

LAND PARTITION PLAT NO. 2002-12
SITUATED IN THE NW1/4 OF SECTION 25
T13S, R31E, W.M.
CITY OF JOHN DAY
GRANT COUNTY, OREGON

July 31, 2002
Sheet 1 of 2

DECLARATION

Know all people by these presents that we, Theodore and Dolores Ostberg, husband and wife, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92. We hereby dedicate a 20 foot wide private access easement across Parcel 1, for ingress and egress to Parcel 2, as shown on this plat.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) An private easement, including the terms and provisions thereof, to West Coast Power Co., dated September 17, 1943, recorded in Deed Book 46, Page 324, records of Grant County, Oregon. No width is given, the easement is not shown due to insufficient data given in the deed.
- 3) An private easement, including the terms and provisions thereof, to West Coast Power Co., dated September 17, 1943, recorded in Deed Book 46, Page 325, records of Grant County, Oregon. No width is given, the easement is not shown due to insufficient data given in the deed.
- 4) Any right, title or interest vested in the City of John Day within the right of way of what was known as the John Day Highway, State Highway No. 5, as recorded in Instrument No. 960152, deeds of Grant County, Oregon. Said right of way is variable in width. The right of way is not shown due to insufficient data.

Theodore Ostberg
Theodore Ostberg

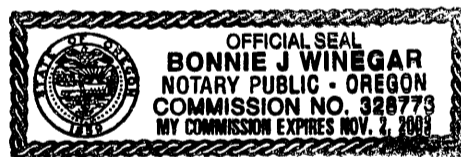
Dolores Ostberg
Dolores Ostberg

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 3rd day of Sept., 2002, by Theodore Ostberg and Dolores Ostberg, husband and wife.

Bonnie J. Winegar
Notary Public of Oregon
My commission expires: 11-2-03



APPROVALS

Approved this 5th day of Sept., 2002

Robert D. Buzitt
Grant County Surveyor

Approved this 3RD day of Sept., 2002

Ken Brethun
City of John Day Planning Commission Chairman

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

Karen A. Officer, Deputy
Grant County Assessor and Tax Collector

Date 09-11-2002

I do hereby certify that this plat was received on the 11 day of September, 2002 at 2:30 o'clock P.M., and recorded as Land Partition Plat No. 2002-12 Grant County Records.

William Kest
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 2002-12

Jack L. Watson
Jack L. Watson

RECEIVED AND
FILED

Sept 17, 2002
OFFICE OF COUNTY SURVEYOR
Robert D. Buzitt
Attest: Michael C. Spitzer

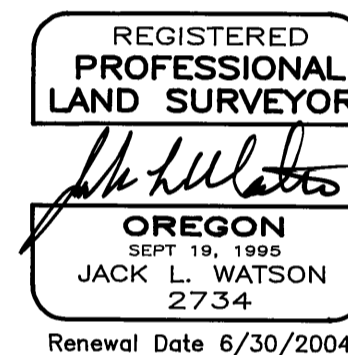
SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1 and 2 of this land partition. This partition is situated in the NW1/4NW1/4 of Section 25, T13S, R31E, W.M., City of John Day, Grant County, Oregon.

Beginning at a 5/8" iron pin, which I designate to be the Initial Point of this Land Partition, said point being N89°04'56"E, 285.25 feet from the SW corner of the NW1/4NW1/4 of Section 25; thence N01°15'10"W, 237.00 feet; thence N86°36'50"E, 227.50 feet; thence S55°47'10"E, 102.20 feet; thence 41.92 feet along the arc of a 40.00 foot radius curve left, the long chord of which bears (S22°58'42"E, 40.03 feet); thence S34°48'23"W, 185.85 feet to the south line of said NW1/4NW1/4 of Section 25; thence S89°04'56"W, along the south line of said NW1/4NW1/4, 216.00 feet to the point of beginning.

This partition contains 1.55 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
575-1813



NARRATIVE

This survey was performed at the request of Theodore Ostberg. The purpose of this survey was to partition the property described in Book 111, Page 146, deeds of Grant County, into 2 parcels.

A search was made of the available records pertaining to this survey, field measurements were made to locate the existing monuments shown hereon. The north and west boundaries were monumented during Land Partition No. 98-20. Hillcrest Road was monumented in Survey No. 1480, dated May 21, 1998.

The south line of the N1/2NW1/4 of Section 25 was determined by survey as shown on Land Partition No. 97-29, dated September 9, 1997. The south line of the N1/2NW1/4 is called for in Mr. Ostberg's deed and other deeds that adjoin the south line of the N1/2NW1/4. Survey No. 1104 has a note which states that the N1/16 line was not determined and is shown in an approximate position. The monuments set in Survey's 199, 200 and 1104 are not on the N1/16 line as called for in the deeds. I found a monument near the SW corner of Mr. Ostberg's property that was set in Survey No. 199 which is 4.72 feet southerly of the south line of the N1/2NW1/4. I used this monument to establish the direction of the west property line. I set the SW property corner at the intersection of this west line and the south line of the N1/2NW1/4. The SE property corner was set on the south line of the N1/2NW1/4 and at deed record distance from the SW corner as called for in the deed.

The east line of Parcel 1 was established parallel to the east line of the adjoining deed, Book 88, Page 613. The east and west lines of deed, Book 88, Page 613, were intended to be parallel. The east line of deed, Book 88, Page 613, was established during Survey No. 653, dated Jan. 28, 1981.

I find no record of a Geodetic Control monument within 1/2 mile of this land partition.