

# LAND PARTITION PLAT NO. 96-25

SITUATED IN THE NW1/4NW1/4 SECTION 25, T13S, R31E, W.M.

CITY OF JOHN DAY

GRANT COUNTY, OREGON

DECEMBER 5, 1996

## APPROVALS

APPROVED THIS 25 DAY OF DEC., 1996.

Jack W. Burre  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 10 DAY OF Dec, 1996.

W. M. Burre  
CITY OF JOHN DAY PLANNING COMMISSION

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

Gene L. Sutton  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 12-10-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 10 DAY OF December 1996 AT 10 O'CLOCK  
A.M., AND RECORDED AS PARTITION PLAT NO. 96-25  
GRANT COUNTY RECORDS.

Larry McKinnon  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 96-25 AS FILED  
WITH THIS OFFICE.

Larry McKinnon  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 96-25

Robert D. Bagett  
BAGETT-GRIFFITH AND BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, MARVIN DUNHAM AND SANDRA DUNHAM, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYORS CERTIFICATE AND THAT WE HAVE CAUSED SAID LANDS 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 TO THE FUTURE OWNERS OF PARCELS 1 AND 2 A PRIVATE ACCESS EASEMENT, OVER AND ACROSS THE EASTERLY 30 FEET OF PARCEL 3, FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCELS 1 AND 2 AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2 A PRIVATE ACCESS EASEMENT OF VARIABLE WIDTH, OVER AND ACROSS PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS TO PARCELS 1 AND 2, A PRIVATE EASEMENT FOR THE PURPOSE OF MAINTAINING A DOMESTIC SEWER PIPELINE OVER AND ACROSS PARCEL 3, SAID EASEMENT BEING 10 FEET IN WIDTH, 5 FEET ON EACH SIDE OF THE EXISTING PIPELINE ALONG THE EAST BOUNDARY OF PARCEL 3, AS SHOWN AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2 A PRIVATE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A DOMESTIC SEWER PIPELINE OVER AND ACROSS PARCEL 1, SAID EASEMENT BEING OF VARIABLE WIDTH AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- (2) RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST COAST POWER COMPANY, A CORP., DATED SEPT. 17, 1943, RECORDED NOV. 27, 1943 IN BOOK 46, PAGE 325, DEEDS, FOR ELECTRIC POWER LINES AND APPURTENANCES NECESSARY THERETO.
- (3) AN EASEMENT 6 FEET IN WIDTH EXTENDING ALONG THE SOUTH BOUNDARY FOR THE BOYCE IRRIGATION DITCH, AS DESCRIBED IN BOOK 61, PAGE 164, DEEDS.
- (4) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF TO THE CITY OF JOHN DAY, DATED AUG. 11, 1983, RECORDED AUG. 12, 1983 IN BOOK 128, PAGE 605, DEEDS, FOR CONSTRUCTION AND MAINTENANCE OF A DOMESTIC WATER PIPELINE AND APPURTENANCES NECESSARY THERETO, 20.0 FEET IN WIDTH, 10.0 FEET ON EACH SIDE OF A CENTERLINE, SAID EASEMENT BEING ON SO MUCH OF A STRIP OF LAND ON EACH SIDE OF THE DESCRIBED CENTERLINE AS LIES WITHIN THAT CERTAIN PROPERTY DESCRIBED IN BOOK 107, PAGE 457, DEED RECORDS OF GRANT COUNTY, OREGON.
- (5) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WADE M. NODINE AND DARLENE NODINE, HUSBAND AND WIFE, DATED SEPT. 16, 1982, RECORDED MAY 17, 1983, IN BOOK 128, PAGE 202, DEEDS, AND BEING 15 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS.

Marvin Dunham  
MARVIN DUNHAM

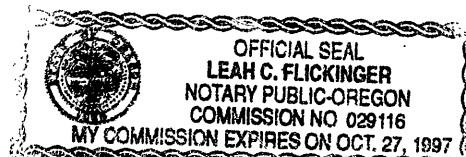
Sandra Dunham  
SANDRA DUNHAM

ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17, Dec., 1996, BY MARVIN DUNHAM AND SANDRA DUNHAM.

Leah C. Flickinger  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 10-27-97



## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARVIN DUNHAM. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 AND 3 OF THIS LAND PARTITION AS SHOWN HEREON AND TO MONUMENT THE PARCEL DIVISION LINE END POINTS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE BOUNDARIES OF THIS TRACT WHICH I SURVEYED IN SEPTEMBER 1971 AND IN MARCH 1994, AS SHOWN ON RECORD MAP OF SURVEY NO.'S 238 AND 1314, RESPECTIVELY. WE FOUND ALL THE CONTROLLING MONUMENTS IN GOOD SHAPE. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AS SHOWN HEREON AND AT POSITIONS APPROVED BY MR. DUNHAM.

## 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 NW1/4NW1/4 OF SECTION 25, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 X30 INCH IRON PIN, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING 112.63 FEET NORTH AND 852.45 FEET EAST OF A CONCRETE POST COMMONLY REFERRED TO AS THE SW CORNER OF THE NW1/4NW1/4 OF SAID SECTION 25, THENCE N.35°30'10"W., 137.70 FEET; THENCE N.38°41'10"W., 108.50 FEET; THENCE S.49°37'52"E., 120.58 FEET; THENCE N.06°23'50"E., 172.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 26; THENCE ALONG SAID RIGHT OF WAY LINE S.83°36'10"E., 199.50 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S.05°37'07"W., 200.00 FEET; THENCE S.83°36'10"E., 130.00 FEET; THENCE S.05°37'07"W., 91.33 FEET; THENCE S.65°56'57"W., 109.72 FEET; THENCE N.63°20'10"W., 181.30 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.74 ACRES, MORE OR LESS.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Robert D. Bagett

OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Renewal Date 12/31/97