

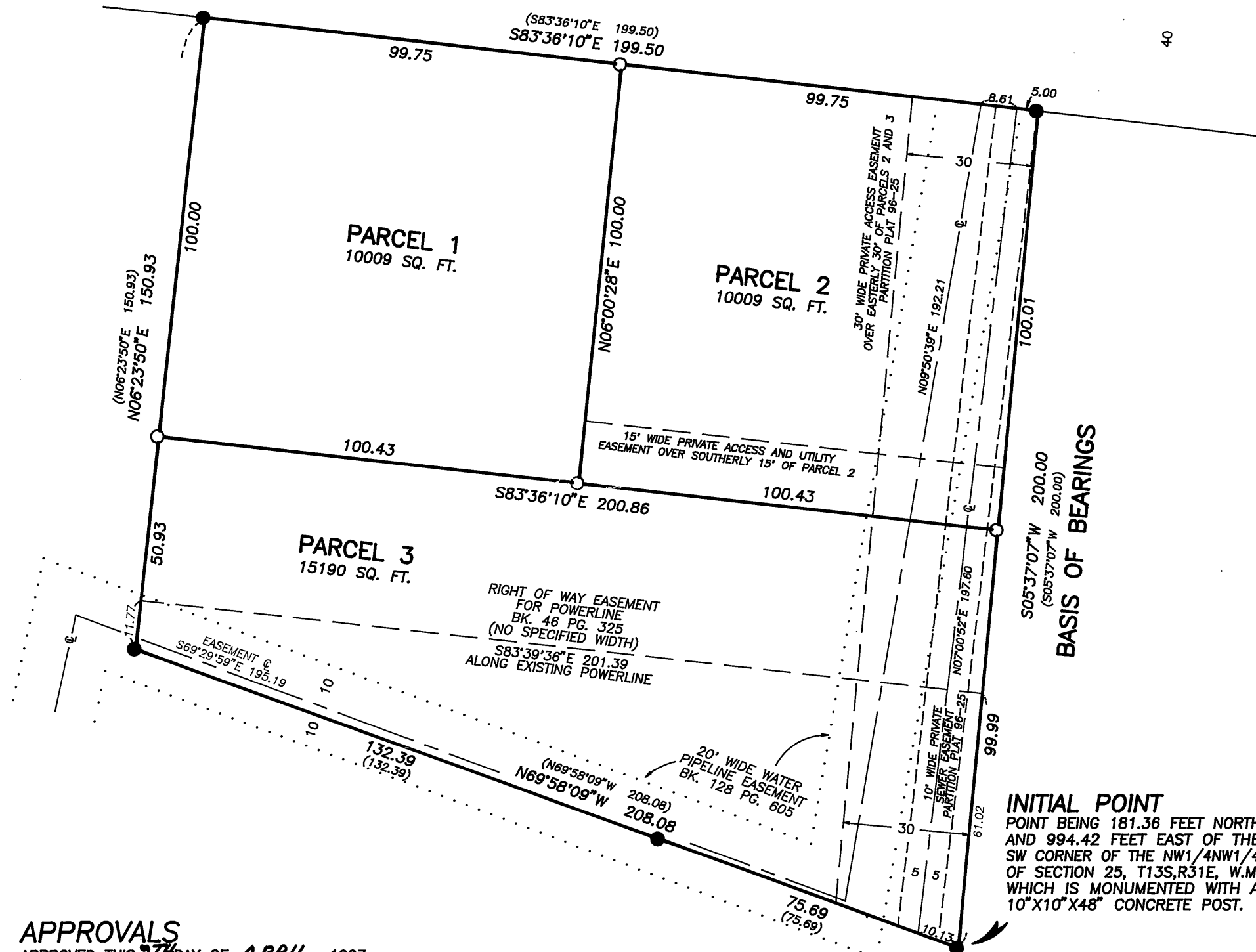
U.S. HIGHWAY 26
EAST MAIN STREET
JOHN DAY - PRAIRIE CITY HIGHWAY

LAND PARTITION PLAT NO. 97-11

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

CITY OF JOHN DAY
GRANT COUNTY, OREGON

MARCH 24, 1997



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARVIN DUNHAM. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1, 2 AND 3 OF THIS LAND PARTITION BY DIVIDING PARCEL 3 OF LAND PARTITION NO. 96-25 INTO THREE PARCELS AS SHOWN HEREON.

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 PARCEL 3 OF LAND PARTITION NO. 96-25, WHICH I SURVEYED IN 1996. WE FOUND ALL OF THE MONUMENTS CONTROLLING THE BOUNDARY OF SAID PARCEL 3 IN GOOD SHAPE. THE FOUR NEW MONUMENTS WERE SET ON LINE BETWEEN FOUND MONUMENTS AND AT POSITIONS APPROVED BY MR. DUNHAM AS SHOWN HEREON.

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 238

AS SHOWN

SCALE 1"=30'

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP, MARKED BGF OR BGB SURVEY MARKER. SEE LAND PARTITION PLAT NO. 96-25.
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- () RECORD BEARING AND DISTANCE

REFERENCES

DEED RECORD BOOK 46 PAGE 325
128 605

LAND PARTITION PLAT NO. 96-25

NOTE

I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.

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, AND BEING A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 96-25, 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 181.36 FEET NORTH AND 994.42 FEET EAST OF A CONCRETE POST COMMONLY REFERRED TO AS THE SW CORNER OF THE NW1/4NW1/4 OF SAID SECTION 25, THENCE N.69°58'09"W., 208.08 FEET; THENCE N.06°23'50"E., 150.93 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, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.81 ACRES.

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

RECEIVED AND
FILED

APRIL 14, 1997

OFFICE OF COUNTY SURVEYOR

Robert D. Bagett

ATTEST: Alice J. Hest, dep. clerk

APPROVALS

APPROVED THIS 27th DAY OF APRIL, 1997.

Jack W. Harris
WALLOA COUNTY SURVEYOR

APPROVED THIS 14th DAY OF APRIL, 1997.

Ken Riemann
CITY OF JOHN DAY PLANNING COMMISSION

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

Joe J. Butts
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 04-14-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 14 DAY OF April, 1997 AT 2:30 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 97-11
GRANT COUNTY RECORDS.

Alice J. Hest, dep.
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 97-11, AS FILED
WITH THIS OFFICE.

Alice J. Hest, dep.
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 97-11.

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 PARCEL 1 A PRIVATE ACCESS AND UTILITY EASEMENT, OVER AND ACROSS THE SOUTHERLY 15 FEET OF PARCEL 2, FOR THE PURPOSE OF INGRESS AND EGRESS AND CONSTRUCTION AND MAINTENANCE OF UTILITIES TO SAID PARCEL 1, 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, 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.
- (4) THE DEDICATED EASEMENTS OF LAND PARTITION NO. 96-25 AS SHOWN HEREON.

Marvin Dunham
MARVIN DUNHAM

Sandra Dunham
SANDRA DUNHAM

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 11th, 1997, BY MARVIN DUNHAM AND SANDRA DUNHAM.

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

