

LAND PARTITION PLAT NO. 2008-04

SITUATED IN THE SE1/4 SECTION 1, T.13S., R.26E., W.M.,
CITY OF DAYVILLE
GRANT COUNTY, OREGON
FEBRUARY 21, 2008

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PARTITION PLAT, SAID LAND BEING SITUATED IN THE CITY OF DAYVILLE, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.13 S., R. 26 E. W.M.:

SECTION 1: A TRACT OF LAND IN THE E1/2SE1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST BANK OF THE SOUTH FORK OF THE JOHN DAY RIVER WITH THE EAST SECTION LINE OF SAID SECTION 1, SAID POINT BEING N00°10'00"W, 992.26 FEET (RECORD: 1001.2 FEET) FROM THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE ALONG SAID WEST BANK THE FOLLOWING COURSES AND DISTANCES:

N60°35'31"W, 170.56 FEET;

N52°18'10"W, 152.13 FEET;

N28°03'24"W, 195.10 FEET TO THE WEST BANK OF THE SNOW DITCH;

THENCE N39°28'29"W, ALONG THE WEST BANK OF SAID SNOW DITCH, 131.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE RELOCATED JOHN DAY HIGHWAY NO. 26, AS THE SAME IS DESCRIBED IN THAT CERTAIN FINAL JUDGMENT OF THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF GRANT, CASE NO. L-4127, FILE NO. JR 4357, ENTITLED "STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, PLAINTIFF, VS. JAMES F. AMIS AND EDITH AMIS, HUSBAND AND WIFE, ETAL, DEFENDANTS", FILED FEBRUARY 27, 1967 IN BOOK 35, PAGE 297 OF THE CIRCUIT COURT JOURNAL, FOR HIGHWAY RIGHT OF WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE 128.59 FEET ALONG THE ARC OF A 1229.58 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S61°22'32"E 128.53 FEET) TO THE CENTERLINE OF THE SOUTH FORK OF THE JOHN DAY RIVER;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

N00°23'31"E, 174.20 FEET;

N04°03'22"W, 224.35 FEET;

N10°22'28"E, 131.87 FEET;

N18°06'53"E, 83.47 FEET;

N29°43'55"E, 35.14 FEET;

N12°53'10"E, 213.44 FEET;

N01°48'15"W, 82.37 FEET;

N08°12'59"W, 109.98 FEET;

N26°27'45"W, 114.31 FEET;

N16°27'13"W, 60.11 FEET;

N04°10'52"W, 67.70 FEET TO THE NORTH LINE OF THE NE1/4SE1/4 OF SAID SECTION 1;

THENCE N89°24'27"E, ALONG SAID NORTH LINE, 319.92 FEET TO THE E1/4 CORNER OF SAID SECTION 1;

THENCE S00°10'00"E, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1656.39 TO THE POINT OF BEGINNING.

SAVE & EXCEPT THAT PORTION CONDEMNED AND APPROPRIATED BY FINAL JUDGMENT OF THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF GRANT, CASE NO. L-4127, FILE NO. JR 4357, ENTITLED "STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, PLAINTIFF, VS. JAMES F. AMIS AND EDITH AMIS, HUSBAND AND WIFE, ETAL, DEFENDANTS", FILED FEBRUARY 27, 1967 IN BOOK 35, PAGE 297 OF THE CIRCUIT COURT JOURNAL, FOR HIGHWAY RIGHT OF WAY.

ALSO, SAVE & EXCEPT THE OLD HIGHWAY ROAD RIGHT OF WAY (ALSO KNOWN AS THE OLD JOHN DAY HIGHWAY), AS SAID RIGHT OF WAY IS DESCRIBED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED MAY 5, 1936, RECORDED JUNE 16, 1936 IN BOOK 41, PAGE 251, DEED RECORDS OF GRANT COUNTY, OREGON.

THIS PARTITION CONTAINS 8.95 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE E1/4 CORNER OF SECTION 1, T.13S., R.26E., W.M. AS

THE INITIAL POINT OF THIS LAND PARTITION.

BAGGETT, GRIFFITH AND BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OR 97845
(541) 575-1251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2009

RECEIVED AND
FILED

March 31, 2008

OFFICE OF COUNTY SURVEYOR
(Dayton)

Jason L. Hatfield

ATTEST:

REFERENCES

RECORD MAP OF SURVEY NO.'S 1426, 1468
AND 1658

DEED RECORD INSTRUMENT NO.'S 070683

DEED RECORD BOOK 41, PAGE 8

BOOK 41, PAGE 251

BOOK 120, PAGE 177

CIRCUIT COURT JOURNAL BOOK 35, PAGE 297

PRELIMINARY TITLE REPORT FILE NO. 20063

O.D.O.T. DRAWING NO. 88-34-7

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.

2. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF THE SOUTH FORK THE JOHN DAY RIVER, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON BELOW THE HIGH WATER MARK.

3. PUBLIC DIKE AND IRRIGATION FACILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FINAL JUDGMENT ENTERED FEBRUARY 27, 1967, CASE NO. L-4127, IN FAVOR OF STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION. RECORDED IN BOOK 35 PAGE 297 OF THE CIRCUIT COURT JOURNAL. WIDTH VARIES, AS SHOWN HEREON.

4. PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. RECORDED SEPTEMBER 14, 2001 AS INSTRUMENT NO. 212379. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO WIDTH SPECIFIED.

5. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

LINE TABLE

LINE	BEARING	DIST.
L1	N39°28'29"W	19.35
L2	N00°23'31"E	174.20
L3	N04°03'22"W	224.35
L4	N10°22'28"E	75.59
L5	N89°44'00"E	119.62
L6	N89°44'00"E	101.02
L7	N18°06'53"E	57.46
L8	N29°43'55"E	35.14
L9	N12°53'10"E	213.44
L10	N01°48'15"W	82.37
L11	N09°12'59"W	109.98
L12	N26°27'45"W	114.31
L13	N16°27'13"W	60.11
L14	N04°10'52"W	67.70
L15	N89°24'27"E	24.92
L16	N61°23'33"W	46.70

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	358.10	4°12'00"	26.25	N72°10'00"W 26.24
[C1]	358.10	4°12'00"	26.25	N72°10'00"W 26.24
C2	398.10	4°11'45"	29.15	N72°10'08"W 29.15
C3	318.10	4°12'00"	23.32	N72°10'00"W 23.31
C4	1074.58	16°33'14"	310.47	S68°41'07"E 309.39
C5	1074.58	3°15'28"	61.10	S58°46'46"E 61.09
C6	1074.58	2°33'22"	47.94	S61°41'11"E 47.93
C7	1074.58	1°59'53"	262.53	S69°57'48"E 261.88
C8	1074.58	19°48'42"	371.57	S67°03'24"E 369.72
C9	1153.61	39°37'52"	797.94	S57°17'15"E 782.13
1[C9]	1153.61	39°37'52"	797.94	S58°37'15"E 782.13
C10	1229.58	27°23'20"	587.77	S63°22'09"E 582.19
C11	1229.58	8°42'17"	186.80	S54°01'38"E 186.63
C12	1229.58	5°59'32"	128.59	S61°22'32"E 128.53
C13	1229.58	12°41'32"	272.38	S70°43'03"E 271.82
C14	1229.58	18°41'03"	400.97	S67°43'18"E 399.19

SPIRAL TABLE (MEASURED AND RECORDED)

SPIRAL	LENGTH	S
SP1	200.00	16°00'00"
SP2	200.00	16°00'00"
SP3	500.00	12°27'37"

OFFSET TO SPIRAL TABLE

SPIRAL	LENGTH ALONG O/S	CHORD	CHORD BEARING
O/S SP1	211.17	S84°47'44"E	210.43
O/S SP2	188.63	S85°05'41"E	188.19
O/S SP3	N/A	S63°59'27"E	78.00
[O/S SP3]	N/A	S63°59'27"E	78.00
O/S SP4	75.73	S78°45'53"E	75.72

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TONY HAND. THE PURPOSE OF THIS SURVEY WAS TO MARK WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. DEED RECORD INSTRUMENT NO. 070683, WHICH IS THE HAND'S DEED, CONTAINS BOUNDARY CALLS FOR THE WEST BANK OF THE SOUTH FORK OF THE JOHN DAY RIVER AND THE WEST BANK OF THE SNOW DITCH. I MADE FIELD MEASUREMENTS TO LOCATE PORTIONS OF THE SNOW DITCH, THE RIVER AND APPURTENANT MONUMENTS SHOWN ON RECORD MAP OF SURVEY NO. 1426, SURVEYED BY ROBERT BAGGETT IN AUGUST 1986 AND RECORD MAP OF SURVEY NO. 1658, SURVEYED BY DOUGLAS FERGUSON IN JULY 2005, AS SHOWN HEREON.

DURING THE COURSE OF THIS SURVEY, WE FOUND THAT THERE WAS AN APPARENT DATUM SHIFT AND ROTATION IN THE RIGHT OF WAY MONUMENTS FROM SURVEY NO. 1658. I WENT TO GREAT LENGTHS TO ARRIVE AT A BEST FIT OF THE RECORD CENTERLINE DATA WITH THESE FOUND MONUMENTS, BUT WAS UNABLE TO DO SO. THE DATUM SHIFT APPEARS TO OCCUR AT OR NEAR CENTERLINE STATION 300+64.19. I ROTATED THE RECORD CENTERLINE 1°20'00" CLOCKWISE TO FIT THE EXISTING FOUND MONUMENTS EAST OF CENTERLINE STATION 300+64.19.

ON RECORD MAP OF SURVEY NO. 1426, MR. BAGGETT MONUMENTED A PORTION OF THE EAST LINE OF SECTION 1 BETWEEN THE OLD HIGHWAY ROAD RIGHT OF WAY AND THE RELOCATED HIGHWAY 26 RIGHT OF WAY. MR. BAGGETT USED FOUND CONTROLLING MONUMENTS SHOWN ON O.D.O.T. DRAWING NO. 88-34-7 TO DETERMINE THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF THE RELOCATED HIGHWAY WITH THE SECTION LINE. SINCE THAT TIME, THE RIGHT OF WAY WAS REESTABLISHED IN SURVEY NO. 1658, WHICH SHIFTED THE RIGHT OF WAY LINE NORTH. I ACCEPT THE POSITION OF THIS FOUND MONUMENT FROM SURVEY NO. 1426 AS BEING ON THE SECTION LINE, AS INTENDED, BUT NOT ON THE NORTHERLY RIGHT OF WAY LINE, AS SHOWN HEREON. MR. BAGGETT ALSO LOCATED THE OLD HIGHWAY ROAD RIGHT OF WAY AND SET MONUMENTS ON THE SOUTHERLY LINE THEREOF, WHICH I ACCEPT.

NEW MONUMENTS WERE SET AT POSITIONS APPROVED BY TONY HAND AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

APPROVALS

APPROVED THIS 26 DAY OF February, 2008

Jim Kunkeling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 31 DAY OF March, 2008

Robert W. Hays
MAYOR, CITY OF DAYVILLE

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Gene R. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 03/24/2008

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 31 DAY OF March, 2008 AT 1:50 CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2008-04 IN GRANT COUNTY RECORDS.

Barbara J. Deary
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2008-04.

Sharon J. Blackman
BAGGETT, GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, TONY HAND AND LINDA HAND, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND 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, AS SHOWN ON THE ANNEXED PLAT.

Tony Hand
TONY HAND

Linda Hand
LINDA HAND

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3-31, 2008, BY TONY HAND AND LINDA HAND, HUSBAND AND WIFE.

Mary MacArthur
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 9-7-2008

