

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOE AND DEBBIE LETOSKY, THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LETOSKYS' PROPERTY INTO 3 PARCELS AS SHOWN HEREON. THE LETOSKYS' PROPERTY IS DESCRIBED IN DEED INSTRUMENT NO'S 20073193, 20170876 AND 20170946, RECORDS OF GRANT COUNTY OREGON.

IN PREPARATION FOR THIS PARTITION PLAT I CONDUCTED RECORD MAP OF SURVEY NO. 2062 WHICH HAS BEEN FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR. SURVEY NO. 2062 WAS NECESSARY FOR SEVERAL REASONS: FIRST, WITH REGARDS TO THE PORTION OF THE DEED DESCRIPTION IN THE NE1/4SE1/4 OF SECTION 1, THERE WERE AMBIGUOUS CALLS WITH REGARDS TO THE UPPER SNOW DITCH AND THE COURSE AND DISTANCE FROM SAID DITCH EASTERLY TO THE RIVER. THIS WAS CORRECTED WITH TWO BOUNDARY BY AGREEMENTS WITH THE ADJOINING LANDOWNERS. THE AGREEMENTS HAVE BEEN RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK AS DEED INSTRUMENT NO'S 20170876 AND 20170946.

SECONDLY, THE PORTION OF THE JOHN DAY HIGHWAY ADJACENT TO PARCEL 1 HAS HAD MULTIPLE SURVEYS OVER THE YEARS, AS ADDRESSED LATER IN THIS NARRATIVE. THE CENTERLINE AND RIGHT OF WAY ALIGNMENTS REQUIRED ADDITIONAL ATTENTION OUTSIDE THIS PARTITION PLAT. IN ORDER TO SIMPLIFY THE BOUNDARY OF THIS PARTITION, I HAVE ONLY SHOWN THE RIGHT OF WAY MONUMENTS RELEVANT TO THE LETOSKYS' BOUNDARY.

BOTH OF THE AFOREMENTIONED PORTIONS OF THE LETOSKYS' BOUNDARY ARE DESCRIBED AND SHOWN IN DETAIL ON SAID MAP OF SURVEY NO. 2062.

THE HISTORY OF CONTROLLING SURVEYS FOLLOWS:

PORTIONS OF THE WEST BOUNDARY OF THE SUBJECT PROPERTY ARE COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY (HIGHWAY 26). OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 4B-25-11 DATED FEBRUARY 1935 (ENTITLED VALADE RANCH-DAYVILLE SECTION) SHOWS AN ALIGNMENT FOR THE HIGHWAY THAT BEGINS SEVERAL MILES WESTERLY OF DAYVILLE AND ENDS NEAR STATION 284+89.0 OF THE ALIGNMENT SHOWN HEREON. THE RIGHT OF WAY ON MAP 4B-25-11 HAS A CONSTANT WIDTH OF 80 FEET.

MAP OF SURVEY NO. 1050 WAS PREPARED BY DOUGLAS FERGUSON IN 1988. DURING THE COURSE OF HIS SURVEY, MR. FERGUSON SUBDIVIDES SECTION 1, T.13S., R.26E. FERGUSON'S MAP DOES NOT SHOW HIGHWAY RIGHT OF WAY AS IT PERTAINS TO THE LETOSKY PROJECT, BUT HIS PLACEMENT OF THE C-E1/16 HAS A DIRECT EFFECT ON THE RIGHT OF WAY LOCATION.

IN 1998, DOUGLAS FERGUSON, PLS, PERFORMED SURVEY NO. 1466 AT THE REQUEST OF THE OREGON DEPARTMENT OF TRANSPORTATION. THIS MAP SHOWS A CENTERLINE AND RIGHT OF WAY THAT ALSO STARTS WESTERLY OF DAYVILLE AND RUNS THROUGH THE CITY TO THE EAST LINE OF SAID SECTION 1. THIS MAP SHOWS TWO CENTERLINES; ONE DESIGNED WITH CIRCULAR CURVES AND ONE DESIGNED WITH SPIRAL CURVES. THE RIGHT OF WAY LINES ARE ESSENTIALLY OFFSET FROM THE CENTERLINE DESIGNED WITH CIRCULAR CURVES. HOWEVER, THE STATIONS AT WHICH THE RIGHT OF WAY MONUMENTS WERE SET REFERENCE THE CENTERLINE DESIGNED WITH SPIRAL CURVES. THE NARRATIVE ON SURVEY 1466 STATES THAT THE PURPOSE OF THE SURVEY WAS TO MONUMENT THE RECONSTRUCTED RIGHT OF WAY AND TO SHOW THE HIGHWAY PRIOR TO CONSTRUCTION.

IN 2004 MR. FERGUSON FILED SURVEY NO. 1658 WHICH WAS A CORRECTION SURVEY THAT ADDRESSED THE ERRONEOUS PLACEMENT OF THE C-E1/16 CORNER OF SAID SECTION 1 AND SUBSEQUENTLY PORTIONS OF THE HIGHWAY RIGHT OF WAY. THE RIGHT OF WAY SHOWN HEREON IS BASED ON SURVEY NO. 1658.

IN 2009 JASON HATFIELD, PLS CONDUCTED SURVEY NO. 1865 AS PART OF THAT SURVEY HE RETRACED A PORTION OF THE NORTH OF SECTION 1.

DURING SURVEY NO. 2062 I MADE FIELD MEASUREMENTS TO LOCATE RECORD MONUMENTS SHOWN ON SURVEY NO. 1050, 1466 AND 1658. I FOUND DISCREPANCIES BETWEEN THE RECORD POSITIONS AND MY SURVEYED POSITIONS FOR MANY OF THESE CORNERS. UTILIZING THE FOUND MONUMENTS AND RECORD CENTERLINE AND RIGHT OF WAY ALIGNMENTS, I PLACE THE HIGHWAY AS FOLLOWS:

I HELD THE POSITION OF THE FOUND MONUMENT AT THE E1/4 OF SAID SECTION 1. I ALSO HELD THE BEARING OF S.88°43'05"W BETWEEN THE E1/4 CORNER AND THE C-E1/16 ESTABLISHED DURING SURVEY NO. 1658 AS THE BASIS OF BEARINGS.

THE COORDINATE TABLE HEREON SHOWS THE DIFFERENCE BETWEEN THE CALCULATED AND FOUND POSITION FOR FOUND RIGHT OF WAY MONUMENTS SHOWN HEREON.

AS DESCRIBED IN THE NARRATIVE FOR SURVEY NO. 2062, I PLACED THE MERCANTILE TRACT BY HOLDING THE RECORD LOCATION OF THE SOUTHWEST CORNER OF SAID TRACT FROM SURVEY NO.'S 1466 AND 1658. I ROTATED THE RECORD DIMENSIONS FOR MERCANTILE TRACT 02°17'08" COUNTER-CLOCKWISE SO THAT THE WESTERLY LINE OF SAID TRACT IS POINTED DIRECTLY AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF SAID TRACT. I HELD THE RECORD ANGLE OF 91°34'00" BETWEEN THE WESTERLY LINE AND THE NORTHERLY LINE TO ESTABLISH THE DIRECTION OF THE NORTH LINE OF SAID TRACT. TO ESTABLISH THE EASTERLY LINE OF SAID TRACT I INTERVIEWED A PREVIOUS OWNER OF THE MERCANTILE TRACT AND A LONG-TIME RESIDENT OF DAYVILLE. HE CONFIRMED THAT THE WOODEN FENCE ALONG THE WESTERLY LINE OF THE MERCANTILE TRACT HAS BEEN IN THAT SAME LOCATION FOR MANY YEARS. WITH THIS TESTIMONY IN MIND, I EXTENDED THE NORTH LINE OF THE MERCANTILE TRACT TO INTERSECT THE EXISTING FENCE. I THEN HELD THE DIRECTION OF THE FENCE SOUTHWESTERLY TO THE HIGHWAY RIGHT OF WAY LINE.

THE PARCEL DIVISION LINES SHOWN HEREON REFLECT THE INTENTIONS OF A PURCHASE AGREEMENT BETWEEN THE LETOSKYS AND A PROSPECTIVE BUYER. THE ROAD LABELED "UNRESTRICTED ACCESS ROAD" ON DETAIL A, SHEET 2 IS ALSO ADDRESSED IN THE PURCHASE AGREEMENT AND SHOWN HEREON AT THE REQUEST OF BOTH PARTIES.

THE MEASURED COURSES AND DISTANCES SHOWN HEREON MATCH THOSE SHOWN ON RECORD MAP OF SURVEY NO. 2062.

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

BENCHMARK LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2018

EASEMENTS

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. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO THE SNOW IRRIGATION DITCH OR OTHER IRRIGATION DITCHES THAT MAY TRAVERSE THE SUBJECT PROPERTY.
3. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE WATERS OF THE JOHN DAY AND THE SOUTH FORK OF THE JOHN DAY RIVER.
4. EXCEPTION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN PATENT FROM THE UNITED STATES OF AMERICA. RECORDED DECEMBER 26, 1903, BOOK V, PAGE 343. TO-WIT: "YET EXCLUDING AND EXCEPTING 'ALL MATERIAL LANDS', SHOULD ANY SUCH BE FOUND IN THE TRACTS AFORESAID."
5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR USE OF A ROAD AND CONSTRUCTION OF ANY NECESSARY COMMUNICATION FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN GRANTED TO SENECA LUMBER COMPANY. RECORDED MARCH 28, 1966, BOOK 94, PAGE 393. 40 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN HEREON.
6. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISION THEREOF FOR USE OF A ROAD AND CONSTRUCTION OF ANY NECESSARY COMMUNICATION FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN GRANTED TO DONOVER CO., ETAL. RECORDED JUNE 20, 1969, BOOK 101, PAGE 235. 40 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN HEREON.
7. AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF REGARDING RIGHT OF WAY ROAD USE AND MAINTENANCE AGREEMENT, BETWEEN UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT AND DONVER CO., INC., ET AL. RECORDED OCTOBER 28, 1975, BOOK 113, PAGE 751. SHOWN HEREON AS FRANKS CREEK ROAD -NO WIDTH
8. DECLARATION OF TAKING, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN THE MATTER OF THE UNITED STATES OF AMERICA VS. PAUL LEVATIN, U.S. DISTRICT COURT CASE NO. 75-291, FOR LAND TO CONSTRUCT AND MAINTAIN A ROADWAY, RECORDED JUNE 14, 1977, IN BOOK 116, PAGE 974. GRANT COUNTY DEED RECORDS. AFFECTS THAT PORTION OF THE SUBJECT PROPERTY AS DESCRIBED THEREIN AND ADDITIONAL LANDS SHOWN HEREON AS FRANKS CREEK ROAD-NO WIDTH.
9. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO, GRANTED TO C. P. NATIONAL CORPORATION, A CORP. RECORDED SEPTEMBER 17, 1982, BOOK 126, PAGE 906. 30 FEET IN WIDTH, AS SHOWN HEREON
10. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISION THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PROPOSES THERETO, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP.. INSTR. NO. 212930. 15 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN HEREON.
11. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 20TH DAY OF JUNE, 2017.

Michael C. Springer
UNION COUNTY SURVEYOR

APPROVED THIS 20TH DAY OF JUNE, 2017.

Heary McHenry by Shannon
GRANT COUNTY PLANNING DIRECTOR

APPROVED THIS 27TH DAY OF JUNE, 2017.

Mike C. Springer
CITY OF DAYVILLE

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

Jonny Cates CHIEF DEPUTY ASSESSOR
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 6-28-17

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 28TH DAY OF JUNE, 2017 AT 8:44 O'CLOCK A.M. AND RECORDED AS LAND PARTITION PLAT NO. 2017-04 GRANT COUNTY RECORDS.

Braxton Griffin
GRANT COUNTY CLERK Deputy

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)

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JOSEPH AND DEBORAH LETOSKY 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.

WE DO HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 TO THE BENEFIT OF PARCELS 2 AND 3. SAID EASEMENT IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS 2 AND 3 TO THE JOHN DAY HIGHWAY (HIGHWAY 26) SAID EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE, AS SHOWN ON THE ANNEXED PLAT

Joseph Letosky
JOSEPH LETOSKY

Deborah Letosky
DEBORAH LETOSKY

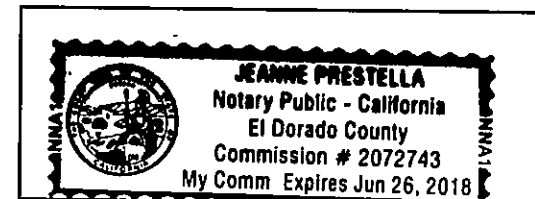
ACKNOWLEDGMENT

STATE OF CA
COUNTY OF El Dorado SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6-26, 2017,
BY JOSEPH LETOSKY

NOTARY PUBLIC FOR OREGON CA

MY COMMISSION EXPIRES _____



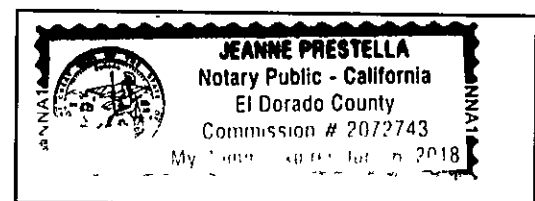
ACKNOWLEDGMENT

STATE OF CA
COUNTY OF El Dorado SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6-26, 2017,
BY DEBORAH LETOSKY

NOTARY PUBLIC FOR OREGON CA

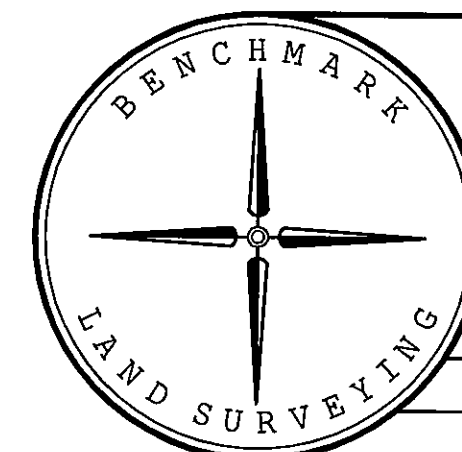
MY COMMISSION EXPIRES _____



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 28 2017

BY: [Signature]



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 3 OF 3