

LAND PARTITION PLAT #2013- 02
Situating in the SE1/4 of Section 34 and
in the SW1/4 of Section 35, T.16S., R.31E., W.M.,
In the City of Seneca, Grant County, Oregon
Survey Completed February 12, 2013

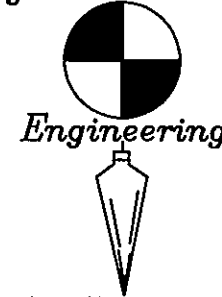
OWNER:
City of Seneca
P.O. Box 208
Seneca, OR 97873
Ph. 541-542-2161

I, Kenneth H. Delano Jr., PLS,
do hereby certify that this is
a true and exact copy.

Kenneth H. Delano Jr., PLS



Ferguson Surveying



P.O. Box 619, 210 E. Main
MT. VERNON, OR 97865
PHONE (541) 832-4520
FAX (541) 832-4430
EMAIL dfse@ortelco.net

NARRATIVE

This partition survey was performed at the request of the City of Seneca, to partition a portion of the tract of land as described in Deed Book 132, Page 811 of the Grant County Deed Records.

The exterior boundary of this partition, as described in the Surveyor's Certificate, is located based on record surveys, recovered record monuments and deed instruments as shown herein.

The north line of Fourth Street is located based on record survey monuments as shown, and is extended to intersect a line that is parallel to and 120 feet west of the west line of Barnes Avenue, said point being N00°19'24"E, 1320.22 (record N00°22'E, 1320.00) from the SW corner of the Seneca Plat. This locates the West line of the Seneca Plat, which controls a portion of the exterior for this partition.

The deed records for Deed Book 108, Page 847, The United States of America to the City of Seneca, did not have an Exhibit A property boundary description attached. The deed states the parcel of real property is approximately 5.51 acres. The boundary of that tract, as shown herein, is based on the current tax map and the Tax Lot Index Card from the Grant County Tax Assessor. When the area of this tract is calculated, including the alley, Fourth Street and Lots 6, 7 and 8 from the Seneca Plat, the acreage is 5.51 acres.

The City of Seneca replaced it's water transmission mains in 2005. That replacement of the water mains effectively abandoned the old water mains, whose easements were granted in Deed Book 109, Page 5 of the Grant County Deed Records. Refer to the "City of Seneca, Water System Improvement Project As Constructed Drawings" on file at the City of Seneca, which is tied by survey to the SW corner of Section 35.

Parcel 2 and Parcel 3 are placed at the direction of the City of Seneca, with Parcel being the remainder of the tract as described in the Surveyor's Certificate.

The Special Flood Hazard Area, Zone A, located in the Southeast corner of Parcel 1 and crossing over a portion of Parcel 3 is plotted based on an overlay of the Flood Insurance Rate Map, Community Panel Number 410081 0001 B, published by the Federal Emergency Management Agency (FEMA), dated September 24, 1984. It should be noted that the remainder of the City of Seneca is designated as Zone C, areas of minimal flooding, on that map. No flood determination has been made along the Silvies River outside of the City Limits as shown on the said FEMA map.

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in The State of Oregon, hereby certify that I have surveyed and monumented the parcels as shown on this partition plat in accordance with O.R.S. 92 and City Ordinance No. 36, City of Seneca, the exterior boundary of which is more particularly described as follows:

The SE1/4 of Section 34, T.16S., R.31E., W.M.

AND a tract of land located in the SW 1/4 of Section 35, T.16S., R.31E., W.M., being more, particularly described as follows;

Beginning at a point on the South Line of said Section 35, said point being S89°39'43"E, 808.65 feet from the SW corner of Section 35;

Thence N00°19'24"E, 360.00 feet;

Thence S89°39'43"E, 100.00 feet;

Thence N00°19'24"E, 60.00 feet to a 5/8" iron pin with an orange plastic cap stamped "FS&E Survey Marker";

Thence N89°39'43"W, 250.00 feet to a 5/8" iron pin with an orange plastic cap stamped "FS&E Survey Marker";

Thence N00°19'24"E, 175.03 feet to a 5/8" iron pin with an orange plastic cap stamped "FS&E Survey Marker";

Thence S89°39'43"E, 250.00 feet to a 5/8" iron pin with an orange plastic cap stamped "FS&E Survey Marker";

Thence N00°19'24"E, 535.09 feet to a 5/8" iron pin with an orange plastic cap stamped "FS&E Survey Marker";

Thence N89°39'43"W, 280.00 feet;

SURVEYOR'S CERTIFICATE (Cont.)

Thence N00°19'24"E, 600.00 feet;

Thence S89°39'43"E, 300.00 feet;

Thence N00°19'24"E, 100.00 feet;

Thence S89°39'43"E, 100.00 feet to a point on the Westerly Right of Line of U.S. Highway 395;

Thence N00°19'24"E along said right of line, 828.42 feet to the north line of the SW1/4 of Section 35;

Thence N89°40'36"W along the north line of the SW 1/4 of Section 35, 1046.00 feet to the West 1/4 corner of Section 35;

Thence S00°03'01"E along the West line of Section 35, 2659.12 feet to the SW corner of Section 35;

Thence S89°39'43"E along the south line of Section 35, 808.65 feet to the Point of Beginning.

EXCEPTING THEREFROM a tract of land located in the SW1/4 of Section 35 and in the SE1/4 of Section 34, T.16S., R.31E., W.M., known as the "Seneca Lagoon Site", being more particularly described as follows;

Beginning at a 3" iron pipe, said point being 1350.12 feet south and 397.14 feet east of the West 1/4 of Section 35;

Thence N89°40'20"W, 733.66 feet to a 2"x2" Tee Post;

Thence N21°45'58"W, 470.45 feet;

Thence N17°49'00"W, 812.00 feet to a 1-1/2" dia. pipe;

Thence S87°20'13"E, 526.30 feet;

Thence S27°56'01"E, 1346.60 to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land located in the SE1/4 of Section 34, T.16S., R.31E., W.M., known as the "Seneca Well Site", being more particularly described as follows;

Beginning at a point being 301.24 feet North and 770.35 feet West of the SE corner of Section 34;

Thence N50°05'45"E, 40.00 feet;

Thence N39°54'15"W, 26.00 feet;

Thence S50°05'45"W, 40.00 feet;

Thence S39°54'15"E, 26.00 feet to the Point of Beginning.

The above described tract containing 196 acres, more or less.

I designate the brass capped monument marking the Southwest corner of Section 35 as the INITIAL POINT of the Partition.

KENNETH H. DELANO JR., P.L.S.

STAFF SURVEYOR, FERGUSON SURVEYING & ENGINEERING

APPROVALS

APPROVED THIS 21 DAY OF February, 2013 IN ACCORDANCE WITH CITY ORDINANCE NO 36, BY THE COMMON COUNCIL OF THE CITY OF SENECA, ACTING AS THE PLANNING COMMISSION FOR THE CITY OF SENECA

Warren Wilson, Mayor

Sue Holliday, Council Member

Michael McManus, Council Member

APPROVED THIS 20 DAY OF February, 2013

MIKE SPRINGER
GRANT COUNTY SURVEYOR

TAX COLLECTORS CERTIFICATE

I HEREBY CERTIFY THAT PURSUANT TO ORS 92.095 ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH BECAME LIEN ON THIS PROPERTY HAVE BEEN PAID IN FULL.

Lane Burton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR

02.25.2013
DATE

OWNER DECLARATION

Sheet 1 of 2

Know all men by these present that the City of Seneca, a municipal corporation and a political subdivision of the State of Oregon, has caused the lands as described in the "Surveyor's Certificate" to be surveyed and partitioned as shown herein in accordance with O.R.S. Chapter 92 and City Ordinance No. 36 of the City of Seneca.

Subject to the Following:

- 1) Public and Private easements not shown by the public record.
- 2) Any Covenants and restrictions of record.
- 3) A 20 ft. wide utility easement to West Coast Power Company, subject to the terms and provisions therein, recorded July 24, 1944, Deed Book 47, Page 43 of the Grant County Deed Records, the approximate location shown herein.
- 4) Private, non-exclusive easements for installation and maintenance of water mains, to the City of Seneca, subject to the terms and provisions therein, recorded November 14, 1972, Deed Book 109, Page 5 of the Grant County Deed Records, located as shown herein.
- 5) A private, non-exclusive easement for access, to the City of Seneca, subject to the terms and provisions therein, in Deed Book 109, Page 7 of the Grant County Deed Records, located as shown herein.
- 6) 40 ft. wide joint use access easements along existing roads, from Edward Hines Lumber Co. to the City of Seneca, subject to the terms and provisions therein, recorded November 14, 1972, Deed Book 109, Page 9 of the Grant County Deed Records, the approximate location of the "Shop Road" shown herein.
- 7) A permanent, non-exclusive 40 ft. wide access easement to the City of Seneca, subject to the terms and provisions therein, recorded October 1, 1973, Deed Book 110, Page 445 of the Grant County Deed Records, as shown herein.
- 8) A non-exclusive 16 ft. wide easement to the City of Seneca, subject to the terms and provisions therein, recorded October 15, 1973, Deed Book 110, Page 511 of the Grant County Deed Records, as shown herein. Exhibit B indicates this is a sewer easement.
- 9) A 20 ft. wide utility easement to California-Pacific Utilities Company, subject to the terms and provisions therein, recorded November 26, 1974, Deed Book 112, Page 392 of the Grant County Deed Records, as shown herein.
- 10) A 20 ft. wide utility easement to California-Pacific Utilities Company, subject to the terms and provisions therein, recorded November 26, 1974, Deed Book 112, Page 396 of the Grant County Deed Records, as shown herein.
- 11) A 20 ft. wide utility easement to California-Pacific Utilities Company, subject to the terms and provisions therein, recorded July 16, 1975, Deed Book 113, Page 331 of the Grant County Deed Records, as shown herein.
- 12) NOTICE OF CLOSED LANDFILL, located in the SW1/4 SE1/4 of Section 34, recorded February 2, 1999, Deed Instrument 990301 of the Grant County Deed Records, not located this survey.
- 13) A 30 ft. wide utility easement to California-Pacific Utilities Company, subject to the terms and provisions therein, recorded September 26, 1990, Deed Instrument 900824, Page 331 of the Grant County Deed Records, the approximate location shown herein.

The City of Seneca does hereby grant the following private easements for access and utilities, as shown herein:

A 60 ft. wide easement, over and across Parcel 2 to Parcel 1.

A 25 ft. wide easement, over and across Parcels 1 and 2 to Parcel 3.

A 25 ft. wide easement, over and across the north half of Lot 4, Block 2 of the City of Seneca (Deed Book 132, Page 813) to Parcels 1, 2 & 3.

Warren Wilson, Mayor

Sue Holliday, Council Member

ACKNOWLEDGEMENT

STATE OF OREGON) THIS INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME ON
COUNTY OF GRANT) 2013, BY WARREN WILSON AND SUE HOLLIDAY, FOR THE CITY SENECA, OWNER.
NOTARY SIGNATURE Keshin L. Talbot
COMMISSION # 453168 MY COMMISSION EXPIRES 10.17.14

Michael McManus, Council Member

ACKNOWLEDGEMENT

STATE OF OREGON) THIS INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME ON February 21
COUNTY OF GRANT) 2013, BY MICHAEL McMANUS, FOR THE CITY SENECA, OWNER.
NOTARY SIGNATURE Keshin L. Talbot
COMMISSION # 453168 MY COMMISSION EXPIRES 10.17.14

RECORDATION

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 25 DAY OF February, 2013, AT 8:50 O'CLOCK, A.M., AND RECORDED AS PARTITION PLAT NO: 2013- 02, GRANT COUNTY RECORDS.

Brenda Percy
GRANT COUNTY CLERK

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

FEB 25 2013

BY: [Signature]