

LAND PARTITION PLAT NO. 94-1

SITUATED IN THE NE1/4NW1/4 SECTION 26
T13S, R31E, W.M.
LOT 10 BLOCK E, CITY OF JOHN DAY
GRANT COUNTY, OREGON

Feb. 25, 1994



SURVEYOR'S CERTIFICATE

STATE OF OREGON SS
COUNTY OF GRANT

I, Robert D. Baggett, 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 situated in the NE1/4NW1/4 of Section 26, Twp. 13S., R.31E., W.M., and being a portion of Lot 10, Block E of the City of John Day, Grant County, Oregon, described as follows:

Beginning at a 5/8"x30" iron pin, which I designate to be the Initial Point for this Land Partition, said point being 391.40 feet South and 822.10 feet West of the North 1/4 corner of said Section 26, thence S.05°43'33"E, 77.29 feet; thence S.08°11'04"W, 72.00 feet to a point on the north line of Main Street; thence N.79°32'28"W, along the north line of said W. Main Street, 59.26 feet to the east line of NW Bridge Street; thence N.01°43'55"W, along the east line of said NW Bridge Street, 141.34 feet; thence S.86°35'56"E, 65.20 feet to the point of beginning.

Said tract containing 0.22 acres, more or less.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/94

NARRATIVE:

This survey was performed at the request of Lorene Allen, acting in behalf of the John Day Historical Preservation Foundation, Inc. and at the request of Carlene Johnston, acting in behalf of the Grant County Chamber of Commerce. The purpose of this survey was to delineate PARCELS 1, and 2 of this Land Partition as shown hereon.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments. New monuments were set on the exterior boundary in accordance with the evidence found. New monuments were set at corners of the division line between PARCELS 1 and 2 at locations approved by Mrs. Allen and Mrs. Johnston.

During this survey, we retraced the appurtenant portion of the original City of John Day as shown of the plat thereof, recorded in the Office of the Grant County Clerk in Book 1 of Town Plats, Page 14. We also retraced the appurtenant portion of Survey No. 1008 which established the right of way lines of NW Bridge Street. We ran a closed loop control traverse and tied the controlling monumented corners as shown hereon. All the appurtenant monuments of Survey No. 431 and 1008 were found in good condition.

The subject property is a portion of Lot 10, Block E, John Day. The subject property is also described by a metes and bounds description. It turns out that the deed description, with a counterclockwise bearing rotation, pretty well fits the ground and the improvements, except for the street side lines of Main Street and NW Bridge Street. I hold the East line of NW Bridge Street as determined in Record Survey No. 1008, which I performed for the City of John Day in 1987. I hold the 1/2 inch iron rod found at the SE corner of Lot 8 and run plat and deed record distance along the north line of West Main Street to the SE corner of said Lot 10. Then continuing in a straight line along the north line of W. Main Street intersecting the east line of NW Bridge Street at the SW corner of Parcel 2.

The position of the NW corner of said Lot 10 is established along the east side line of North Bridge Street at John Day Town Plat record distance of 222.00 feet from the SW corner of Lot 10. The NE corner of Lot 10 is established at plat record distance of 59.00 feet from the NW corner of Lot 10. These positions agree with the plat record and with the monuments found in Survey No. 431, as shown hereon.

The angle point on the east boundary of PARCEL 2, as shown, is established at record deed distance 72.00 feet, with the 0°15'56" counterclockwise bearing rotation applied to the deed record bearing, from the southeast corner of lot 10. The remainder of the east boundary of Lot 10 is a straight line to the NE corner thereof as described above. The NE corner of PARCEL 1 is at the intersection of the east line of said Lot 10 with the deed record bearing rotated 0°15'56" counterclockwise from the deed position at the NW corner of PARCEL 1.

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 94-1.

Robert D. Baggett
Baggett - Griffith & Associates

RECEIVED AND
FILED

MAR 11 1994

OFFICE OF COUNTY SURVEYOR
Robert D. Baggett
Attest: [Signature]

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO.1008 AS SHOWN
Scale 1"=20'

LEGEND

- Found 2 1/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case. See Survey No.1008
- Found 5/8" iron pin, unless otherwise shown.
- Set 5/8"x30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- ⌵ Set 1/4" x 1 1/2" PK nail, grouted into concrete sidewalk.
- () Deed record bearing and distance, unless otherwise shown.
- (()) 1914 Plat of John Day record bearing and distance
- X—X Fence line.
- Found Monument from Recorded Survey No. □ Survey No. appears in box.
- P— Overhead utility line.

REFERENCES

Record Map of Survey No.'s 431, 1008
1914 Plat of John Day
Deed Record Bk 51 Pg 306
135 69-70
135 586-587

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

Water Right Certificate No. C-42918 is appurtenant to this land partition.

DECLARATION

Know all people by these presents that The John Day Historical Preservation Foundation, Inc., an Oregon non profit corporation, and The Grant County Chamber of Commerce, an Oregon non profit corporation, do hereby acknowledge that said corporations have caused said lands described in the Surveyor's Certificate to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map, and that said corporations do hereby grant a permanent reciprocal private easement for ingress and egress to PARCELS 1 and 2, as shown hereon.

Fae Ingraham, President,
John Day Historical
Preservation Foundation, Inc.

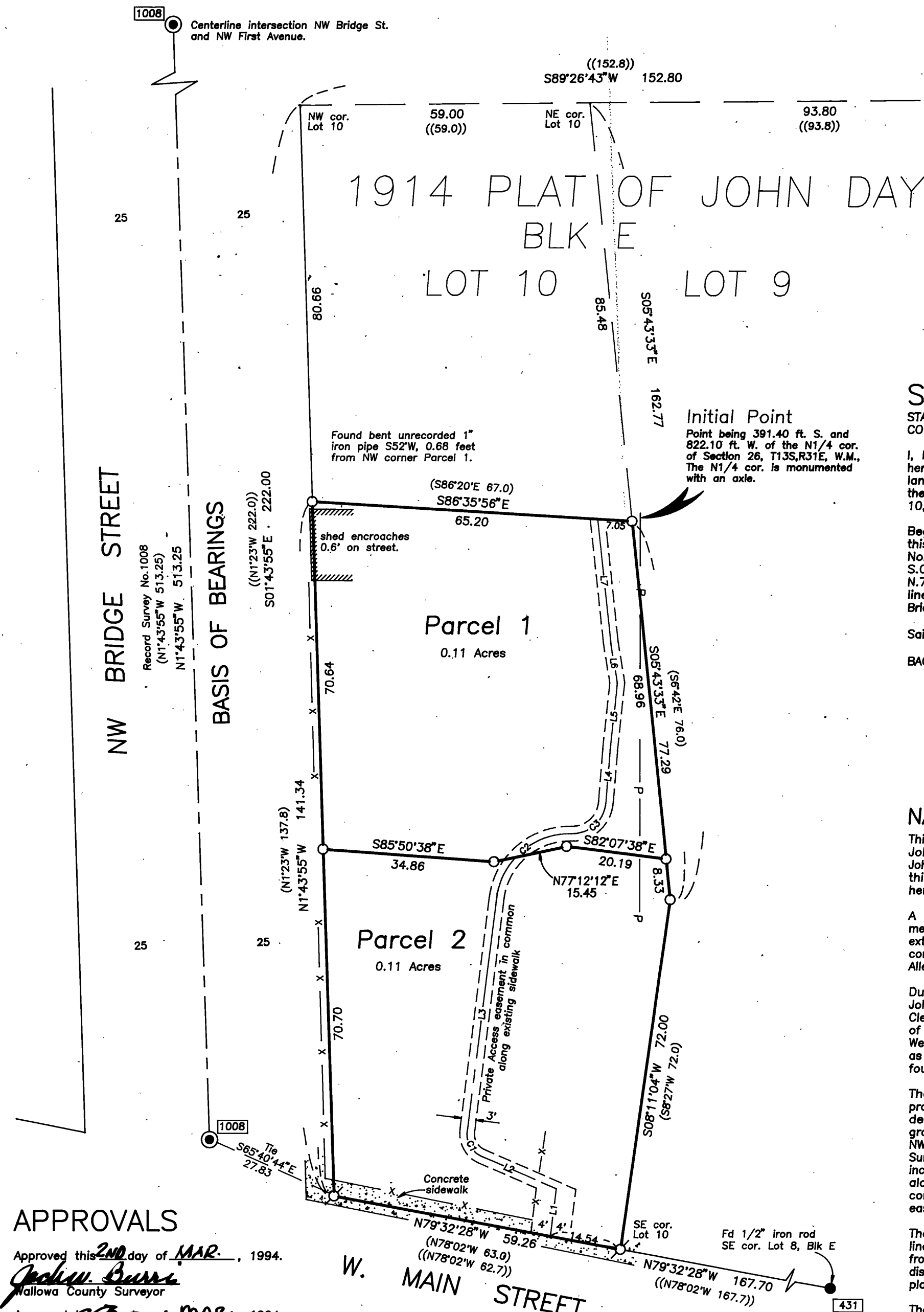
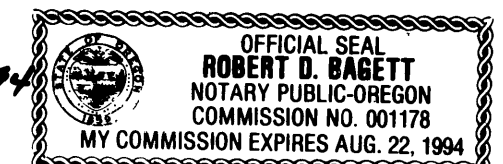
Gloria Bratcher, President,
Grant County Chamber
of Commerce

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on MAR 3rd, 1994 by Fae Ingraham as president of the John Day Historical Preservation Foundation, Inc., and by Gloria Bratcher as president of the Grant County Chamber of Commerce.

Robert D. Baggett
My Commission Expires: Aug 22, 1994



APPROVALS

Approved this 2nd day of MAR., 1994.

Joshua B. Burrell
Malheur County Surveyor

Approved this 3rd day of MAR., 1994

John Day Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Harvey R. Coffey, Date: 3/3/94
Grant County Assessor and Tax Collector

Affidavit of consent to declaration of property being partitioned, recorded in Instrument No. 94082 Deed Records.

I do hereby certify that this plat was received on the 11 day of March, 1994 at 11:30 o'clock A.M., and recorded as Partition Plat No. 94-01 Grant County Records.

M. M. Mullen, Deputy Co. Clerk
Grant County Clerk

Data Private Access Easement

LINE	BEARING	DISTANCE
L1	N07°11'33"E	9.89
L2	N86°18'30"W	18.52
L3	N07°16'38"E	47.79
L4	N04°43'00"E	10.72
L5	N06°10'00"E	13.73
L6	N09°18'11"W	8.21
L7	N06°01'29"W	25.36

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	73°35'08"	5.00	6.42	N29°30'56"W	5.99
C2	84°00'22"	15.00	21.99	N49°16'49"E	20.08
C3	86°34'00"	6.90	10.43	N48°00'00"E	9.46