

# SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCELS 1 AND 2 OF THIS LAND PARTITION AND THAT I HAVE NOT SURVEYED PARCEL 3 OR THE EXTERIOR BOUNDARY OF THIS PARTITION IN THEIR ENTIRETY. SAID PARTITION BEING SITUATED IN THE NE1/4 AND SE1/4 OF SECTION 1, T.13S., R.26E., W.M., GRANT COUNTY, OREGON, AND A PORTION IS WITHIN THE CITY LIMITS OF DAYVILLE, ALL BEING DESCRIBED AS FOLLOWS:

T.13 S., R. 26 E., W.M., GRANT COUNTY, OREGON:  
SECTION 1: A TRACT OF LAND IN THE NE1/4 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE N1/4 CORNER OF SAID SECTION 1, THENCE N 89°35'35"E., 2719.40 FEET, ALONG THE NORTH LINE OF SAID SECTION 1 TO THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE S.01°01'02"E., 2699.97 FEET, ALONG THE EAST LINE OF SAID SECTION 1 TO THE E1/4 CORNER OF SAID SECTION 1;

THENCE S.88°43'05"W., 1123.41 FEET, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1 TO THE EASTERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY,

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY AS FOLLOWS:

132.05 FEET ALONG THE ARC OF A 897.14 FOOT RADIUS NON-TANGENT CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.36°52'52"W., 131.94 FEET);

141.55 FEET ALONG THE ARC OF A 1402.50 FOOT RADIUS REVERSE CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.38°12'24"W., 141.49 FEET);

N.54°40'23"E., 10.00 FEET,

120.04 FEET ALONG THE ARC OF A 1392.50 FOOT RADIUS NON-TANGENT CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.32°50'44"W., 120.01 FEET),

N.30°22'33"W., 8.68 FEET TO THE INTERSECTION POINT OF SAID EASTERLY HIGHWAY RIGHT OF WAY LINE AND THE SOUTHEASTERLY LINE OF THE DAYVILLE MERCANTILE TRACT, AS SAID TRACT IS SHOWN ON GRANT COUNTY RECORD MAP OF SURVEY NO. 2062;

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG THE SOUTHEASTERLY LINE OF SAID MERCANTILE TRACT N.31°51'00"E., 322.56 FEET TO THE NORTHEASTERLY CORNER OF SAID MERCANTILE TRACT;

THENCE N.61°46'08"W., 182.06 FEET, ALONG THE NORTHEASTERLY LINE OF SAID MERCANTILE TRACT TO THE NORTHERLY CORNER THEREOF;

THENCE N.29°47'52"E., 7.6 FEET;

THENCE N.65°10'W., 308 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY;

THENCE, ALONG SAID RIGHT OF WAY LINE, AS FOLLOWS:

N.30°40'34"W., 131.74 FEET,

N.27°29'19"W., 163.10 FEET;

N.36°55'36"W., 98.22 FEET;

N.54°41'53"W., 40 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 20052345, DEED RECORDS OF GRANT COUNTY, OREGON;

THENCE LEAVING SAID HIGHWAY RIGHT OF WAY LINE, N.48°00'E., 83 FEET, MORE OR LESS (DEED RECORD 100.0 FEET) TO AN ANGLE POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT DESCRIBED IN DEED INSTRUMENT NO. 20052345;

THENCE N.11°00'W., 360.0 FEET,

THENCE N.57°50'W., 375.4 FEET;

THENCE S.35°17'W., 130.0 FEET,

THENCE N.57°27'W., 220.0 FEET;

THENCE N.84°25'W., 302 FEET, MORE OR LESS, TO THE NORTH-SOUTH CENTER LINE OF SAID SEC. 1;

THENCE N.01°02'37"W., 885 FEET, MORE OR LESS, ALONG SAID NORTH-SOUTH CENTER LINE TO THE PLACE OF BEGINNING

ALSO, A TRACT OF LAND IN THE NE1/4SE1/4 DESCRIBED AS FOLLOWS:  
BEGINNING AT A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING", SAID POINT BEING SITUATED ON THE NORTH LINE OF SAID NE1/4SE1/4 AT A POINT S 88°43'05"W., 707.32 FEET FROM E1/4 CORNER OF SAID SECTION 1, THENCE S.36°23'54"E., 189.90 FEET;

THENCE S.56°04'46"E., 87.07 FEET;

THENCE N.82°08'06"E., 270 FEET, MORE OR LESS, TO THE CENTER OF THE SOUTH FORK OF THE JOHN DAY RIVER;

THENCE NORTHERLY DOWN THE CENTER OF SAID RIVER TO A POINT WHERE IT INTERSECTS THE NORTH LINE OF THE NE1/4SE1/4 SAID SECTION 1;

THENCE S.88°43'05"W. ALONG THE NORTH LINE OF SAID NE1/4SE1/4 TO THE POINT OF BEGINNING.

SAVE & EXCEPT THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED DATED SEPT. 27, 1996, RECORDED OCTOBER 11, 1996 IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 962159.

CONTAINING 123 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE N1/4 CORNER OF SAID SECTION 1 AS THE INITIAL POINT OF THIS LAND PARTITION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°43'05"W	9.31
L2	N54°40'23"E	10.00
L3	N30°22'33"E	8.68
L4	N30°40'34"W	131.74
L5	N27°29'19"W	163.10
L6	N36°55'36"W	98.22
L7	N54°41'53"W	40±
L8	N48°00'E	83±

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8°26'01"	897.14	132.05	131.94	N36°52'52"W
C2	5°48'58"	1402.50	141.55	141.49	N38°12'24"W
C3	4°56'22"	1392.50	120.04	120.01	N32°50'44"W
C4	3°14'13"	1392.50	65.88	65.87	S31°35'27"E

J.E. SNOW'S DITCH LINE TABLE		
LINE	BEARING	DISTANCE
D1	N23°00'00"W	24.00
D2	N54°40'00"W	53.00
D3	N44°00'00"W	52.00
D4	N32°38'52"W	76.75
D5	N60°55'00"W	114.76

J.E. SNOW'S DITCH CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
DC1	28°16'08"	390.00	192.42	190.47	N46°46'56"W
DC2	56°00'47"	300.00	293.28	281.74	N32°54'36"W

COORDINATE TABLE  
TABLE SHOWING COORDINATE DIFFERENCES BETWEEN THE CALCULATED POSITION AND FOUND LOCATIONS OF RIGHT OF WAY MONUMENTS

PNT NO.	STA.	Δ NORTHING (FT)	Δ EASTING (FT)
1	282+92.93 LT	0.04	0.17
2	283+61.60 LT	0.14	0.03
3	284+84.91 LT	-0.24	0.07
4	284+84.99 LT	-0.43	-0.06
5	286+27.15 LT	0.00	0.00
6	287+61.98 LT	0.10	-0.05

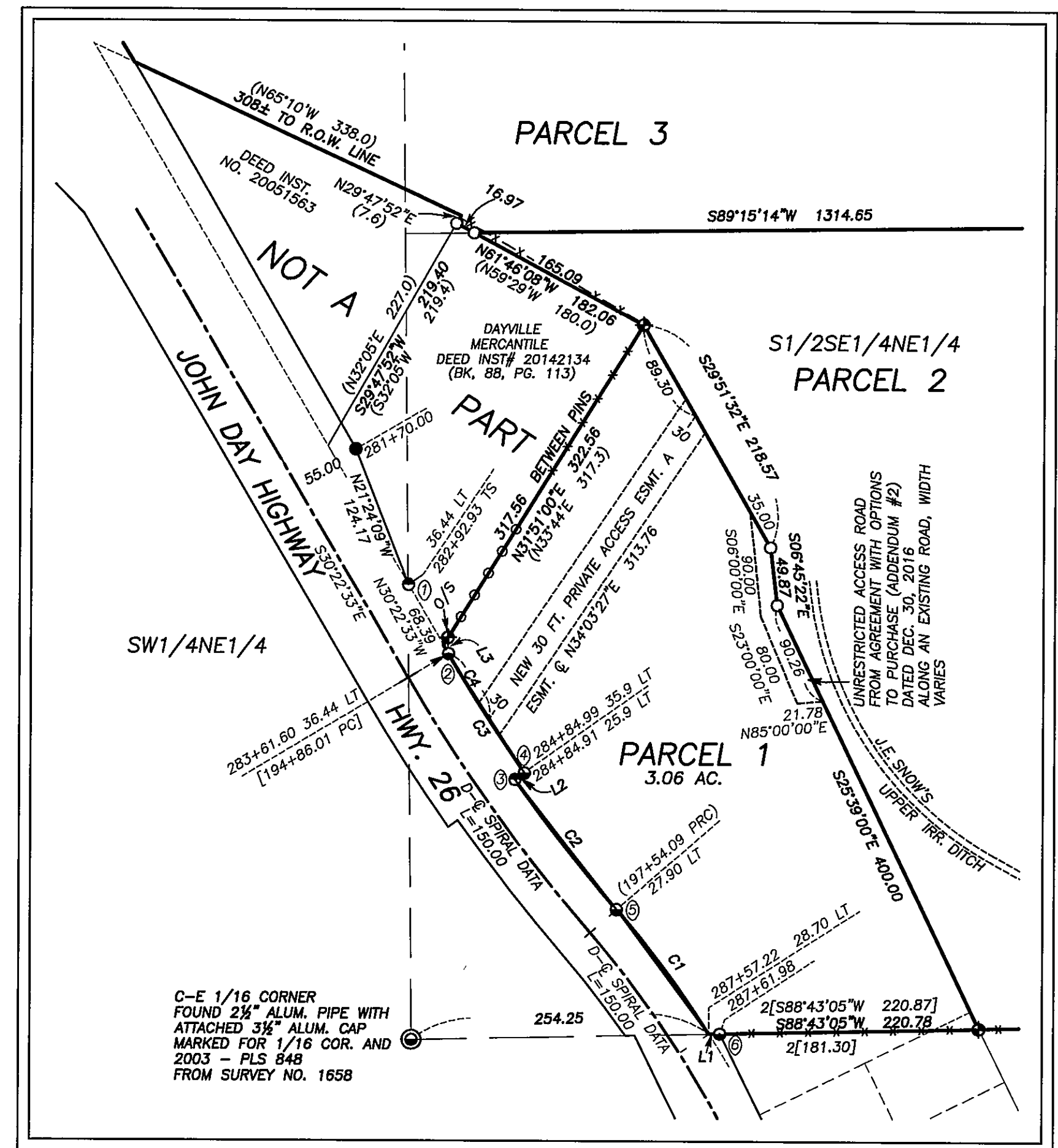
# LAND PARTITION PLAT

NO. 2017-04

SITUATED IN THE NE1/4 AND SE1/4 SECTION 1,  
T.13S., R.26E., W.M., GRANT COUNTY, OREGON  
(PORTIONS OF THIS PARTITION ARE WITHIN THE CITY LIMITS OF DAYVILLE)

DETAIL A

SCALE: 1"=100'



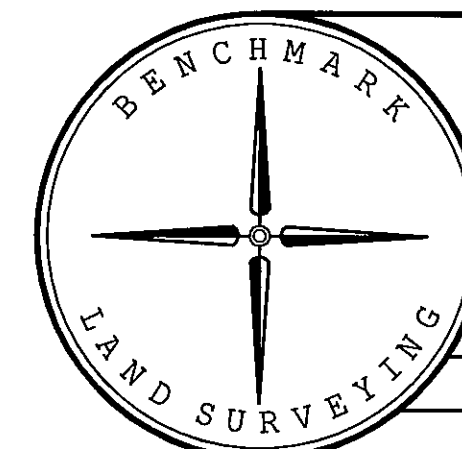
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9 - 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2018

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

BENCHMARK LAND SURVEYING



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
1207 DEWEY AVE., BAKER CITY, OREGON  
541-575-1251 ~ 541-523-5852

LAND PARTITION  
SITUATED IN THE NE1/4 AND SE1/4 SECTION 1,  
T.13S., R.26E., W.M., GRANT COUNTY, OREGON  
(PORTIONS OF THIS PARTITION ARE WITHIN THE  
CITY LIMITS OF DAYVILLE)

SURVEYED FOR	JOE AND DEBBIE LETOSKY		
SURVEYED BY	MCS, NNS		6/19/2017
Scale: 1"=200'	Drawn by: MCS		SHEET 2 OF 3