

LAND PARTITION PLAT NO. 94-10

SITUATED IN THE NW1/4SE1/4 AND NE1/4SW1/4
SECTION 26, T13S, R31E, W.M.
CITY OF JOHN DAY

GRANT COUNTY, OREGON
November 11, 1994

BASIS OF BEARINGS

SOLAR OBSERVATION
TAKEN AT THE N1/4 CORNER SECTION 26

Scale 1" = 50'

LEGEND

- Found monument of record as shown.
- Found 3/4" iron pipe, shown on unrecorded map of survey by Elton Saunders, PLS 405.
- Set 5/8"x30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- () Record bearing and distance

REFERENCES

- Record Map of Survey No.'s 209, 230, 286, 1129.
- Deed Record Book 99 Page 286
- Deed Record Instrument No. 942409, 942410.
- Oregon State Highway Department Drawing No. 88-3-31

NARRATIVE

This survey was performed at the request of Nate and Joy Teague. The purpose of this survey was to create PARCELS 1 and 2 of this land partition and to monument the property adjustment line with their neighbor, Canyon Creek Guest Home, Inc., as shown.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing controlling monuments. New monuments were set on the boundary in accordance with the evidence found, and at positions approved by the Teague's on the division line of the parcels. New monuments were set on the property line adjustment at positions approved by the Teague's and by David and Roberta Murphy, acting in behalf of the Canyon Creek Guest Home, Inc.

My research disclosed an unrecorded map of survey prepared by Elton Saunders, OPLS No. 405, dated July 1984. This map indicated 3/4 inch iron pipes set 9 feet northwest of the Teague's southeast deed line. We found these iron pipes in place. We also found a 1/2 inch bolt at the approximate eastern corner of the Teague tract. We also found a 3/4 inch iron pipe near the northern corner of the Teague tract. These pipes are relative to the map and the deed and serve to show the intent of the deed pertaining to this tract. The north line of this tract is determined by using the iron pipe near the northern corner as a closing corner to the highway right of way line. The direction of the line is based on a clockwise bearing rotation of 00°03'15" applied to the record highway bearing as shown on State Highway Drawing No. 88-3-31, the deed record distance is held. The west boundary is determined at deed calls, intersecting the center of section line and the center of canyon creek, as shown. I show, for informational purposes only, the BLM Witness Corner to the Center-South 1/16 corner as established by BLM in Record Survey No. 286. The subdivisional lines and corners in Section 26 as per this protested BLM survey have never been accepted by the City of John Day, the Town of Canyon City, Grant County, affected land owners, or locally practicing land surveyors. Hopefully, this situation will be remedied in the near future.

DECLARATION

Know all people by these presents we, Nate Teague and Joy Teague, husband and wife, do hereby declare that we are the owners of the lands 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 the annexed map, and that we do hereby grant the private access easement, 20.0 feet in width, along the northwesterly boundary of PARCEL 2, for the purpose of ingress and egress to PARCEL 1, as shown hereon.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) Easement and right of way, including the terms and provisions thereof, to Pacific Telephone and Telegraph Company, a corporation, dated Sept. 8, 1930, recorded Oct. 17, 1930 in Book 38, Page 598, Deeds. An easement for utility and incidental purposes. No specified width. Not graphically shown hereon, no location information in document.
- (2) Deed to The City of John Day, a municipal corporation, dated July 17, 1967, recorded July 17, 1967 in Book 97, Page 227, Deeds, conveying an easement for the existing water line, together with the right to maintain, repair and replace same. No specified width.
- (3) An easement, including the terms and provisions thereof, to Canyon Creek Guest Home, Inc., dated Nov. 17, 1994, recorded Nov. 18, 1994, deed records, as Instrument No. 942411. Private easement for domestic sewer line, 10.0 feet in width, across PARCEL 1.

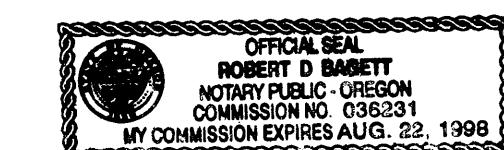
Nate Teague Nate Teague
Joy Teague Joy Teague

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on Nov. 30, 1994, by Nate Teague and Joy Teague, husband and wife.

Robert D. Baggett Commission Expires 8/22/98



SURVEYOR'S CERTIFICATE

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 NW1/4SE1/4 and the NE1/4SW1/4 of Section 26, T.13 S., R.31 E., W.M., City of John Day, Grant County, Oregon, described as follows:

Beginning at a 5/8 x 30 inch iron pin which I designate to be the Initial Point for this Land Partition, said point being 1625.98 feet North and 223.69 feet East of the south 1/4 corner of said Section 26, thence S.49°34'15"W., 323.00 feet; thence S.40°25'45"E., 43.35 feet, to the west line of the NW1/4SE1/4 of said Section 26; thence S.00°14'45"W., along the west line of said NW1/4SE1/4, a distance of 24.91 feet to the center of Canyon Creek; thence S.43°30'00"E., along the center of Canyon Creek, 60.27 feet; thence N.51°43'33"E., 329.05 feet to a point on the southwesterly right of way line of the John Day-Burns Highway; thence 135.00 feet along the arc of a 3467.91 foot radius curve left, (the long chord of which bears N.37°22'37"W., 134.99 feet) to the point of beginning.

Said tract containing 0.97 acres, more or less.

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

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. 94-10, as filed with this office.

Shirley Anderson County Clerk

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1983
ROBERT D. BAGGETT
598

Renewal Date 12/31/94

APPROVALS

Approved this 17 day of NOV., 1994.

Jack W. Burris
Wallowa County Surveyor

Approved this 28 day of Nov., 1994.

John Day Planning Commission

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

Lawrence A. Burton
Grant County Assessor and Tax Collector
Date: 11/22/94

I do hereby certify that this plat was received on the 14 day of Dec., 1994 at 4:00 o'clock P.M., and recorded as Partition Plat No. 94-10 Grant County Records.

Shirley Anderson Grant County Clerk

