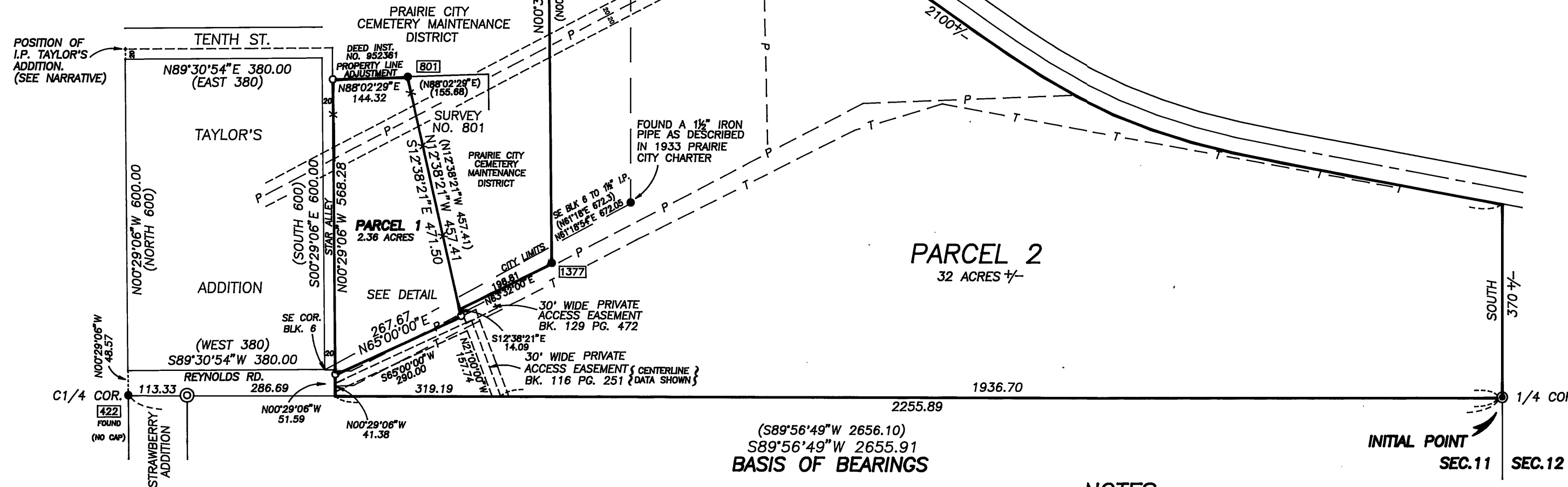
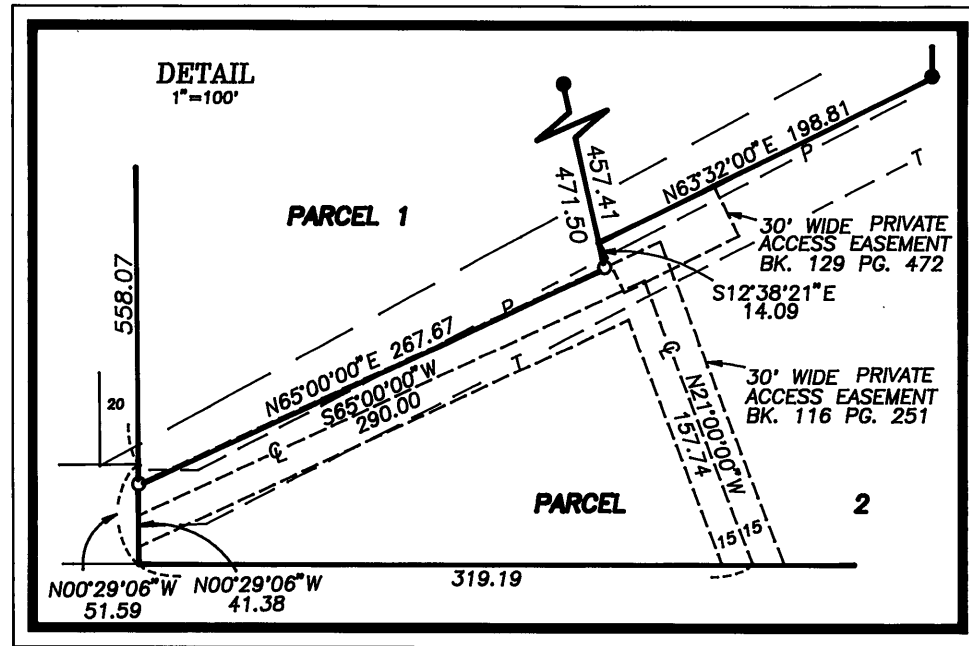


# LAND PARTITION PLAT NO. 95-05

SITUATED IN THE S1/2NE1/4 SECTION 11, T13S, R33E, W.M.  
CITY OF PRAIRIE CITY  
GRANT COUNTY, OREGON  
DECEMBER 15, 1995



**BASIS OF BEARINGS**  
PLAT OF STRAWBERRY ADDITION  
BETWEEN E1/4 COR. SEC. 11 AND THE  
INITIAL POINT OF STRAWBERRY ADDITION

SCALE 1" = 200'

## LEGEND

- FOUND 1 1/2" IRON PIPE WITH GRANT COUNTY SURVEYOR BRASS CAP.
- ⊙ FOUND 2 1/2" IRON PIPE WITH BRASS CAP AT INITIAL POINT OF STRAWBERRY ADDITION.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP, UNLESS OTHERWISE SHOWN
- SET 5/8" X 30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGG SURVEY MARKER.
- X—X FENCE LINE
- P— POWER LINE
- T— OVERHEAD T.V. LINE
- ( ) RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. □ SURVEY NO. APPEARS IN BOX.

## REFERENCES

RECORD MAP OF SURVEY NO'S 422, 801, 1377.

DEED RECORD BK 40 PG 595  
BK 63 PG 466  
BK 85 PG 125  
BK 116 PG 251  
BK 118 PG 310  
BK 125 PG 407  
BK 129 PG 472

DEED INSTRUMENT NO'S 951804  
952361  
PLAT OF STRAWBERRY ADDITION  
PLAT OF TAYLOR'S ADDITION  
PRAIRIE CITY CHARTER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date 12/31/97

## APPROVALS

APPROVED THIS 21<sup>ST</sup> DAY OF DECEMBER, 1995.

*Jack W. Burris*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 21<sup>ST</sup> DAY OF DEC., 1995.

*Donald R. White*  
PRAIRIE CITY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT  
TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Karen R. O'Brien*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 12-21-95

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 21<sup>ST</sup> DAY OF DECEMBER, 1995 AT 10:00 O'CLOCK  
A.M. AND RECORDED AS PARTITION PLAT NO. 95-05  
GRANT COUNTY RECORDS.

*Robert D. Baggett*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 95-05, AS FILED  
WITH THIS OFFICE.

*Robert D. Baggett*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 95-05.

*Robert D. Baggett*  
BAGGETT-GRIFFITH AND BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, HARRY A. DEW AND CLARA E. DEW, HUSBAND AND WIFE,  
HAVE 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.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.
- (2) AN ACCESS EASEMENT IN COMMON, 30 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO VERN D. REYNOLDS AND BARBARA A. REYNOLDS, HUSBAND AND WIFE, DATED JAN. 26, 1976, RECORDED FEB. 17, 1977 IN DEED BOOK 116, PAGE 251, RECORDS OF GRANT COUNTY, OREGON.
- (3) AN ACCESS EASEMENT, 30 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO PRAIRIE CITY CEMETERY MAINTENANCE DISTRICT, DATED FEB. 3, 1984, RECORDED IN DEED BOOK 129, PAGE 472, RECORDS OF GRANT COUNTY, OREGON.
- (4) AN EASEMENT, 40 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED AUG. 24, 1951, RECORDED AUG. 28, 1951, IN DEED BOOK 63, PAGE 466, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (5) AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN FLORENCE L. DEARDORF, A SINGLE WOMAN; BONNIE L. PICKLE AND ALVA J. PICKLE; FRANCIS A. BARRY AND GEORGE A. BARRY; AND CAROLYN B. SHERMAN, AS SELLERS AND MARY RAENETTE CARROLL, AS PURCHASER, DATED AUG. 31, 1965, RECORDED NOV. 28, 1966 IN BOOK 95, PAGE 521, FOR MUTUAL USE OF A DOMESTIC WATER RIGHT AND SPRING TOGETHER WITH ACCESS AND MAINTENANCE PROVISIONS.

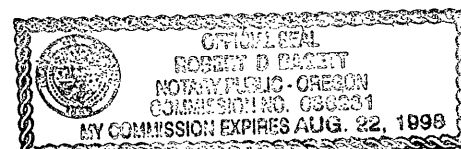
*Harry A. Dew* *Clara E. Dew*  
HARRY A. DEW CLARA E. DEW

ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 21<sup>ST</sup>, 1995, BY  
HARRY A. DEW AND CLARA E. DEW, HUSBAND AND WIFE.

*Robert D. Baggett*  
NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES Aug. 22, 1998



## NOTES

- (1) ALL DIMENSIONS ON PARCEL 2 ARE BASED ON RECORD INFORMATION.
- (2) THE EXISTING LOCATION OF COUNTY ROAD 62 IS SHOWN.
- (3) I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.
- (4) I FOUND NO RECORDED EASEMENTS FOR THE POWER LINES OR TV LINES UNLESS SPECIFICALLY NOTED HEREON.

## 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, PARCEL 1, AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARIES OF PARCEL 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN NE1/4 OF SECTION 11, T.13S., R.33E., W.M., PRAIRIE CITY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 1-1/2 X 30 INCH IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 11, WHICH I DESIGNATE TO BE THE INITIAL POINT FOR THIS LAND PARTITION; THENCE S.89°56'49"W., ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 11, A DISTANCE OF 2255.89 FEET, TO THE EAST TERMINAL END OF REYNOLDS ROAD; THENCE N.0°29'06"W., 51.59 FEET TO THE SOUTHEAST CORNER OF TAYLOR'S ADDITION TO THE CITY OF PRAIRIE CITY; THENCE N.0°29'06"W., ALONG THE EAST LINE OF SAID ADDITION ON THE EAST SIDE LINE OF STAR ALLEY, 558.07 FEET; THENCE N.88°02'29"E., 144.32 FEET; THENCE S.12°38'21"E., 457.41 FEET; THENCE N. 63°32'00"E., 198.81 FEET; THENCE N.0°33'53"W., 1037.28 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 62; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2100 FEET, MORE OR LESS, TO THE EAST LINE OF THE NE1/4 OF SAID SECTION 11; THENCE SOUTH, ALONG THE EAST LINE OF SAID NE1/4, 370 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.36 ACRES, MORE OR LESS.

BAGGETT-GRIFFITH AND BLACKMAN  
217 N. CANYON BLVD.  
JOHN DAY, OREGON

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOEY OATMAN, ACTING IN BEHALF OF HARRY AND CLARA DEW. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 OF THIS LAND PARTITION AND TO MONUMENT THE BOUNDARIES OF PARCEL 1, INCLUDING THE PROPERTY ADJUSTMENT LINE ALONG THE NORTH LINE OF PARCEL 1. THE PRAIRIE CITY CEMETERY MAINTENANCE DISTRICT IS THE ADJOINING LAND OWNER.

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 DEW'S ON THE DIVISION LINE OF THE PARCELS. NEW MONUMENTS WERE SET ON THE PROPERTY LINE ADJUSTMENT AT POSITIONS APPROVED BY THE DEW'S AND BY THE PRAIRIE CITY CEMETERY MAINTENANCE DISTRICT. SEE INSTRUMENT NO. 952361, DEEDS, RECORDED DEC. 15, 1995.

MY RESEARCH DISCLOSED THAT DURING RECORD SURVEY NO. 714, WHICH I CONDUCTED IN MAY 1982, I FOUND AND ACCEPTED THE POSITION OF A 1/2 INCH LAG BOLT SET IN PLACE OF THE INITIAL POINT OF TAYLOR'S ADDITION. THIS LAG BOLT HAS SINCE BEEN DESTROYED, BUT ITS POSITION IS KNOWN. I USE THIS POSITION AND THE FOUND C1/4 CORNER TO REESTABLISH THE WEST LINE OF TAYLOR'S ADDITION. THIS POSITION IS HARMONIOUSLY RELATED TO THE IRON PIPE WE FOUND AT THE INITIAL POINT IN RAILROAD ADDITION DURING SURVEY NO. 714 AND TO IMPROVEMENTS IN BOTH TAYLOR'S ADDITION AND RAILROAD ADDITION. THIS FIXES THE WEST LINE OF TAYLOR'S ADDITION. THERE BEING NO OTHER MONUMENTS FOUND IN THIS ADDITION, I USE THE RECORD ANGLE (90°) AND PLAT RECORD DISTANCE TO DEVELOP POSITIONS FOR THE EXTERIOR CORNERS OF THE ADDITION, AS SHOWN.

WITH THE WEST LINE OF PARCEL 1 BEING ESTABLISHED, I EXTEND THE EAST SIDE LINE OF STAR ALLEY S.0°29'06"E., AND INTERSECT THE NORTHERLY SIDE LINE OF THE 30 FT. WIDE ACCESS EASEMENT AS SHOWN ON MAP OF SURVEY NO. 422, AND SET THE SW CORNER OF PARCEL 1. I THEN PROCEED WITH SETTING THE SE CORNER OF PARCEL 1 BY EXTENDING THE RECORD BEARING OF THE WESTERLY LINE OF SURVEY NO. 801, WHICH I CONDUCTED IN JAN. 1984. THE SW AND SE CORNERS OF THAT SURVEY HAVE BEEN DESTROYED BY FENCING. THEREFORE, I HOLD THE RECORD BEARING FROM THE FOUND PIN AT THE NW CORNER OF SAID SURVEY NO. 801 AND RUN S.12°38'21"E. TO INTERSECT THE NORTHERLY LINE OF THE 30 FT. WIDE ACCESS EASEMENT AS SHOWN ON MAP OF SURVEY NO. 422, AND SET THE SE CORNER OF PARCEL 1, AS PER MY INSTRUCTIONS.

RECORD MAP OF SURVEY NO. 1393