

**LAND PARTITION PLAT NO. 93-7**  
**SITUATED IN THE NE1/4SW1/4**  
**SECTION 22, T13S, R31E, W.M.**  
**GRANT COUNTY, OREGON**

**LEGEND**

- Found 2-1/2" galvanized iron pipe, with attached 3" Brass Cap.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Found 5/8" iron pin, added a yellow plastic cap marked BGA SURVEY MARKER.
- Found 2-1/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case. See Survey No. 1042.
- Set 5/8" x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- ⊗ Power Pole
- X—X Fence line
- T— Buried Telephone Line
- P— Overhead power line
- Found Monument From Recorded Survey No. □  
 Survey No. Appears in the Box

**REFERENCES**

Record Map of Survey No.'s  
 610, 671, 841, 1042

Hall Acres Subdivision Plat

Deeds Book 99 Pg 406  
 " " 103 " 282  
 " " 130 " 54  
 " " 136 " 838  
 Instrument No. 920201

**BASIS OF BEARINGS**

RECORD MAP OF SURVEY NO. 610 AS SHOWN  
 SURVEYED JULY 27, 1993  
 SCALE 1"=100'

**NARRATIVE**

This survey was performed at the request of Donald R. Johnson, President of Grant Western Lumber Co. The purpose of this survey was to delineate PARCELS 1 and 2 of this Land Partition as shown hereon.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments. New monuments were set in accordance with the evidence found on and at locations approved by Mr. Johnson at the corners on the division line between PARCELS 1 and 2.

This survey is a retracement of portions of Survey No.'s 610, 671, 841, and 1042 which established the exterior boundaries of this tract. We also retraced the appurtenant portion of Survey No. 1042 which established the right of way lines of Patterson Bridge Road, and was subsequently deeded to the City of John Day for a city street.

During this current survey we ran a closed loop control traverse and tied the controlling monument corners as shown hereon. All the appurtenant monuments of Survey No.'s 610, 671, 841, and 1042 were found in good condition, with the exception of the Southeast Corner of Parcel 2. The original monument of Survey No. 841 had been destroyed. We replaced it at record position from the other found monuments as shown.

**SURVEYOR'S CERTIFICATE**

STATE OF OREGON SS  
 COUNTY OF GRANT

I, Robert D. Baggett, 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 NE1/4SW1/4 of Section 22, Twp. 13S., R.31E., W.M., Grant County, Oregon, described as follows:

Beginning at a 5/8"x30" iron pin, which I designate to be the Initial Point for this Land Partition, said point being N.00°23'30"W., 1746.78 feet from the south 1/4 corner of said Section 22, thence S.89°42'30"W., 815.93 feet to a point on the easterly right of way line of Patterson Bridge Road; thence along said easterly right of way line as follows: 20.75 feet along the arc of a 941.24 foot radius curve left, (the long chord of which bears N.19°01'14"W., 20.75 feet); N.19°39'08"W., 165.86 feet; 390.00 feet along the arc of a 1170.00 foot radius curve right, (the long chord of which bears N.10°06'11"W., 388.20 feet), to a point on the north line the S1/2N1/2NE1/4SW1/4 of said Section 22; thence N.89°27'30"E., along the north line of said S1/2N1/2NE1/4SW1/4, 942.75 feet to a point on the east line of the NE1/4SW1/4 of said section 22; thence S.00°23'30"E., along the east line of said NE1/4SW1/4, 562.77 feet to the point of beginning.

Said tract containing 11.56 acres, more or less.

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

**ACKNOWLEDGEMENT**

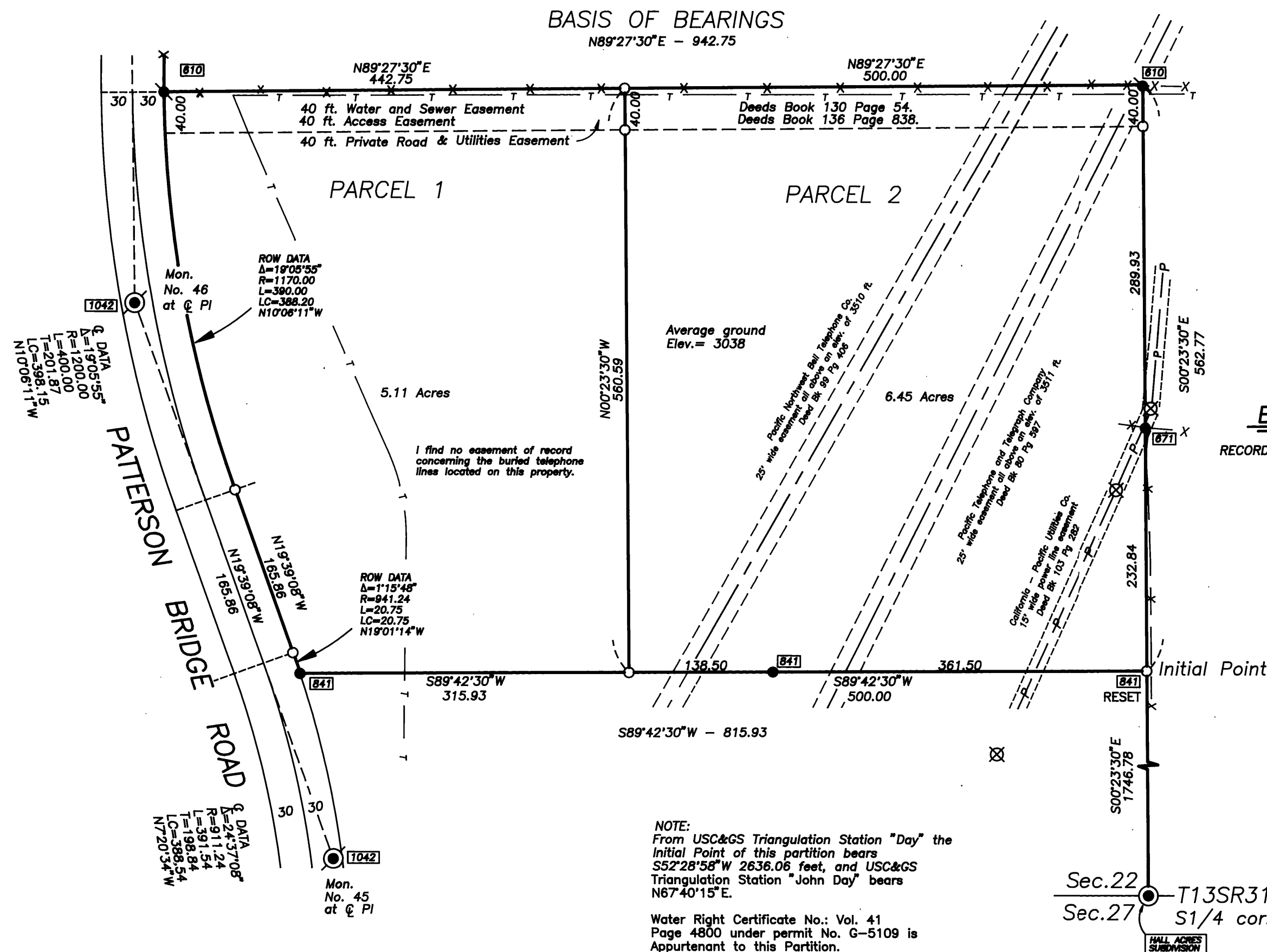
STATE OF OREGON SS  
 COUNTY OF GRANT

This instrument was acknowledged before me on Aug 13, 1993 by D.R. Johnson as president of Grant Western Lumber Co., an Oregon Corporation.

*Marion L. Weasley*



**BASIS OF BEARINGS**  
 N89°27'30"E - 942.75



NOTE:  
 From USC&GS Triangulation Station "Day" the Initial Point of this partition bears S52°28'58"W 2636.06 feet, and USC&GS Triangulation Station "John Day" bears N67°40'15"E.

Water Right Certificate No.: Vol. 41  
 Page 4800 under permit No. G-5109 is Appurtenant to this Partition.

**DECLARATION**

Know all men by these presents that Grant Western Lumber Co., an Oregon corporation, does hereby acknowledge that said corporation has caused the lands described in the Surveyor's Certificate, to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map, and that said corporation does hereby dedicate to the future owners of said PARCELS 1 and 2, for their use forever, the 40 foot wide private road easement in common, for the purpose of ingress and egress in and to said PARCELS 1 and 2, and the 40 foot wide private utilities easement in common, for the purpose of constructing and maintaining utilities, including, but not limited to water, sewer, electric power, telephone, and television lines and appurtenances necessary and convenient thereto, as shown hereon.

SAID PARCELS SUBJECT TO THE FOLLOWING CONDITIONS:

(1) Rights of the public in streets, roads and highways. (2) Radio Beam Path Easement, including the terms and provisions thereof, to The Pacific Telephone and Telegraph Company, a corp., recorded in Deed Book 80, Page 597. Right of way easement for utility and incidental purposes. (3) An easement, including the terms and provisions thereof, to Pacific Northwest Bell Telephone Company, a Wash. corp., recorded in Deed Book 99, Page 406. Right of Way easement for utility and incidental purposes. (4) An easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., recorded in Deed Book 103, Page 282. Right of Way easement for utility and incidental purposes. (5) An easement, including the terms and provisions thereof, to the City of John Day, a municipal corp., recorded in Deed Book 130, Page 54. A perpetual easement for the purpose of constructing and maintaining a domestic water line and sanitary sewer line, and incidental purposes. (6) An easement, including the terms and provisions thereof, to Iron Triangle Logging, Inc., recorded in Deed Book 136, Page 838. A perpetual non exclusive easement to use a strip of land 40 feet wide for ingress and egress from the public street to the property of the grantee.

D. R. Johnson, President  
 Grant Western Lumber Co.,  
 an Oregon Corporation

**APPROVALS**

Approved this 6<sup>TH</sup> day of AUGUST, 1993.

*Jack W. Burris*  
 Wallawa County Surveyor

Approved this 2<sup>ND</sup> day of August, 1993

*Willis D. Johnson*  
 City of John Day Planning Commission

I do hereby certify that this plat was received on the 2<sup>ND</sup> day of August, 1993 at 11:00 o'clock A.M., and recorded as Partition Plat No. 93-7 Grant County Records.

*Kathy Johnson*  
 Grant County Clerk

Affidavit of consent to declaration of property being partitioned recorded in Instrument No. 93-1615 Deed records.

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-7, as filed with this office.

*Kathy Johnson*  
 County Clerk