

# LAND PARTITION PLAT NO. 96-07

SITUATED IN THE NE1/4SW1/4 OF SECTION 26, T13S, R31E, W.M.  
CITY OF JOHN DAY  
GRANT COUNTY, OREGON

February 15, 1996



Scale 1"=30'

## BASIS OF BEARINGS

Record Map of Survey No.1129  
As Shown

## SURVEYOR'S CERTIFICATE

I, Carl J. Stout, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on this land partition plat. Said partition being situated in the NE1/4SW1/4 of Section 26, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at a 5/8" iron pin, which I designate to be the Initial Point of this Land partition, said point being 2694.62 feet south and 767.84 feet west of the N1/4 corner of said Section 26 said point also being on the westerly right of way line of Brent Drive; thence 148.43 feet along a 1440.92 foot radius curve left, the long chord of which is S19°52'14"E, 148.36 feet; thence S66°19'10"W, 53.65 feet, to the easterly bank of Canyon Creek; thence along the easterly bank of Canyon Creek as follows, N37°55'20"W, 54.33 feet; thence N27°23'48"W, 35.72 feet; thence N14°19'00"W, 68.60 feet, to a point which is S72°59'57"W of the point of beginning; thence leaving Canyon Creek N72°59'57"E, 68.49 feet to the point of beginning.

Said tract containing 10,270 Sq. Ft., more or less.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon  
575-1813

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 27, 1993  
CARL J. STOUT  
2632  
Renewal Date 6/30/96

## DECLARATION

Know all people by these presents we, Raymond L. Cox and Barbara A. Cox, husband and wife, do hereby declare 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 hereon.

Said parcels are subject to the Greenway Zone along Canyon Creek, said zone being 20 feet on each side of the average high water mark of Canyon Creek.

*Raymond L. Cox*  
Raymond L. Cox

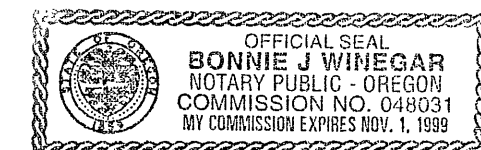
*Barbara A. Cox*  
Barbara A. Cox

## ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF GRANT

This instrument was acknowledged before me on Feb. 29, 1996 by Raymond L. Cox and Barbara A. Cox, husband and wife.

*Bonnie J. Winegar*  
Notary Public of Oregon  
My Commission Expires 11-1-99



## NARRATIVE

This survey was performed at the request of Raymond and Barbara Cox. The purpose of this survey was to adjust their south boundary line to include the fence and to create and monument Parcels 1 and 2 of this land partition.

After searching the available records pertaining to this survey, I found that the centerline of SW Brent Drive was monumented in 1989 and recorded in the Grant County Surveyor's records as Record Map of Survey No. 1129. The north line of the Cox property is intended to be an extension of the north line lot 57 of Brent's Addition. We located the centerline monuments of SW 3rd Ave. and SW 4th Ave. and proportioned lots 54 thru 65 in Brent's Addition, leaving SW 3rd and SW 4th Ave. street widths as shown on the Plat of Brent's Addition. On August 11, 1992 the City of John Day, by Ordinance No. 92-71-4, vacated all of SW Brent Drive within Brent's Addition, Save and Except the easterly 35 feet, making SW Brent Drive 35 feet wide, recorded in the deeds as Instrument No. 922350. The vacated portion of this street is intended to belong to the adjoining owners. I extended the north line of lot 57, as called for in the deed, to Canyon Creek as shown. The City of John Day has agreed to a Property Line Adjustment with the Cox's, to include the existing fence line along their common boundary as shown hereon. The new division line, between Parcel 1 and 2, was established as directed by Mr. and Mrs. Cox.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse. I used a IBM compatible AST Bravo 486 computer and CG Survey software to perform the calculations.

## APPROVALS

Approved this 29th day of Feb., 1996

*Robert D. Beyer*  
Grant County Surveyor

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

*Karen G. Offner, Chief Deputy*  
Grant County Assessor and Tax Collector  
Date: 03-04-96

Approved this 4th day of March, 1996

*Willie*  
City of John Day Planning Commission

I do hereby certify that this plat was received on the 4th day of March, 1996 at 8:40 clock A.M., and recorded as Land Partition Plat No. 96-07 Grant County Records.

*Carly McInnis*  
Grant County Clerk

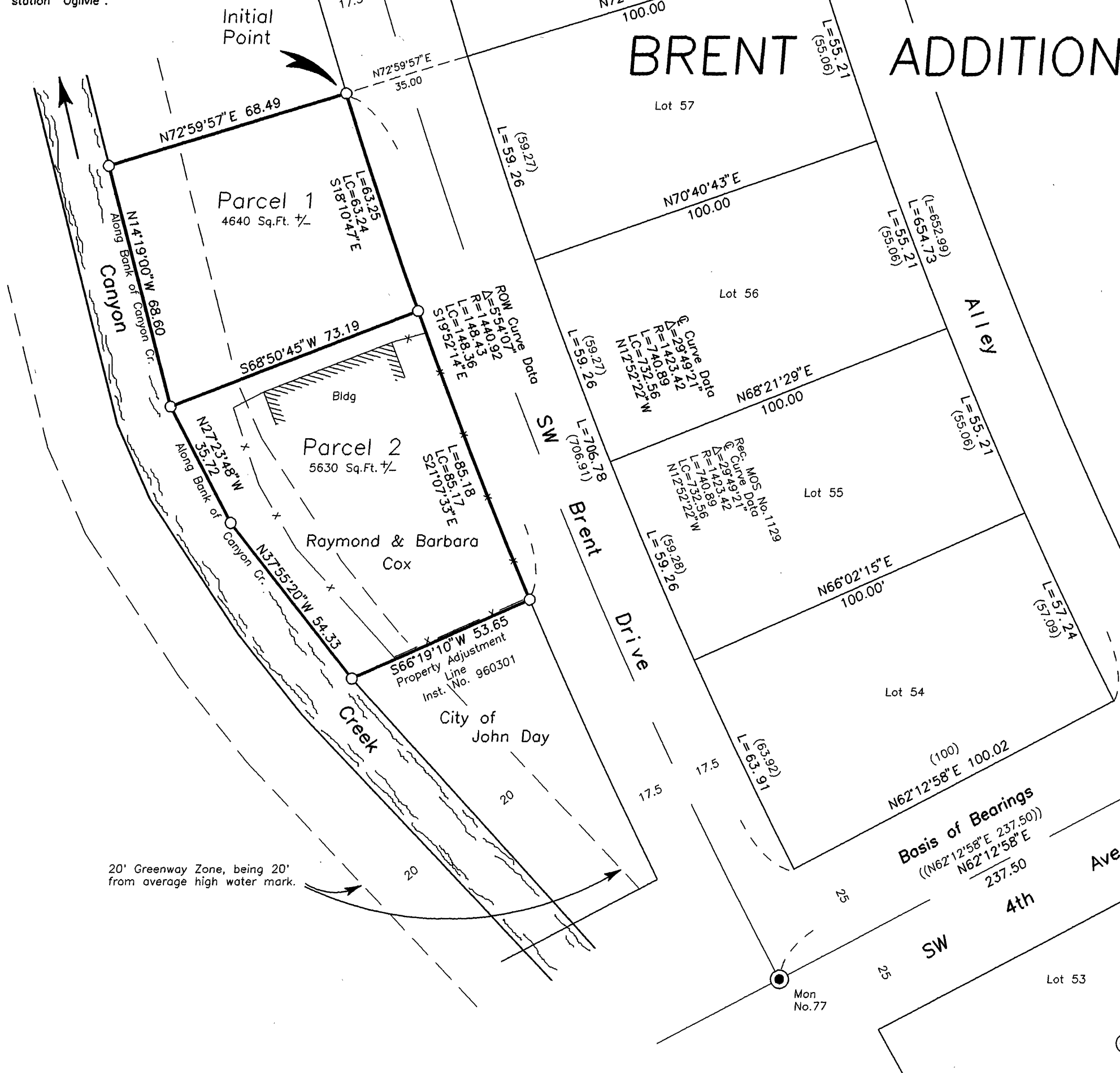
## REFERENCES

Plat of Brent Addition  
Record Map of Survey No. 1129  
Deed Record Book 135 Page 117-118  
Deed Record Instrument No. 922350, 960301

Record Map of Survey No. 1401

The Initial point being 2694.62 feet South and 767.84 feet West of the N1/4 cor. of Section 26, T13S, R31E, W.M. The N1/4 cor. is monumented with a Grant County Surveyor brass cap set in concrete in a monument box.

From Geodetic station "Ogilvie" the Initial Point bears N84°24'10"E 1980.47 ft. and USC&GS triangulation station "John Day" bears N41°21'37"E from Geodetic station "Ogilvie".



NOTES:  
Water right C-11725 is appurtenant to this Land Partition.

I do hereby certify that this is a true and exact copy of Land Partition No. 96-07

*Carl J. Stout, PLS*

I do hereby certify that this is a true and exact copy of Land Partition No. 96-07

*Carly McInnis*  
Grant County Clerk

- Found 2 1/2" brass cap set in concrete, approx. 12" below street level, inside an 8" cast iron monument box. The monument box is marked MON. See Survey No.1129.
- Set 5/8"x30" iron pin with attached red plastic cap, marked CJ STOUT OPLS2632.
- X—X Fence Line
- ( ) Record bearing and distance, Brent Addition Plat
- (( )) Record bearing and distance, Record Map of Survey No.1129.