'	15	S00°02'04"E	2651.64'
1,7(11)	NORTH	2638.64'	1,7(15)	NORTH	2651.39'
9(11)	---	2640.00'	9(16)	---	2658.00'
9(11)	SOUTH	2640.00'	6(15)	SOUTH	2640.00'
10(11)	S00°00'32"W	2644.85'	1,7(15)	S00°02'17"E	2651.31'
			9(15)	S00°00'32"W	2644.85'
12	S00°02'03"E	1319.19'	16	S00°00'06"W	2660.34'
9(12)	---	1320'	1,7(16)	N00°02'08"E	2660.34'
			9(16)	---	2664.70'
17	N00°02'14"E	2668.66'	21	S00°00'05"W	1318.75'
1,7(17)	N00°04'15"E	2669.67'	9(21)	---	1320.00'
9(17)	---	2675.50'			
3(17)	N00°04'15"E	2668.70'			
10(17)	N00°18'07"E	2668.67'			
18	N00°02'14"E	2636.62'	22	S00°00'05"W	1318.75'
1,7(18)	N00°04'15"E	2637.08'	9(22)	---	1320.00'
9(18)	---	2640.00'			
3(18)	N00°04'15"E	2637.08'			
10(18)	N00°18'07"E	2640.23'			
19	N00°02'14"E	1318.31'	23	S00°00'00"W	699.28'
9(19)	---	1320.00'	9(23)	---	660.00'
20	N00°02'14"E	1318.31'	24	S00°00'05"W	699.37'
9(20)	---	1320.00'	9(24)	---	660.00'
			6(24)	---	660.00'
25	N89°37'40"W	2635.24'	28	N89°38'15"W	---
1,7(25)	S89°38'51"E	2635.72'	9(28)	---	1312.20'
9(25)	---	2621.60'	6(29)	---	1312.20'
3(25)	S89°38'51"E	2635.72'			
10(25)	N89°18'08"W	2635.52'			

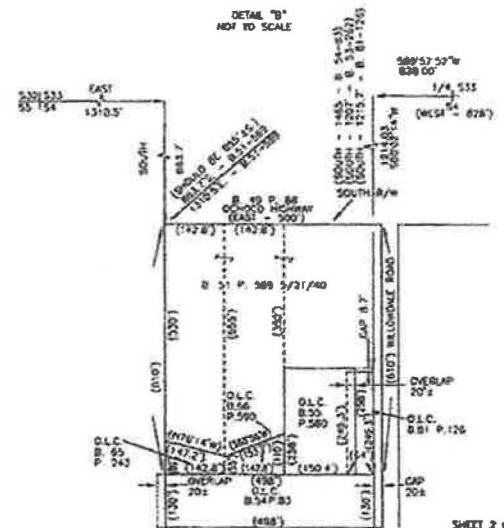
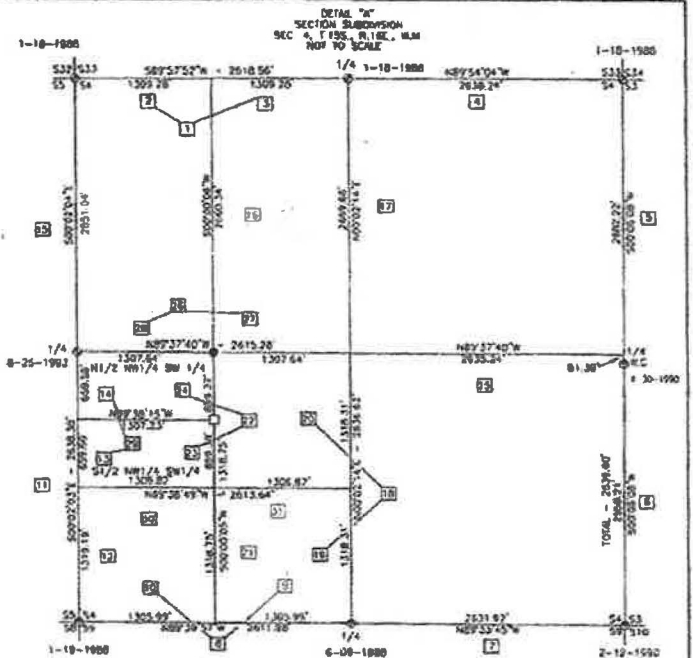
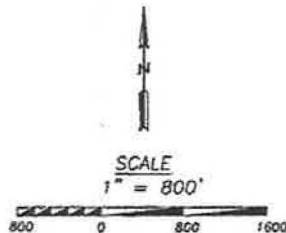
LEGEND

- SET 5/8" X 30" LONG IRON ROD WITH 2" ALUMINUM CAP MARKED "ARMSTRONG S&E L51026"
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E L51026"
- ⊙ FOUND 2-1/2" BRASS CAP MONUMENT AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1626, CROOK COUNTY SURVEYOR, RECORDED DATE SHOWN.
- ⊙ FOUND 2" ALUMINUM CAP MONUMENT OR MONUMENT BOX AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1626, CROOK COUNTY SURVEYOR, RECORDED DATE SHOWN.
- ⊙ FOUND 2-1/2" ALUMINUM CAP MONUMENT AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1828, CROOK COUNTY SURVEYOR, RECORDED DATE SHOWN.
- ① MEASURED AND RECORD LINE DATA - SEE TABLE
- 1() RECORD AS PER C.S. 1258 (PARTITION PLAT NO. 1993-01) BY DAVID B. ARMSTRONG, LS 1626, RECORDED JAN. 13, 1993.
- 2() RECORD AS PER C.S. 1988 BY MARK A. HEMBARGER, LS 2287, RECORDED NOV. 15, 1988.
- 3() RECORD AS PER C.S. 1886 (PARTITION PLAT NO. 1989-24) BY GREGORY R. KELSO, LS 2796, RECORDED OCT. 6, 1989.
- 4() RECORD AS PER C.S. 1940 BY JAMES R. WETZEL, LS 1926, RECORDED OCT. 21, 1980.
- 5() RECORD AS PER C.S. 2313 BY PAT MARQUIS, LS 3383, RECORDED NOV. 10, 2003.
- 6() RECORD AS PER PLAT OF MELROSE ACRES BY NORMAN W. HARRISON, LS 2, RECORDED SEPT. 6, 1938.
- 7() RECORD AS PER C.S. 1983 (PARTITION PLAT NO. 1988-12) BY DAVID B. ARMSTRONG, LS 1626, RECORDED AUGUST 28, 1988.
- 8() RECORD AS PER GENERAL LAND OFFICE BY JOHN W. MCCLUNG UNDER JOINT CONTRACT NO. 128 DATED JUNE 7, 1899.
- 9() RECORD AS PER C.S. 40 BY WADE HUSTON, COUNTY SURVEYOR, RECORDED DEC. 7, 1921.
- 10() RECORD AS PER C.S. 1078 BY JAMES C. BUSSARD, LS 599, RECORDED FEB. 6, 1989.
- 11() RECORD AS PER C.S. 1777 (PARTITION PLAT NO. 1989-24) BY DAVID B. ARMSTRONG, LS 1626, RECORDED JULY 17, 1988.
- O.L.C. OREGON LUMBER COMPANY
- B.P. DEED BOOK AND PAGE, RECORDS OF CROOK COUNTY, OREGON
- 1-18-1988 CERTIFIED RECORD OF LAND CORNER MONUMENTATION FORM RECORDED DATE SHOWN

DETAIL "A"
MEASURED AND RECORD LINE TABLE (CON'T)

NO	BEARING	DISTANCE	NO	BEARING	DISTANCE
26	N89°37'40"W	2615.25'	30	N89°38'49"W	1309.82'
1,7(26)	S89°38'51"E	2615.58'	9(30)	---	1312.70'
9(26)	---	2623.40'			
3(26)	S00°35'51"E	2615.50'			
10(26)	N89°18'08"W	2615.25'			
27	N89°37'40"W	1307.64'	31	N89°38'49"W	1306.82'
1,7(27)	S89°38'51"E	1307.79'	9(31)	---	1312.70'
9(27)	---	1311.70'			
28	N89°37'40"W	1307.64'			
1,7(28)	S89°38'51"E	1307.79'			
9(28)	---	1311.70'			
6(28)	---	1311.70'			

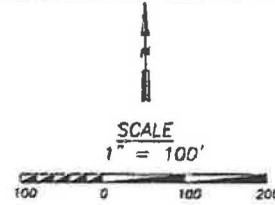
REGISTERED PROFESSIONAL LAND SURVEYOR
David B. Armstrong
1/16/85 OREGON
DAVID B. ARMSTRONG
1626
Renewed 12/31/05



SHEET 2 OF 5
D.C. NO. 04-2959
FIELD BOOK 221
W.O. 04-2959

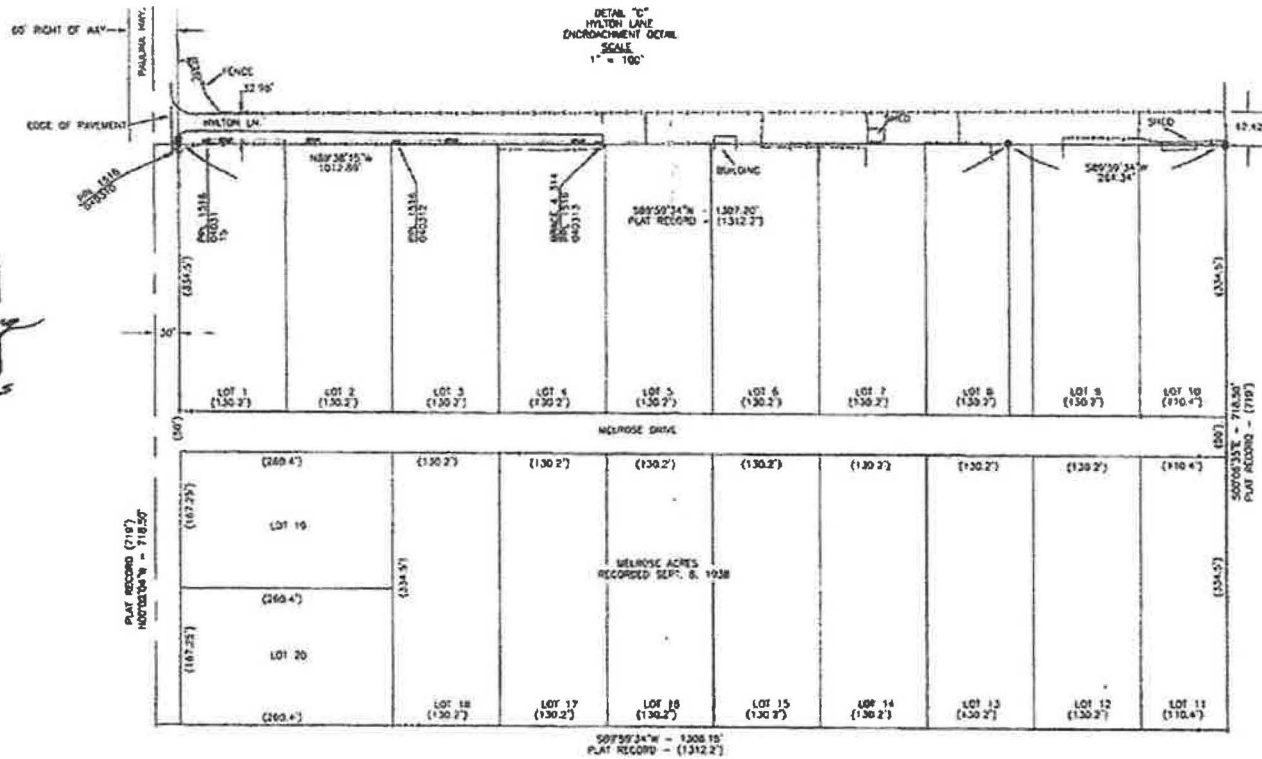
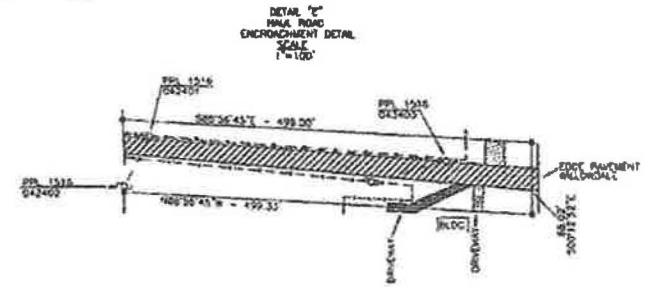
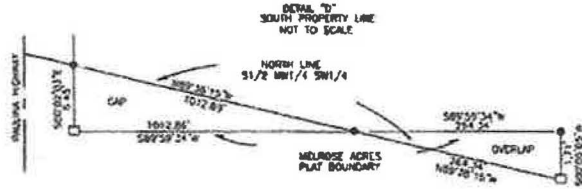
2418-2

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

- WIRE FENCE
- o-o- CHAIN LINK FENCE
- WOOD FENCE
- - - OVER-HEAD POWER
- PO POWER POLE
- SET 5/8" X 30" LONG IRON ROD WITH 2" ALUMINUM CAP MARKED "ARMSTRONG S&E L51028"
- SET 5/8" X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E L51028"



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
David S. Armstrong
 DAVID S. ARMSTRONG
 1028
 Renewed 12/3/05

2418-3

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

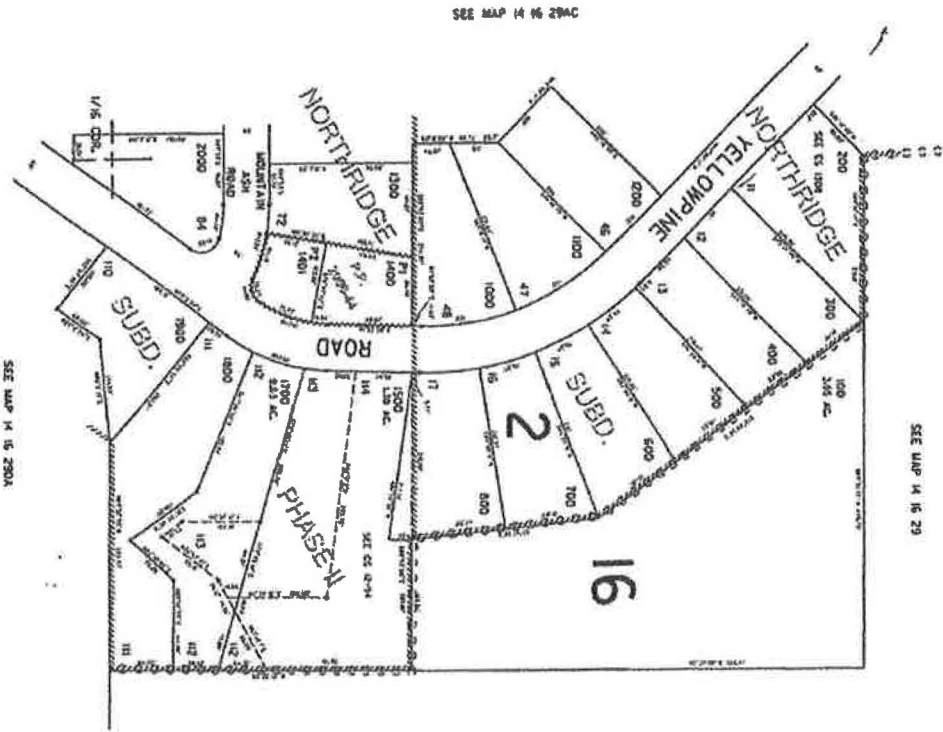
A parcel of land located in the Northeast quarter of Section 29, Township 14 South, Range 16 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

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 quarter 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.

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

WSPM0421 WCKK



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

14 16 29AD

SEE MAP 14 16 29

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



CHECKED BY
 8/9
 8/20



Rawland
 10/11/2006, 05
 14 16 29AD