

LAND PARTITION PLAT NO. 2016-1
SITUATED IN THE NW1/4NE1/4 OF SECTION 26, T13S, R31E, W.M.
CITY OF JOHN DAY
GRANT COUNTY, OREGON

SHEET 2 OF 2
OCTOBER 21, 2015

APPROVALS

Approved this 13 day of January, 2016

[Signature]
Grant County Surveyor

Approved this 13 day of January 2016

[Signature]
City of John Day Planning Director

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

Karen Officer
Grant County Assessor and Tax Collector
Date 01-14-2016

I do hereby certify that this plat was received on the 14 day of Jan, 2016 at 8:35 o'clock A.M., and recorded as Land Partition Plat No. 2016-1 Grant County Records.

Julie Ellison
Grant County Clerk Deputy

I do hereby certify that this is a true and exact copy of the original land partition plat.

[Signature]
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that I, Karen Lynn Chadwick, Trustee of the Chadwick Family Trust, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon. I hereby grant a 15 foot wide private access and utility easement, over and across Parcel 1 and Parcel 2, for ingress and egress and utilities to Parcel 1 and Parcel 3.

I hereby grant a 30 foot wide private access and utility easement along SE Ferguson Road, over and across Parcel 2, for ingress and egress and utilities to Parcel 1, Parcel 2 and Parcel 3.

Karen Lynn Chadwick
Karen Lynn Chadwick
Trustee of the Chadwick Family Trust

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of the described premises lying within the boundaries of streets, roads or highways.
- 2) A private utility easement, including the terms and conditions thereof, to California Pacific Utilities Co., a corporation, no width is given, recorded April 26, 1946, in Book 48, Page 398, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 3) A private easement, including the terms and conditions thereof, to Richard L. Martin and Joann Martin, no width or specific use is stated in the easement, recorded January 18, 1962, in Book 86, Page 230, deeds of Grant County, Oregon.
- 4) A public water line easement, including the terms and conditions thereof, to the City of John Day, no width is given, recorded June 21, 1967, in Book 97, Page 103, deeds of Grant County, Oregon. The deed shows a sketch of the water line but is non-specific as to the location and therefore is not shown hereon.
- 5) A private easement for ingress and egress, to H.A. Leatherbury and Marguerite Leatherbury, 30 feet in width, recorded December 23, 1970, in Book 104, Page 608, deeds of Grant County, Oregon.
- 6) A public easement for ingress and egress, to the City of John Day, 30 feet in width, recorded April 16, 1971, in Book 105, Page 483, deeds of Grant County, Oregon.
- 7) A private easement, including the terms and conditions thereof, no specific purpose is given in the deed, to Robert I. Brown and Beulah Brown, 20 feet in width, recorded January 8, 1973, in Book 109, Page 214, deeds of Grant County, Oregon.
- 8) A private utility easement for power and telephone lines, including the terms and conditions thereof, to California Pacific Utilities Co., a corporation, 10 feet in width, recorded June 5, 1974, in Book 111, Page 647, deeds of Grant County, Oregon.
- 9) A private utility easement for power and telephone lines, including the terms and conditions thereof, to California Pacific Utilities Co., a corporation, 10 feet in width, recorded June 18, 1974, in Book 111, Page 701, deeds of Grant County, Oregon.
- 10) A private sanitary sewer easement, including the terms and conditions thereof, to Errol D. Montague and Connie M. Montague, 10 feet in width, recorded September 3, 1974, in Book 112, Page 80, deeds of Grant County, Oregon.
- 11) A private cable television and sanitary sewer easement, including the terms and conditions thereof, to William F. Dickensheets and Lucille D. Dickensheets, 10 feet in width, recorded September 3, 1974, in Book 112, Page 86, deeds of Grant County, Oregon.
- 12) A private easement for television cable easement and sanitary sewer line, including the terms and conditions thereof, to Robert W. Johnson and Geraldine Johnson, all lying within the same 20 foot wide easement, recorded May 15, 1979, in Book 121, Page 26, deeds of Grant County, Oregon.
- 13) A public easement for a storm drain pipeline, including the terms and conditions thereof, to the City of John Day, 15 feet in width, recorded April 27, 1995, in Deed Instrument No. 950786, deeds of Grant County, Oregon.

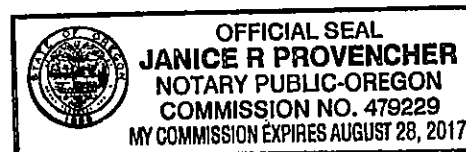
ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 13 day of January 2016, by Karen Chadwick.

Janice R Provencher
Notary Public of Oregon

My commission expires: 8.28.2017



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, the parcels of this land partition in accordance with the statutes of the State of Oregon. This partition is situated in the NW1/4NE1/4 of Section 26, T13S, R31E, W.M., City of John Day, Grant County, Oregon.

Beginning at the Initial Point which is a 5/8"x30" iron pin with an attached red plastic cap marked CORNERSTONE SURVEYING, INC. The Initial Point is on the South line of said NW1/4NE1/4 and N88°46'54"W, 527.96 feet from the NE1/16 corner of said Section 26; Thence N88°46'54"W, along the South line of the NW1/4NE1/4 of said Section 26, 290.85 feet;
Thence N27°30'55"W, 105.71 feet;
Thence N39°02'26"W, 156.00 feet to a point on the South boundary of Hillcrest Addition to the City of John Day;
Thence N78°27'30"E, along the South boundary of Hillcrest Addition, 193.87 feet to the SE corner of Hillcrest Addition;
Thence S02°26'00"E, 48.78 feet;
Thence N87°07'12"E, 102.17 feet;
Thence N00°41'10"E, 11.71 feet;
Thence N41°18'00"E, 22.30 feet;
Thence N02°19'25"E, 45.83 feet;
Thence N78°46'05"E, 30.54 feet;
Thence S85°36'00"E, 60.09 feet;
Thence N82°37'00"E, 24.81 feet;
Thence S02°27'00"E, 295.34 feet to the point of beginning.

This partition contains 2.03 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813

NARRATIVE

This survey was performed at the request of Karen Chadwick. The purpose of this survey was to partition her property described in Deed Instrument No. 20142519, recorded in the Grant County deed records, into three parcels.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and to establish the new property corners.

The south boundary is described along the south line of the NW1/4NE1/4 of Section 26. I accepted the monuments at the CN1/16 corner and at the NE1/16 corner, which have been accepted for many years. The landowner to the east, Deed Book 129, Page 549, holds the senior title to Ms. Chadwick's title. I found an unrecorded 1-1/4" iron rod near the SE property corner. The iron rod is within 0.02 feet in eastings but does not fall on the south line of the NW1/4NE1/4. I accept the iron rod for eastings and intersected the south line of the NW1/4NE1/4 to established the SE property corner.

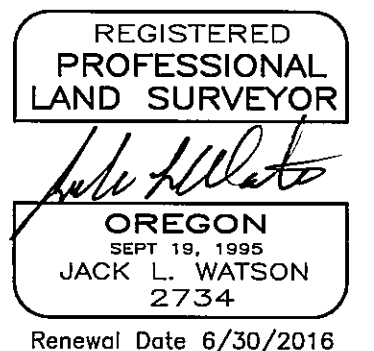
I accepted the monuments established in Survey No. 341 for the corners of Parcel 2. An unrecorded PK nail was found at the NW corner of Parcel 2 which I accepted and re-monumented. The PK nail is on the south line of Hillcrest Addition and was placed in the asphalt over the monument set in Survey No. 341.

Survey No. 341 shows a found rod 11.71 feet north of the NE corner of Parcel 2. The 3/16" rod was not found in this survey. From the found monument at the NE corner of Parcel 2 I held the bearing between the found monuments on the east line of Parcel 2 and the distance of 11.71 feet to establish the property corner. The deed bearings of Inst. No. 20142519 were rotated 00°32'00" counterclockwise and I used the deed distance of 22.30 feet to place the next corner northeasterly.

Survey No. 1211 was performed for the City of John Day to determine the street right of way widths. The centerline of SE Highland Place was monumented in that survey. I found Mon. No. 137 at the intersection of SE Highland Place and Hillcrest Drive. Monument No. 136 at the south end of SE Highland Place was not recovered. SE Highland Place was deeded to the City in 1931 see Deed Book 40, Page 234. Survey No. 1211 rotated the deed bearings counterclockwise 00°29'00" for SE Highland Place. I used this same rotation applied to the deed call in Instrument No. 20142519 at the NW corner of Parcel 1 and the deed distance from the CN1/16 corner to place the NW corner of Parcel 1. Ms. Chadwick hired an attorney in an attempt to gain access over a small gap between the south end of SE Highland Place and her property. I do not believe that the process and the resulting deed to the City, Instrument No. 20151958, provided a sufficient remedy for the problem of access to SE Highland Place. Access to SE Highland Place is most likely by prescriptive right and has not been established by the court, therefore access to these parcels is by easement from SE Ferguson Road.

I found two monuments from Survey No. 554 which I accepted. The property to the east holds the senior title. From the SE corner I rotated the deed bearing on the east line of Parcels 1 and 3 counterclockwise 00°32'00" and intersected the line between the found monuments from Survey No. 554 to establish the NE property corner.

This survey was performed using a Leica TCR 1101 total station.



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JAN 18 2016

BY: [Signature]