20 20 LINE TABLE LINE BEARING DISTANCE PARCEL 1 N70°56'41"E PINS OFFSET AS SHOWN $\frac{1}{4}$ ALONG LINES TO EAST AND NORTH TO AVOID A CULVERT. S63'08'32"E DITCH R.O.W. 12 S31°27'46"E S29°49'08"E S42'28'37"E 64.75 S40"19'06"E S83"48'58"E N70"56'41"E S63"08'32"E 23.60 23.06 55.16 S31'27'46"E S29'49'08"E L13 S42°28'37"E S40°19'06"E PARCEL 2 6299 SQ. FT. INITIAL POINT POINT BEING 460.37 FEET NORTH PIN SEARCHED FOR. AND 215.59 FEET WEST OF THE CW 1/16 COR. OF SEC. 2, T13S, R33E, W.M. WHICH IS MONUMENTED WITH A 11/2" IRON PIPE WITH A LEAD PLUG MARKED "X" SET IN CONCRETE. APPROVALS, APPROVED THIS WE DAY OF APPROVED, 1997. PIN SEARCHED FOR, APPROVED THIS 15 DAY OF APRIL, 1997. PLANNING OFFICIAL ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW BEEN ASSESSED AND COLLECTED. NARRATIVE GRANT COUNTY ASSESSOR AND TAX COLLECTOR DATE: 04-16-97

ON THE 25 DAY OF 1997 AT 8:40 O'CLOCK DM., AND RECORDED AS PARTITION PLAT NO. 97-14

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT

COPY OF LAND PARTITION PLAT NO. 97-14.
BAGETT-GRIFFITH AND BLACKMAN

COPY OF LAND PARTITION PLAT NO. 97-14, AS FILED WITH THIS OFFICE ALLEGATION PLAT NO. 97-14, AS FILED WITH THIS OFFICE ALLEGATION PLAT NO. 97-14.

GRANT COUNTY CLERK

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN WILSON, PRESIDENT OF AND ACTING IN BEHALF OF UNITED FINANCIAL CORP. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS FOR THIS LAND PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT RIGHT OF WAY LINES OF WASHINGTON STREET NORTH AND NORTH JOHNSON AVENUE AS SHOWN HEREON. RECORD SURVEY NO. 204 WAS CONDUCTED BY D.I. GRIFFITH, PLS 644 IN OCT., 1970. RECORD SURVEY NO. 216 WAS CONDUCTED BY D.M. FERGUSON IN FEB. 1971. I CONDUCTED RECORD SURVEY NO.'S 326, 493, 1198 AND 1339 IN JAN, 1974; DEC. 1977; JAN. 1992 AND OCT., 1994, RESPECTIVELY.

THE CONTROLLING MONUMENTS WERE FOUND IN GOOD CONDITION AND ACCEPTED, EXCEPT FOR THE PIN ON WASHINGTON STREET NORTH LYING SOUTHEAST FROM THE SOUTHEAST CORNER OF PARCEL 2. WE FOUND THIS PIN

WE LOCATED THE CENTERLINE OF THE GALBRAITH DITCH AND HELD THE DEED CALL OF 15 FEET NORTHEASTERLY OF IT TO ESTABLISH THE SOUTHWESTERLY BOUNDARY LINE OF THIS PARTITION. THE DEED CALL DISTANCE WHICH EXCEPTS THE SOUTHERLY 226 FEET OF THE DEED DESCRIPTION WAS HELD AT RIGHT ANGLES FROM THE NORTHERLY LINE OF RECORD SURVEY NO. 204.

NEW MONUMENTS WERE SET AT LOCATIONS APPROVED BY MR. WILSON DELINEATING THE NEW DIVISION LINE OF THE PARCELS.

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT UNITED FINANCIAL CORP., AN OREGON CORPORATION, DOES HEREBY DECLARE THAT SAID CORPORATION HAS CAUSED THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP:

SAID PARCELS SUBJECT TO THE FOLLOWING:

RIGHTS OF THE PUBLIC IN STREETS AND ROADS. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES.

AN EASEMENT FOR A SEWER LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM NICK GENGLER AND NETTIE GENGLER, HIS WIFE TO HAROLD JONES AND BONITA JONES, HUSBAND AND WIFE, DATED SEPTEMBER 5, 1967, RECORDED OCTOBER 10, 1967, IN DEED BOOK 97, PAGE 530.

UNITED FINANCIAL CORP., AN OREGON CORPORATION

ACKNOWLEDGEMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/22, 1997 BY LYNN E.M. WILSON, AS SECRETARY OF UNITED FINANCIAL CORP., AN OREGON CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC FOR OREGON

NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL ROBERT D GACETT NOTARY PUBLIC - OREGONAL COMMISSION NO. 0362 1 MY COMMISSION EXPIRES AUG.

LAND PARTITION PLAT NO. 97-14

SITUATED IN THE SW1/4NW1/4 SECTION 2, T13S, R33E, W.M. CITY OF PRAIRIE CITY GRANT COUNTY, OREGON

MARCH 24, 1997



BASIS OF BEARINGS

RECORD MAP OF SURVEY 1198 AS SHOWN

SCALE 1"= 40'

- FOUND 5/8" IRON PIN WITH ATTACHED BGA ALUM. CAP, UNLESS OTHERWISE SHOWN.
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. SURVEY NO. APPEARS IN BOX.
- FENCE LINE.

REFERENCES

RECORD MAP OF SURVEY NO'S 204, 216, 326, 493, 1198, 1339. DEED RECORD BK 97 PG 530 DEED INSTRUMENT NO. 911705

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 SW1/4NW1/4 OF SECTION PLAT, SAID PARTITION BEING STIGATED IN THE SWI/4NW1/4 OF SECTION 2, T.13S., R.33E., W.M., CITY OF PRAIRIE CITY, GRANT COUNTY, 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 460.37 FEET NORTH AND 215.59 FEET WEST OF THE SOUTHEAST CORNER OF THE SW1/4NW1/4 OF SAID SECTION 2, AS HEREON DESCRIBED, THENCE N.70°12'25"E., 50.40 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON STREET NORTH; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: N.32°46'21"W.. 59.53 FEET: N.30°18'59"W. OF WAY LINE AS FULLOWS: N.32'46'21 W., 59.53 FEEI; N.30'18'59'W., 135.61 FEET; 78.93 FEET, ALONG THE ARC OF A 59.90 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N.68'03'49"W., 73.34 FEET); S.74'11'21"W., 66.54 FEET; 31.78 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.28'40'17"W., 28.54 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH JOHNSON AVENUE; THENCE S.16'50'48"E., ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID AVENUE, 14.70 FEET TO A POINT WHICH IS 15.00 FEET NORTHERLY OF WHEN MEASURED AT RIGHT ANCIES TO THE CENTER LINE OF NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF THE GALBRAITH DITCH; THENCE ALONG A LINE 15.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID GALBRAITH DITCH, AS FOLLOWS: S.83'48'58"E., 39.79 FEET; N.70'56'41"E., 23.60 FEET; S.63'08'32"E., 23.06 FEET; S.31'27'46"E., 55.16 FEET; S.29'49'08"E., 19.86 FEET; S.42'28'37"E., 63.38 FEET; S.40'19'06"E., 47.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.42 ACRES; 18,338 SQUARE FEET.

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

RECEIVED AND FILED APRIL 25, 1997

REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON JULY 12, 1963 ROBERT D. BAGETT

598 **Renewal Date 12/31/97**