

LAND PARTITION PLAT NO. 97-02

SITUATED IN THE NW1/4 OF SECTION 2, T13S, R33E, W.M.
LOT 7, BLOCK 15, OF THE OLD TOWN OF PRAIRIE CITY
GRANT COUNTY, OREGON

December 27, 1996

APPROVALS

Approved this 16th day of JANUARY, 1997

Robert D. Bayart
Grant County Surveyor

Approved this 17th day of JANUARY, 1997

Zelma Woods
Prairie City Planning Commission

Approved this 11th day of FEBRUARY, 1997

Tom Carpenter
Grant County Planning Commission

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

Sam L. Burton
Grant County Assessor and Tax Collector
Date: 02-10-97

I do hereby certify that this plat was received on the 10 day of February, 1997 at 8:45 o'clock A.M., and recorded as Land Partition Plat No. 97-02 Grant County Records.

Alice Shuck (deputy)
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-02

Alice Shuck (deputy)
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-02

Jack L. Watson
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that, Delbert D. Lake and Bonnie L. Lake, husband and wife, and Steven F. Patterson and Georgia Patterson, 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.

WE DO HEREBY GRANT THE FOLLOWING EASEMENTS:

1) A private access easement, 5 feet in width, along the west boundary of Parcel 2 for ingress and egress to the property lying North of this Land Partition described in Book 140, Page 38, and in Instrument No. 941137, and in Book 122, Page 638, Grant County Deeds, as shown hereon.

2) A private access easement, 12 feet in width, across Parcel 2 for ingress and egress to the property lying North of this Land Partition described in Book 140, Page 38, as shown hereon.

3) A private utility easement, 10 feet in width, across Parcel 2 for a water line, sewer line, power line, telephone and TV cable line, to the property lying North of this Land Partition described in Book 140, Page 38, as shown hereon.

4) A private utility easement, 15 feet in width, across Parcel 1 for a buried power line, to Oregon Trail Electric Consumers Cooperative a Corporation, recorded as Instrument No. 961968, deeds, as shown hereon.

5) A private utility easement, 10 feet in width, across Parcel 2 for a buried telephone line, to Oregon Telephone Corporation, as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

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

(2) Water rights, claims, or title to water.

(3) Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(4) Right of way and easement of the City of Prairie City, Oregon for a water line, if any.

Steven F. Patterson
Steven F. Patterson

Delbert D. Lake
Delbert D. Lake

Georgia Patterson
Georgia Patterson

Bonnie L. Lake
Bonnie L. Lake

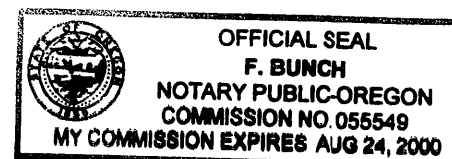
ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on this 21 day of JANUARY, 1997, by Steven F. Patterson and Georgia Patterson, husband and wife.

F. Bunch
Notary Public of Oregon

My commission expires: 8/24/2000



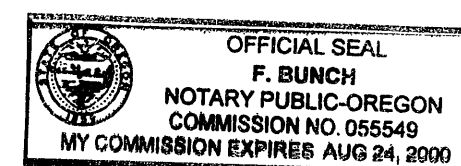
ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on this 17th day of JANUARY, 1997, by Delbert D. Lake and Bonnie L. Lake, husband and wife.

F. Bunch
Notary Public of Oregon

My commission expires: 8/24/2000



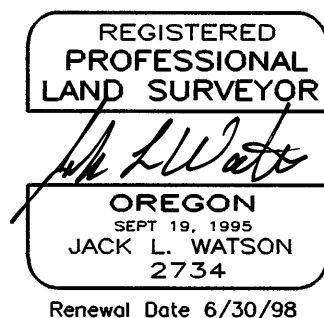
SURVEYOR'S CERTIFICATE

I, Jack Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1 and 2 of this land partition. This partition is a portion of Lot 7, Block 15, of the Old Town of Prairie City situated in the NW1/4 of Section 2, T13S, R33E, W.M., Grant County, Oregon, in the City of Prairie City, Oregon, described as follows:

Beginning at a 5/8" iron pin with attached red plastic cap marked "Cornerstone Surveying, Inc.", which I designate to be the Initial Point of this Land Partition, said point being 2630.80 feet south and 1642.71 feet east of the NW corner of Section 2; thence N26°00'00"W, 164.40 feet; thence S63°37'02"W, 107.37 feet to the easterly side line of Washington Ave. North; thence N30°28'25"W, along said easterly line side line of Washington Ave. North, 171.44 feet to the west line of the SE1/4NW1/4 of Section 2; thence N01°10'03"W, along the west line of the SE1/4NW1/4 of Section 2, 150.00 feet; thence N83°00'00"E, 145.00 feet; thence N63°18'57"E, 1140.00 feet; thence S01°28'38"E, 496.89 feet to the NE corner of lot 6, Block 15, as shown on the Plat of the Old Town of Prairie City, filed in the office of the Grant County Clerk in Book U, Page 586, deeds; thence S64°50'42"W, along the northerly line of said lot 6, 1013.15 feet to the point of beginning.

Said tract containing 11.94 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Or.
(541)575-1813



NARRATIVE

This survey was performed at the request of Georgia Patterson. The purpose of this survey was to divide this property into two parcels of land and adjust the property line between the Patterson's and Mrs. Brainard, as shown hereon.

After searching the available records pertaining to this survey, I found that the NW corner of Section 2 and the NE corner of Section 1 has been re-monumented. Several surveys have been conducted along Washington Ave. North, IE: Survey No. 493 and 799, both of which have monuments along the side lines of Washington Ave. North. Survey No. 799, also established the east line of Lots 5 and 6, Block 15 of the Old Town of Prairie City, as shown on the plat thereof filed in Book U, Page 586, deeds.

I recovered all four monuments that mark Lot 6, Block 15, in good condition and accepted the NE and NW corners of said lot, which mark the southerly boundary of this Land Partition. The bearing discrepancy along this line is a typographical error on Map of Survey No. 799. I set the monuments on the northerly and easterly lines of Mrs. Brainard's property at locations approved by the Patterson's, which will fit the existing fence line.

Washington Ave. North is 40 feet wide as shown on the Plat of the Old Town of Prairie City. I recovered several monuments from Survey No. 493 and 799 along this street, which I used to position the side lines as shown. I used the position of the N1/4 corner of Section 2, as shown on Land Partition Plat No. 96-20, and the found NW corner of Section 2, to calculate the position of the W1/16 corner of Sections 2 and 35. The CW1/16 corner of Section 2 has been accepted for many years and is accepted in this survey to establish the west line of the SE1/4NW1/4 as called for in the deeds. I used the deed record distance along the west line of the SE1/4NW1/4 and deed record bearing and distance to establish the angle point in the northerly boundary of Parcel No. 2. I used the deed record distance and intersected the west line of the "Reservoir Lot", which is identical with the easterly line of Lots 5 and 6, of Block 15, to establish the northerly boundary line of this tract. The remaining lines of Parcel 2 are at positions approved by the Patterson's.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse.

RECEIVED AND
FILED

FEB 10 1997

OFFICE OF COUNTY SURVEYOR
Attest: John L. Watson