

LAND PARTITION PLAT NO. 96-24

Situated in the SE1/4SE1/4 of Section 35, T12S, R33E,
and in Gov't Lots 1, 2 and 3 and in the S1/2NE1/4
and in the SE1/4 of Section 2 and in the NE1/4 and NW1/4
of Section 11, T13S, R33E, W.M.

City of Prairie City

GRANT COUNTY, OR.

December 4, 1996

APPROVALS

Approved this 12th day of DEC, 1996
Robert D. Bunch
Grant County Surveyor

Approved this 17th day of December, 1996
Bruce Carpenter
Grant County Planning Commission

Approved this 13th day of DECEMBER, 1996
Donald R. Wells
City of Prairie City, Mayor

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

Harvey R. Officer, Deputy
Grant County Assessor and Tax Collector

Date: 12-13-96

I do hereby certify that this plat was received on
the 17th day of December, 1996 at 11 o'clock
A.M., and recorded as Land Partition Plat No. 96-24
Grant County Records.
Kathy McKinnon
Grant County Clerk

I do hereby certify that this is a true and exact
copy of Land Partition No. 96-24
Kathy McKinnon
Grant County Clerk

I do hereby certify that this is a true and exact
copy of Land Partition No. 96-24
Jack L. Watson
Jack L. Watson, PLS

CORRECTIONS MADE 6/1/98 AS PER
AFFIDAVIT OF CORRECTION FILED AS
INSTRUMENT NO. 980912 DEED
RECORDS OF GRANT COUNTY, OR.

Robert D. Bunch
GRANT COUNTY SURVEYOR

CORRECTIONS MADE 12/31/98 AS PER
AFFIDAVIT OF CORRECTION FILED AS
INSTRUMENT NO. 982464 DEED
RECORDS OF GRANT COUNTY, OR.

Robert D. Bunch
GRANT COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby
certify that I have correctly mapped the land shown on this Land Partition and that these
Parcels were not surveyed during this partition process. This partition is situated in the
SE1/4SE1/4 of Section 35, T12S, R33E, and in Gov't Lots 1, 2 and 3, and in the
S1/2NE1/4 and SE1/4 of Section 2, and in the NE1/4 and NW1/4 of Section 11, T13S,
R33E, W.M., Grant County, Oregon, described as follows:

Beginning at the SE corner of Section 35, which I designate as the Initial Point of this
Land Partition, thence North, along the east line of the SE1/4SE1/4 of Section 35, 1320
feet, more or less, to the NE corner of said SE1/4SE1/4; thence West, along the north line
of the SE1/4SE1/4 of Section 35, 1320 feet, more or less, to the NW corner of said
SE1/4SE1/4; thence South, along the west line of the SE1/4SE1/4 of Section 35, 1320
feet, more or less, to the SW corner of said SE1/4SE1/4; thence West, along the north
line of Gov't Lots 2 and 3 of Section 2, T13S, R33E, 2640 feet, more or less, to the NW
corner of said Gov't Lot 3; thence South, along the west line of Gov't Lot 3, 1320 feet,
more or less, to the SW corner of said Gov't Lot 3; thence East, along the south line of
Gov't Lot 3, 1320 feet, more or less, to the SE corner of said Gov't Lot 3; thence South,
along the west line of the S1/2NE1/4 and the N1/2SE1/4 of Section 2, 2395 feet, more or
less, to a point 1564.99 feet north and 2632.63 feet east of the SW corner of Section 2;
thence East, 60.0 feet; thence South, 100 feet; thence N76°16'16"E, 1230.02 feet; thence
S54°7'09"E, 442.00 feet; thence S56°22'09"E, 160.49 feet; thence S4°01'37"E, 18.00
feet; thence 20.00 feet along the arc of a 4021.72 foot radius curve right, the Long Chord
of which bears (N86°06'56"E, 20.00 feet); thence N3°44'31"W, 38.00 feet; thence
N86°15'29"E, 171.00 feet; thence S32°31'45"E, 240.47 feet; thence S00°31'10"W, 40.00
feet, more or less, to the centerline of US Highway No. 26; thence along the centerline of
US Highway No. 26 as follows: 419.44 feet along the arc of a 3819.72 foot radius curve
left, the Long Chord of which bears (S87°22'30"W, 419.23 feet); thence 400 feet along
the arc of a spiral curve left the Long Chord of which bears (S82°13'41"W, 399.97 feet);
thence S81°15'W, 786.6 feet; thence 150.00 feet along the arc of a spiral curve right the
Long Chord of which bears (S82°24'32"W, 149.96 feet); thence 61.94 feet along the arc
of a 954.93 foot radius curve right, the Long Chord of which bears (S87°15'34"W, 61.93
feet); thence 41.8 feet, more or less, along the arc of a spiral curve right the Long Chord
of which bears (N89°42'45"W, 41.75 feet) to a point which is 16 feet easterly of the east
boundary of Kilborn Addition extended; thence, leaving said highway centerline, S14°E,
839 feet, more or less, to a point which is N76°E, 16 feet from the SE corner of Kilborn
Addition to Prairie City; thence S76°W, 409 feet, more or less, along the south line of
Kilborn Addition to the NE corner of that particular property described in Book 48 Page
184, Deeds; thence S14°E, 485 feet, more or less, to the SE corner of that particular
property described in Book 48 Page 194, Deeds; thence S76°W, 375 feet, more or less, to
the east line of Main Street; thence S14°E, along the east line of Main Street, 355 feet,
more or less, to the NW corner of that particular property described in Book 30 Page 261,
Deeds; thence East, 975 feet, more or less, to a post as described in Book 30 Page 261,
Deeds; thence S7°W, 69 feet; thence S69°45'E, 218 feet; thence East, 392.5 feet; thence
N35°45'E, 187 feet; thence S54°15'E, 50 feet; thence S35°45'W, 283 feet; thence South
61.5 feet, more or less, to the south line of the NW1/4NE1/4 of Section 11; thence East,
along the south line of the NW1/4NE1/4, 242 feet, more or less, to the SE corner of said
NW1/4NE1/4; thence North, along the east line of the NW1/4NE1/4 of Section 11, 1320
feet, more or less, to the NE corner of said NW1/4NE1/4; thence East, along the north
line of the NE1/4NE1/4 of Section 11, 1320 feet, more or less, to the NE corner of
Section 11; thence North, along the east line of Section 2, 5280 feet, more or less, to the
point of beginning.

EXCEPT THE FOLLOWING:

That portion conveyed to the State of Oregon, by and through its State Highway
Commission, recorded in Book 43, Page 631, and Book 44, Page 474-475, and
Instrument No.'s 930290 and 930779 Deeds, for right of way purposes.

THE TRACT DESCRIBED IN DEED BOOK 128, PAGE 600, DEEDS OF GRANT COUNTY, OREGON.

This Land Partition contains 417.5 acres, more or less.

THE TRACT DESCRIBED IN DEED BOOK 113, PAGE 453, DEEDS OF GRANT COUNTY, OREGON

Cornerstone Surveying, Inc.

233 S. Canyon Blvd.

John Day, Or. 97845

575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/98

DECLARATION

Know all people by these presents that, Bonnie M. Nance does hereby declare I am the
owner of the lands described in the Surveyor's Certificate, and that I 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 FOLLOWING:

(1) Rights of the public in streets, roads and highways.

(2) Riparian Lease, including the terms and provisions thereof, dated June 27, 1985,
recorded January 21, 1993, as Instrument No. 930101, deed records. This Lease is not
shown on the plat due to insufficient data in the Lease.

(3) An easement, including the terms and provisions thereof, to Pacific Telephone and
Telegraph Company, dated March 28, 1940, recorded April 19, 1940 in Book 43, Page
634, Deeds of Grant County, no width is specified, for utilities and incidental purposes
and ingress and egress. This easement is not shown on the plat due to insufficient data in
the deed.

(4) An easement, including the terms and provisions thereof, to the City of Prairie City, a
municipal corporation, dated December 30, 1977, recorded January 30, 1978 in Deed
Book 118, Page 274-275, 30 feet in width, for construction, maintenance and use of a
roadway. This easement is not shown on the plat due to insufficient data in the deed.

Bonnie M. Nance
Bonnie M. Nance

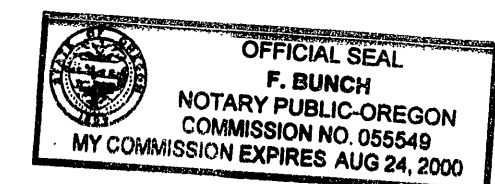
ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT SS

This instrument was acknowledged before me on this 13 day
of DECEMBER, 1996, by Bonnie M. Nance.

Bunch
Notary Public of Oregon

My commission expires: 8/24/2000



Index
Sheet 1 Cover Sheet
Sheet 2 N1/2 Parcel 1
Sheet 3 S1/2 Parcel 1 and Parcels 2 and 3.

RECEIVED AND
FILED

JAN 2 1997
Robert D. Bunch
OFFICE OF COUNTY SURVEYOR

Attest: Robert D. Bunch