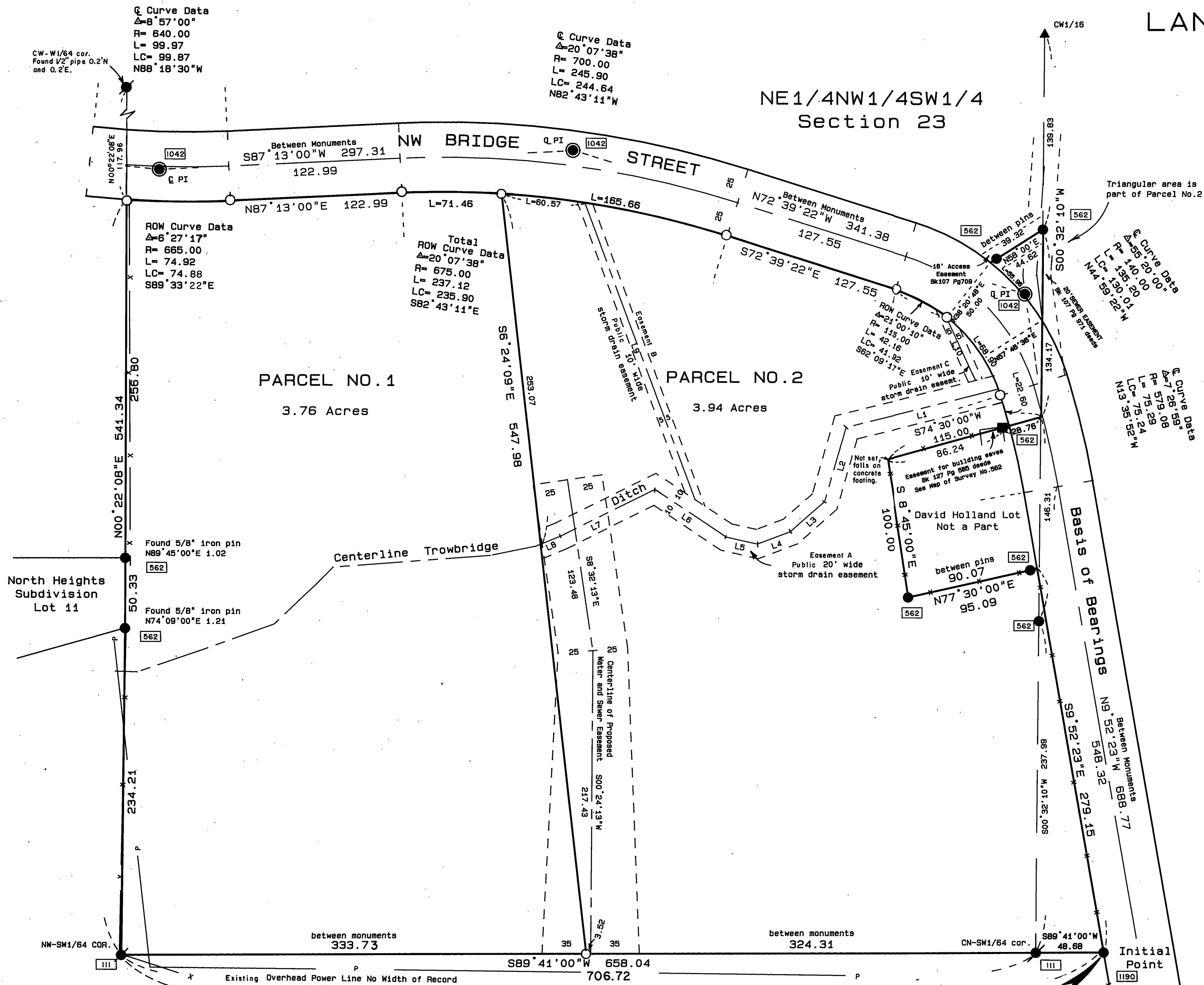


LAND PARTITION PLAT NO.92-2
Situating in the SW1/4 Section 23
Twp.13 S., Rng.31 E., W.M.
City of John Day
GRANT COUNTY, OREGON



- LEGEND**
- Found 2-1/2" brass cap set in concrete, 12" below ground in a 6" cast iron monument case.
 - Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
 - Found rail road spike.
 - Found 1/2" iron pipe.
 - Found 1/2" iron rod.
 - Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
 - Found monument from Recorded Survey No. Survey No. appears in the box.
 - Fence line

BASIS OF BEARINGS
Survey No.1042 as shown
Scale 1"= 60'
Surveyed March 18, 1992

- REFERENCES**
- Plat of North Heights Subdivision
 - Deed record Book 120 Page 696
 - Record Map of Survey No.'s 99, 101, 562, 1042, 1190
 - Land Partition Plat No.91-5

NARRATIVE:
This survey was performed at the request of Tom and Joyce Kerns. The purpose of this survey was to divide Parcel No.2 of Land Partition No. 91-5 into two parcels as shown hereon.

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 positions approved by Mr. Kerns at the north and south ends of the new division line.

This survey is a retracement of the appurtenant portions of Survey No. 1190, (Land Partition No. 91-5), which controlled the exterior boundaries of this current survey.

During this current survey we ran a closed loop control traverse and tied the necessary monumented corners as shown hereon. All the corners set during Survey No. 562 which are along NW Bridge Street are now offset 5.00 feet outside the present street right of way lines due to the subsequent vacation of 5 feet off each side of the previous 60 foot right of way width, as per John Day City Ordinance No. 82-32-4. The reversion rights to the adjoining owners along the east side of PARCEL NO. 2 lying east of NW Bridge Street and the north and south side of the adjoining David Holland lot, as shown hereon, all extend along said property lines for the vacated 5 foot strip of street right of way. This is because the original deeds extended the lines past the present right of way lines into the street.

Point being 652.78 ft. S. and 1362.33 ft. E. of the W1/4 cor. of section 23, T13S, R31E, W.M. 1/4 cor. is monumented with a 1-1/2" galv. iron pipe with attached Grant County Surveyor Brass Cap.

From USC&GS triangulation station "Day" the Initial Point of this partition bears S54°59'58"E 2336.66 feet, and USC&GS triangulation station "John Day" bears N67°40'19"E.

Centerline Data Proposed Storm Drain Easements

| No. | Direction | Length |
|-----|-------------|--------|
| 1 | S75°51'14"W | 113.76 |
| 2 | S16°01'48"W | 55.77 |
| 3 | S48°35'58"W | 32.66 |
| 4 | S69°16'13"W | 25.33 |
| 5 | N77°38'49"W | 23.02 |
| 6 | N56°29'12"W | 61.54 |
| 7 | S63°29'18"W | 75.43 |
| 8 | S67°39'01"W | 16.50 |
| 9 | S20°27'34"E | 226.92 |
| 10 | S24°20'56"E | 49.70 |

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert D. Baggett
OREGON
JULY 12, 1993
ROBERT D. BAGGETT
598

NW 7th AVE.