

LAND PARTITION PLAT NO. 94-5

SITUATED IN THE SE1/4SE1/4 AND NE1/4SE1/4
SECTION 35, T13S, R31E, W.M.
TOWN OF CANYON CITY
GRANT COUNTY, OREGON

June 30, 1994

APPROVALS

Approved this 5TH day of JULY, 1994.

Jack W. Burris
Wallowa County Surveyor

Approved this 11TH day of JULY, 1994

Charles L. Yriarte Chairman
Town of Canyon City Planning Commission

All ad valorem and special assessments due
pursuant to law have been assessed and collected.

Gene L. Burton
Grant County Assessor and Tax Collector
Date: 7-7-94

I do hereby certify that this plat was received
on the 10th day of August, 1994 at 4:30 o'clock
P.M., and recorded as Partition Plat No. 94-04
Grant County Records.

Sandra Dunham
Grant County Clerk

Affidavit of consent to declaration of property
being partitioned recorded in Instrument No.
941623 Deeds records.

NOTE:

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

There are no water rights appurtenant to this
land partition.

I do hereby certify that this photocopy is a true
and exact copy of Land Partition Plat No. 94-5, as
filed with this office.

Sandra Dunham
Dep. County Clerk

I do hereby certify that this photocopy is a true
and exact copy of Land Partition Plat No. 94-5.

Robert D. Bagett
Bagett - Griffith & Associates

SURVEYOR'S CERTIFICATE

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 SE1/4SE1/4 and the NE1/4SE1/4 of Section 35, Twp.13S., R.31E., W.M., Grant
County, Oregon, described as follows:

Beginning at the SE1/16 corner of said Section 35, said point being monumented
with a 5/8"x30" iron pin, which I designate to be the Initial Point for this Land
Partition, thence N.00°44'11"W., along the West line of said NE1/4SE1/4, 235.29
feet; thence East, 140.49 feet; thence S.00°34'43"W., 7.93 feet; thence 106.53
feet along the arc of a 170.00 foot radius curve right, (the long chord of which
bears S.18°31'50"W., 104.79 feet); thence S.36°28'57"W., 124.49 feet; thence
31.23 feet along the arc of a 97.00 foot radius curve left, (the long chord of
which bears S.27°15'33"W., 31.09 feet); thence N.89°08'24"E., along the North
line of said SE1/4SE1/4, 69.20 feet; thence S.81°43'23"E., 258.64 feet; thence
N.08°53'13"E., 267.06 feet; thence S.78°11'12"E., 419.00 feet; thence S.15°20'00"W.,
329.60 feet; thence S.22°19'00"W., 55.07 feet; thence West, 681.36 feet to the
West line of the SE1/4SE1/4 of said Sec. 35; thence N.00°44'11"W., along the
West line of said SE1/4SE1/4, 226.71 feet, to the point of beginning.

Said tract containing 5.91 acres, more or less.

BAGETT, GRIFFITH AND ASSOCIATES
JOHN DAY, OREGON

Robert D. Bagett
Partner

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598
Renewal Date 12/31/94

NARRATIVE

This survey was performed at the request of Steven Tronnes. 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. I just recently completed Record Survey No. 1257. During
Survey No. 1257 I retraced Record Survey No. 692, which basically
established the boundaries of this partition. All the appurtenant
monuments shown on Survey No.1257 were found in good condition,
therefore no new monuments were needed for this partition. I found
no unusual conditions with this survey.

DECLARATION

Know all men by these presents that we, Steven F. Tronnes, Maggie Dean, Executive
Director of, and acting in behalf of the Northeast Oregon Housing Authority, 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 CONDITIONS:

- (1) Rights of the public in streets, roads and highways.
- (2) An easement, including the terms and provisions thereof, to California-Pacific
Utilities Company, a corp., dated July 19, 1947, recorded July 22, 1947, in
Book 51 Page 95, Deed Records of Grant County, Oregon. Right of way easement
for utility and incidental purposes.
- (3) Easement Deed, including the terms and provisions thereof, to Mid-County
Cemetery District, a municipal corp., dated Nov. 8, 1971, recorded Nov.9, 1971
in Book 107, Page 513, Deed Records, conveying an easement for a water line
10 feet in width along a center line as described in said deed, reference to
which is hereby made.
- (4) An easement including the terms and provisions thereof, to California - Pacific
Utilities Company, a corp., dated October 19, 1976, recorded October 28, 1976,
in Book 115, page 661, Deed Records of Grant County, Oregon.
- (5) Right of way easement for utility and incidental purposes. Easements, including
the terms and provisions thereof, for ingress and egress, included in those
certain Notices of Sale to James W. Hilliard and Laurie E. Hilliard, recorded
Oct. 25, 1979, in Book 122, Page 10, and to Shane Horrell and Debbie
Horrell, husband and wife, recorded Nov. 6, 1979, in Book 122, Page 51, Deed
Records of Grant County, Oregon.
- (6) An easement including the terms and provisions thereof, to Oregon Trail
Electric Consumers Cooperative, for right of way, 15 feet in width, and
incidental purposes, dated April 5, 1994, recorded April 28, 1994 as Instrument
No. 940815, Deed Records of Grant County, Oregon
- (7) A Quitclaim of Easement, from Northeast Oregon Housing Authority, including the
terms and provisions thereof, to Steven F. Tronnes, his heirs, successors, and
assigns, granting the right to use the easement, for the purpose of ingress and
egress to this Land Partition and other lands, recorded June 21, 1994, as
Instrument No. 941283, Deed Records of Grant County, Oregon.
- (8) The Northeast Oregon Housing Authority does hereby dedicate the 60 foot wide
Private Access Easement, as shown across PARCEL 1, to the future owners of
PARCEL 1 and PARCEL 2.
- (9) Steven F. Tronnes and The Northeast Oregon Housing Authority do hereby dedicate
to the future owners of PARCELS 1 and 2, the right to use the access easement
from this partition to the Marysville Road, as said easement is described in
Book 135, Page 963, Deed Records of Grant County, Oregon.

Steven F. Tronnes

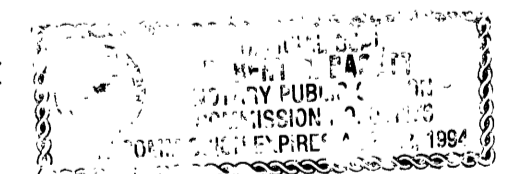
Maggie Dean

ACKNOWLEDGEMENT

STATE OF OREGON SS:
COUNTY OF GRANT

This instrument was acknowledged before me on July 12, 1994,
by Steven F. Tronnes.

Robert D. Bagett
My Commission Expires 8-22-94



ACKNOWLEDGEMENT

STATE OF OREGON SS:
COUNTY OF GRANT

This instrument was acknowledged before me on July 18, 1994,
by Maggie Dean, Executive Director of Northeast Oregon Housing Authority.

Dennis L. Watterson
My Commission Expires 8/7/97

