

LAND PARTITION PLAT NO. 2006-2

SITUATED IN SEC. 2, THE SE1/4 SEC. 10, SEC. 11, THE S1/2 SEC. 13, SEC. 14, THE E1/2 SEC. 15, SEC. 23, THE W1/2 SEC. 24, THE N1/2 SEC. 25 AND IN THE NE1/4 SEC. 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON

A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY, OREGON

FEBRUARY 6, 2006

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 2 AND PARCEL 3 OF THIS LAND PARTITION, AS SHOWN HEREON, AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARY OF THIS LAND PARTITION. A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY, OREGON. SAID LAND PARTITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWP 13 S., R. 31 E., W.M., GRANT COUNTY, OREGON:

SEC. 2: LOTS 1, 2, 3, 4, S1/2N1/2, S1/2.
SEC. 10: SE1/4.
SEC. 11: ALL.
SEC. 13: S1/2.
SEC. 14: ALL.
SEC. 15: BEGINNING AT A POINT ON THE NORTH LINE, 33.0 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SEC. 15;
THENCE S. 20° 00' E., 165.0 FEET;
THENCE S. 34° 00' E., 1056.0 FEET;
THENCE S. 46° 30' W., 495.0 FEET;
THENCE S. 17° 00' E., 528.0 FEET;
THENCE S. 72° 45' E., 792.0 FEET;
THENCE S. 3° 00' E., 825.0 FEET;
THENCE S. 36° 00' W., 495.0 FEET;
THENCE S. 5° 45' W., 429.0 FEET;
THENCE S. 36° 30' E., 462.0 FEET;
THENCE S. 52° 00' E., 429.0 FEET;
THENCE SOUTH 883.74 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SEC. 15;
THENCE EAST 1085.7 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SEC. 15;
THENCE NORTH 5280.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SEC. 15;
THENCE WEST 2607.0 FEET TO THE PLACE OF BEGINNING.

SEC. 23 BEGINNING AT A POINT ON THE WEST SECTION LINE OF SAID SEC. 23, SAID POINT BEING 311.0 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SEC. 23; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE ORGAN TRACT CONVEYED BY DEED RECORDED AUG. 7, 1970 IN BOOK 104, PAGE 92, DEED RECORDS OF GRANT COUNTY, OREGON;
THENCE EAST 120.0 FEET, MORE OR LESS, TO THE CENTER LINE OF THE OLD JOHN DAY--LONG CREEK COUNTY ROAD;
THENCE, ALONG THE CENTER LINE OF SAID COUNTY ROAD, AS FOLLOWS:
S. 50° 00' E., 62.0 FEET;
S. 58° 00' E., 66.5 FEET;
S. 48° 00' E., 29.0 FEET;
S. 33° 10' E., 179.2 FEET; TO A POINT ON THE WEST LINE OF CHAROLAIS HEIGHTS SUBDIVISION;
THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF LOTS 1-5 OF SAID CHAROLAIS HEIGHTS SUBDIVISION, AS FOLLOWS:
N. 9° 04' E., 165.89 FEET;
N. 65° 28' E., 408.55 FEET;
S. 85° 03' E., TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PANORAMA TERRACE ADDITION;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, 176.00 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE S. 85° 03' 00" E., 653.04 FEET ALONG THE NORTHERLY BOUNDARY OF LOTS 1-6 OF SAID BLOCK 1 OF PANORAMA TERRACE ADDITION TO THE NORTHEAST CORNER OF LOT 6;
THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID LOT 6, 151.00 FEET TO A POINT ON THE NORTH BOUNDARY OF NORTHWEST CHAROLAIS DRIVE;
THENCE S. 85° 03' E., 218.96 FEET TO THE NORTHEAST CORNER OF SAID CHAROLAIS HEIGHTS SUBDIVISION;
THENCE SOUTH 75.04 FEET TO THE NORTHEAST CORNER OF LOT 18 IN SAID CHAROLAIS HEIGHTS SUBDIVISION;
THENCE N. 86° 38' E., 118.35 FEET;
THENCE N. 84° 02' 49" E., 351.90 FEET;
THENCE SOUTH 201.06 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED TO GRANT ADMINISTRATIVE SCHOOL DIST. NO. 3 BY DEED RECORDED NOV. 2, 1979 IN BOOK 122, PAGE 41, DEED RECORDS OF GRANT COUNTY, OREGON;
THENCE N. 88° 35' 00" E., TO THE NORTHEAST CORNER OF SAID SCHOOL PROPERTY;
THENCE SOUTH 1503.91 FEET;
THENCE S. 82° 45' 00" W., 203.84 FEET;
THENCE 182.45 FEET ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD WHICH BEARS N. 80° 55' 00" W., 179.98 FEET);
THENCE S. 25° 25' W., 150.0 FEET;
THENCE N. 64° 35' W., 924.2 FEET;
THENCE S. 1° 23' E., 104.2 FEET;
THENCE S. 41° 13' E., 108.6 FEET TO THE SOUTH LINE OF THE NE1/4SW1/4 OF SAID SEC. 23; SAID POINT BEING 269.4 FEET WEST OF THE SOUTHEAST CORNER OF SAID NE1/4SW1/4;
THENCE EAST, ALONG SAID SOUTH LINE, 29.6 FEET;
THENCE S. 44° 09' E., 176.6 FEET;
THENCE S. 64° 14' E., 128.8 FEET TO THE EAST LINE OF THE SE1/4SW1/4 OF SAID SEC. 23; SAID POINT BEING 182.7 FEET S. 0° 15' W. OF THE NORTHEAST CORNER OF THE SE1/4SW1/4 OF SAID SEC. 23;
THENCE S. 0° 15' W., ALONG SAID EAST LINE, TO A POINT THAT IS N. 0° 15' E., 313.8 FEET FROM THE NORTHEAST CORNER OF THE SE1/4SE1/4SW1/4 OF SAID SEC. 23;
THENCE S. 47° 44' E., 199.3 FEET;
THENCE S. 35° 25' E., 143.3 FEET;
THENCE S. 49° 04' E., 207.9 FEET;
THENCE S. 56° 57' E., 139.1 FEET;
THENCE S. 16° 14' W., 39.5 FEET;
THENCE S. 44° 47' W., 185.0 FEET;
THENCE S. 74° 46' W., 176.5 FEET, MORE OR LESS, TO THE EAST LINE OF NE ELM STREET;
THENCE S. 1° 08' W., ALONG SAID EAST LINE, TO THE NORTHWEST CORNER OF THE BURRIL TRACT DESCRIBED IN DEED RECORDED OCTOBER. 4, 1967, IN BOOK 97, PAGE 512, DEED RECORDS OF GRANT COUNTY, OREGON;

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THENCE EAST 100.0 FEET;
THENCE S. 0° 25' W., 100.0 FEET TO THE NORTHEAST CORNER OF BOYCE ADDITION;
THENCE S. 1° 08' W., ALONG THE EASTERLY LINE OF SAID BOYCE ADDITION, 172.0 FEET, MORE OR LESS, TO THE SOUTH SECTION LINE OF SAID SEC. 23;
THENCE EAST, ALONG SAID SOUTH SECTION LINE, TO THE SOUTHEAST CORNER OF SAID SEC. 23;
THENCE NORTH, ALONG THE EAST SECTION LINE OF SAID SEC. 23, TO THE NORTHEAST CORNER OF SAID SEC. 23;
THENCE WEST, ALONG THE NORTH SECTION LINE OF SAID SEC. 23, TO THE NORTHWEST CORNER OF SAID SEC. 23;
THENCE SOUTH, ALONG THE WEST SECTION LINE OF SAID SEC. 23, TO THE PLACE OF BEGINNING;

- [A] EXCEPTING THEREFROM: THAT PORTION OF THE NW1/4SE1/4 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS S. 74° 59' W., 1703.83 FEET FROM THE EAST QUARTER CORNER OF SAID SEC. 23;
THENCE NORTH, 36.59 FEET;
THENCE WEST, 100.00 FEET;
THENCE SOUTH, 100.00 FEET;
THENCE EAST, 100.00 FEET;
THENCE NORTH, 63.41 FEET TO THE PLACE OF BEGINNING, AND KNOWN AS WELL NO. 3 OF THE CITY OF JOHN DAY.
- [B] ALSO EXCEPTING THEREFROM:
A PARCEL OF LAND IN THE W1/2SE1/4 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 10, BLOCK "C", OF THE TROWBRIDGE SUBDIVISION OF GRANT COUNTY, OREGON; SAID POINT BEING 1673.7 FEET NORTH AND 234.9 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SEC. 23;
THENCE S. 64° 35' E., 1000.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S. 25° 25' W., 150.00 FEET;
THENCE S. 64° 35' E., 100.00 FEET;
THENCE N. 25° 25' E., TO A POINT ON THE SOUTH LINE OF THE SCHOOL DISTRICT NO. 3 PROPERTY AS DESCRIBED IN DEED DATED OCT. 25, 1979, RECORDED NOV. 2, 1979 IN BOOK 122, PAGE 41, DEEDS;
THENCE NORTHWESTERLY, ALONG SAID SOUTH LINE, TO THE TRUE POINT OF BEGINNING.
- [C] ALSO EXCEPTING THEREFROM:
A TRACT OF LAND SITUATED IN THE SE1/4NW1/4 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 493.67 FEET NORTH AND 1955.44 FEET EAST OF THE WEST 1/4 CORNER OF SAID SEC. 23
THENCE NORTH, 250.00 FEET;
THENCE EAST, 250.00 FEET;
THENCE SOUTH, 250.00 FEET;
THENCE WEST, 250.00 FEET TO THE POINT OF BEGINNING.
- [D] ALSO EXCEPTING THEREFROM: THAT PORTION WITHIN THE JOHN DAY--LONG CREEK COUNTY ROAD RIGHT OF WAY.
- [E] ALSO EXCEPTING THEREFROM: THAT PORTION CONVEYED TO THE CITY OF JOHN DAY, BY DEED RECORDED MARCH 22, 1988, IN BOOK 136, PAGE 525, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND IN THE N1/2 OF SAID SECTION 23 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 18 CHAROLAIS HEIGHTS ADDITION TO THE CITY OF JOHN DAY; THENCE N86°38'E, ALONG THE NORTH LINE OF THE ALFRED MEYERS LOT, 118.35 FEET, TO THE NORTHEAST CORNER OF SAID MEYERS LOT; THENCE NORTH, 75.25 FEET; THENCE S86°32'00"W, 118.36 FEET TO THE NORTHEAST CORNER OF SAID CHAROLAIS HEIGHTS ADDITION; THENCE SOUTH, ALONG THE EAST LINE OF SAID ADDITION AND THE EAST END OF CHAROLAIS DRIVE, 75.04 FEET TO THE POINT OF BEGINNING.
- [F] ALSO EXCEPTING THEREFROM: THAT PARCEL CONVEYED TO DAVID L. HOLMSTROM, ETUX, BY DEED RECORDED JANUARY 13, 1989, IN BOOK 138, PAGE 185, DESCRIBED AS FOLLOWS:
A TRACT OF LAND IN THE S1/2N1/2 OF SAID SECTION 23, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF CHAROLAIS HEIGHTS SUBDIVISION; THENCE N86°38'E, 118.35 FEET; THENCE N84°02'49"E, 351.9 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN BOOK 104, PAGE 11, DEED RECORDS OF GRANT COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING; THENCE N84°02'49"E, 217.56 FEET TO A 5/8"x30" IRON PIN ON THE SOUTHERLY SIDE OF THE CITY'S 30 FOOT WATER LINE EASEMENT, AS SAID PIN WAS SET IN SURVEY NO. 166, SHOWN ON MAP OF SURVEY NO. 166, FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR; THENCE SOUTH, 218.27 FEET TO THE NORTHERLY LINE OF A CERTAIN CITY ROAD EASEMENT, RECORDED IN BOOK 90, PAGE 608, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE S88°35'W, ALONG THE NORTHERLY LINE OF SAID EASEMENT, 216.45 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 104, PAGE 11, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE NORTH, ALONG THE EAST LINE OF SAID TRACT, 201.06 FEET TO THE TRUE POINT OF BEGINNING;
- [G] ALSO EXCEPTING THEREFROM: THAT PARCEL CONVEYED TO MARTY J. HOLMSTROM, ETUX, BY DEED RECORDED MAY 12, 1989, IN BOOK 138, PAGE 796, AS FOLLOWS: A TRACT OF LAND SITUATED IN THE SW1/4SE1/4 OF SAID SECTION 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 10, BLOCK "C", OF THE TROWBRIDGE SUBDIVISION OF GRANT COUNTY, OREGON; THENCE S64°35'E, 1000.00 FEET; THENCE 101.70 FEET ALONG THE ARC OF A 320.0 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S73°41'18"E, 101.28 FEET) TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF THE JOHN E. HOLMSTROM JR. TRACT; THENCE S25°25'W, ALONG THE EASTERLY LINE OF SAID JOHN E. HOLMSTROM JR. TRACT, 166.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N75°51'27"E, 215.80 FEET; THENCE N7°15'W, 100.00 FEET, TO THE SOUTH LINE OF THE SCHOOL DISTRICT NO. 3 TRACT, AS DESCRIBED IN BOOK 122, PAGE 41, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SCHOOL DISTRICT TRACT, 125.00 FEET TO THE TRUE POINT OF BEGINNING;
- [H] ALSO EXCEPTING THEREFROM: THAT PARCEL CONVEYED TO THE CITY OF JOHN DAY, OREGON, BY DEED RECORDED OCTOBER 10, 1990, AS INST. NO. 900976, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THE SE1/4NW1/4 OF SAID SECTION 23, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 18, OF THE CHAROLAIS HEIGHTS ADDITION TO THE CITY OF JOHN DAY, THENCE N86°38'00"E, 118.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE N84°02'49"E, 351.90 FEET; THENCE NORTH, 60.33 FEET; THENCE S84°02'49"W, 351.90 FEET TO THE EAST LINE OF CHAROLAIS DRIVE EXTENDED, AS DESCRIBED IN BOOK 136, PAGE 525, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE SOUTH, ALONG SAID EAST LINE, 60.33 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE CONTINUED ON SHEET 7

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2006