

LAND PARTITION PLAT NO. 2011-06

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, THE LAND SHOWN ON THIS PARTITION PLAT. SAID LAND BEING SITUATED IN THE CITY OF DAYVILLE, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SE1/4 SECTION 1, TWP.13S., R.26E. AND IN GOVERNMENT LOT 3 SECTION 6, TWP.13S., R.27E.; W.M., CITY OF DAYVILLE; GRANT COUNTY; OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 2 OF LAND PARTITION NO. 2008-04 (ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK) AND THAT PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED-INSTRUMENT NO. 030589 (RECORDS OF GRANT COUNTY, OREGON) DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8 INCH IRON PIN ON THE NORTH LINE OF PARCEL 2 OF SAID LAND PARTITION PLAT 2008-04, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF THE OLD HIGHWAY ROAD, 40 FEET OPPOSITE, WHEN MEASURED AT RIGHT ANGLES, TO ENGINEER'S CENTERLINE STATION 212+31.20; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

- 188.83 FEET ALONG AN OFFSET SPIRAL CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.85°05'41"E., 188.19 FEET);
- 23.32 FEET ALONG THE ARC OF A 318.10 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.72°10'00"E., 23.31 FEET);
- 132.90 FEET ALONG AN OFFSET SPIRAL CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.61°14'07"E., 132.53 FEET);

THENCE, LEAVING SAID RIGHT OF WAY LINE, S.00°10'00"E., PARALLEL WITH THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 145.00 FEET;

THENCE S.89°44'36"W., 448.23 FEET TO THE CENTERLINE OF THE SOUTH FORK OF THE JOHN DAY RIVER;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

- N.04°03'22"W., 159.49 FEET;
- N.10°22'28"E., 75.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE OLD HIGHWAY ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N.89°44'00"E., 119.62 FEET, TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 2.25 ACRES.

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- FOUND 5/8" IRON PIN - NO CAP
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- UNABLE TO VERIFY MONUMENT POSITION DUE TO HIGH WATER AT THE TIME OF THE SURVEY
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1426
- 1[] RECORD BEARING AND DISTANCE FROM PARTITION PLAT NO. 2008-04
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1842
- FOUND MONUMENT FROM RECORDED SURVEY NO. OR LAND PARTITION NO.
- X-X FENCE LINE

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 1426 & 1842
RECORD LAND PARTITION PLAT NO. 2008-04
DEED RECORD INSTRUMENT NO.'S 030589, 070683 & 081962
DEED RECORD BOOK 41, PAGE 8
BOOK 41, PAGE 251
BOOK 120, PAGE 177
PRELIMINARY TITLE REPORT ORDER NO. 22618

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAY 19 2011

BY: *[Signature]*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2012

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED DECEMBER 17, 1946 IN BOOK 49, PAGE 257. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO WIDTH SPECIFIED.
- 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. DEED RECORD LOCATION SHOWN HEREON. NO WIDTH SPECIFIED.
- 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. 212380. DEED RECORD LOCATION SHOWN HEREON. NO WIDTH SPECIFIED.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 4TH DAY OF MAY, 2011.

[Signature]
DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 18TH DAY OF May, 2011.

[Signature]
CITY OF DAYVILLE

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: May 19, 2011

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 19 DAY OF MAY, 2011 AT 1:36 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2011-06 IN GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
BENCHMARK LAND SURVEYING

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TONY HAND. THE PURPOSE OF THIS SURVEY WAS TO MARK THE DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS LAND PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I MADE FIELD MEASUREMENTS TO LOCATE CONTROLLING MONUMENTS SHOWN ON RECORD MAP OF SURVEY NO.'S 1426 AND 1842 AND LAND PARTITION PLAT NO. 2008-04. I ACCEPT THE APPURTENANT FOUND MONUMENTS FROM THESE SURVEYS, AS SHOWN HEREON. I WAS UNABLE TO OCCUPY THE TWO OFFSET MONUMENTS ON THE WEST BOUNDARY OF THIS PARTITION DUE TO HIGH WATER LEVELS AT THE TIME OF MY SURVEY.

THE CURRENT CONFIGURATION OF THE SUBJECT TRACT OF LAND IS A RESULT OF A PROPERTY LINE ADJUSTMENT INVOLVING PARCEL 2 OF LAND PARTITION NO. 2008-04 AND LAND DESCRIBED IN DEED INSTRUMENT NO. 030589. THE PROPERTY LINE ADJUSTMENT WAS PREPARED IN 2008 AND RECORDED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR AS SURVEY NO. 1842.

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, TONY HAND AND LINDA HAND, AKA TONY D. HAND AND LINDA A. HAND 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 HEREON.

[Signature]
TONY HAND, AKA TONY D. HAND

[Signature]
LINDA HAND, AKA LINDA A. HAND

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

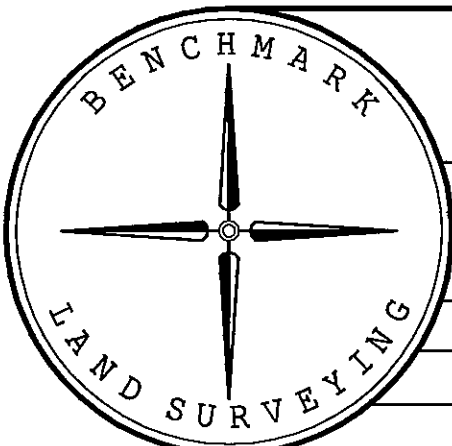
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 18, 2011, BY TONY HAND AND LINDA HAND (AKA TONY D. HAND AND LINDA A. HAND)

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-23-14



SHEET 2 OF 2



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

BEING A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 2008-04 AND OTHER LANDS SITUATED IN THE SE1/4 SECTION 1, T.13S., R.26E., W.M. AND IN GOVERNMENT LOT 3, SECTION 6, T.13S., R.27E., W.M., CITY OF DAYVILLE, GRANT COUNTY, OREGON

SURVEYED FOR	TONY AND LINDA HAND	
SURVEYED BY	MCS	4/5/2011
Scale: 1"=30'	Drawn by: MCS	