

LAND PARTITION PLAT NO. 92-1

Situated in the NE1/4 Section 26

Twp.13 S., Rng.31 E., W.M.

City of John Day

GRANT COUNTY, OREGON

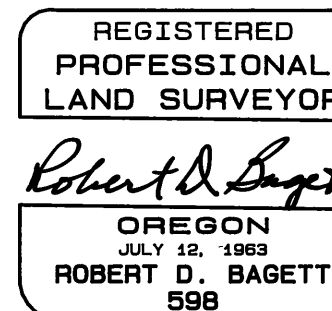
SURVEYOR'S CERTIFICATE

STATE OF OREGON SS
COUNTY OF GRANT

I, Robert D. Bagett, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented as shown on this partition plat, said partition being situated in the NE1/4NE1/4 of Section 26, Twp.13S., R.31E., W.M., City of John Day, Grant County, Oregon, described as follows:

Beginning at the 5/8"x30" iron pin, which monument I designate to be the Initial Point for this Land Partition, said point being N.89°29'31"W., 110.89 feet from the Southeast corner of the NE1/4NE1/4 of said Section 26, thence N.89°29'31"W., along the south line of said NE1/4NE1/4, a distance of 69.78 feet; thence North, 165.24 feet; thence N.4°00'00"W., 57.00 feet; thence N.5°11'40"W., 82.84 feet to the south line of SE First Avenue; thence S.87°24'29"E., 89.44 feet; thence leaving the south line of said avenue, S.00°01'35"W., 106.41 feet; thence N.89°37'10"W., 8.82 feet; thence S.00°13'49"E., 194.83 feet, to the point of beginning.

Containing 0.52 acres, more or less.



BAGETT-GRIFFITH AND ASSOCIATES
217 N. Canyon Blvd.
John Day, Oregon

BASIS OF BEARINGS

SOLAR OBSERVATION

Scale 1"= 50'

Surveyed Nov.22 1991

LEGEND

- ▲ Found 10"x10" concrete post.
- Found 5/8" iron pin of record.
- Set 5/8"x30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- x—x Fence line.
- () Record bearing and distance.
- Found monument from Recorded Survey No. □ Survey No. appears in the box.

REFERENCES

- Deed Record Book 132 Page 262
- Instrument No's 920036, 920037
- Record Map of Survey No. 404, 578.

Note:
I find no record or existence of an appurtenant geodetic control monument within 1/2 mile of this land partition.

NARRATIVE:

This survey was performed at the request of Vernon R. Niles. The purpose of this survey was to delineate PARCELS 1 and 2 of this Land Partition as shown hereon. Also, to adjust a property line created by the relocation of the common boundary between the Niles lot and the adjoining lot to the west, owned by Michael and Debra Stovall. Also, to create an access easement in common, along the existing driveway to serve Parcels 1 and 2 and the Stovall lot.

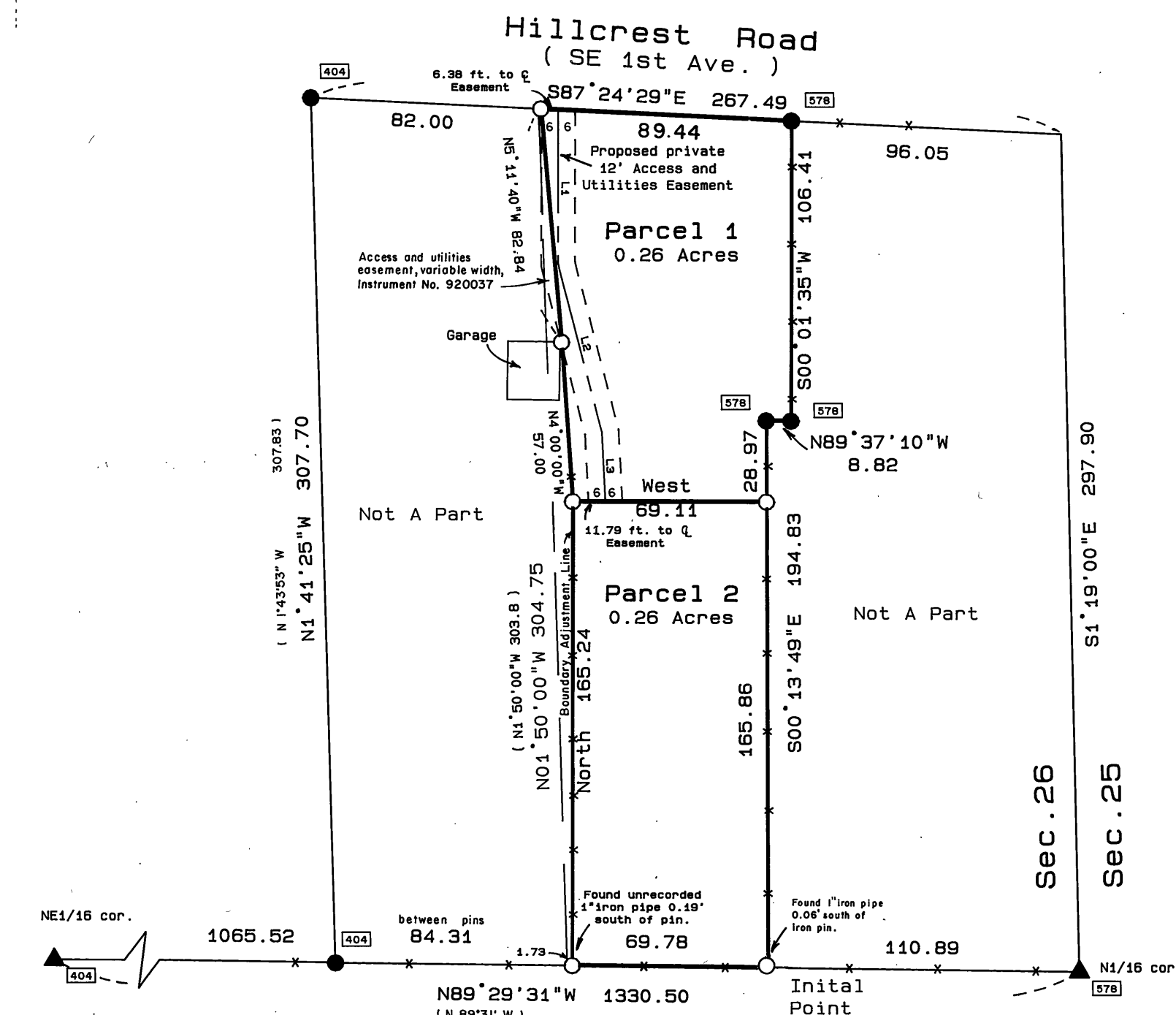
A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments and corner evidence. New monuments were set in accordance with the evidence found and at deed record on the boundaries of this partition and at positions approved by Mr. Niles for the division line between Parcels 1 and 2, and at positions agreed on by the Niles' and the Stovall's regarding their new relocated common boundary.

A retracement of Survey No. 578, which established the east boundary of this tract was performed, we then ran a closed loop control traverse and tied the other controlling monumented corners as shown hereon.

The reason for the property line adjustment is to accomodate Stovall's garage and fenceline.

STATEMENT OF WATER RIGHTS

There are no water rights appurtenant to this partition.



APPROVALS
Approved this 25TH day of NOV., 1991.

Jack W. Burns
Malheur County Surveyor

Approved this 20th day of Dec., 1991

William H. D.
City of John Day Planning Commission

I do hereby certify that this plat was received on the 10th day of February, 1992 at 2:01 o'clock P.M., and recorded as Partition Plat No. 92-1 Grant County Records.

Carol Voigt
Grant County Clerk

Affidavit of consent to declaration of property being partitioned recorded in Instrument No. 720250 Deed records.

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 92-1, as filed with this office.

Carol Voigt
County Clerk

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 92-1.

Robert D. Bagett
Bagett - Griffith & Associates

DECLARATION

Know all men by these presents that we, Vernon R. Niles and Gail K. Niles, husband and wife depose and say that we are the owners of the lands described in the Surveyor's Certificate, and that we caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown on the annexed map. SAID PARCELS SUBJECT TO THE FOLLOWING EASEMENTS:

- (1) Grant for right of way to Charles A Trowbridge for pole line for transmission of electric energy along west end and north side of premises, recorded in Book 38, page 597 deed records.
- (2) Access and utilities easement in common over a portion of Parcel 1 and a portion of the adjoining lot lying west of Parcels 1 and 2, recorded in Instrument No. 920037, deed records.
- (3) The proposed private access and utilities easement, to provide ingress and egress to Parcel 2, and to provide for construction and maintenance of utilities including, but not limited to water and sewer lines serving PARCEL 2, as shown on the annexed plat.

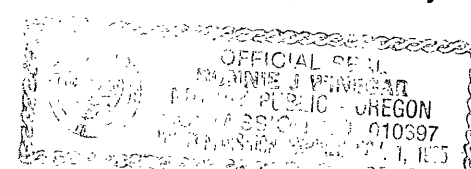
Vernon R. Niles
Vernon R. Niles

Gail K. Niles
Gail K. Niles

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

Be it remembered that on this 20th day of Dec., 1991, personally appeared before me Vernon R. Niles and Gail K. Niles, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily. In witness whereof, I have hereunto set my hand and affixed my official seal this 20th day of Dec., 1991.



Bonnie G. Winegar