

LAND PARTITION PLAT NO. 97-25

SITUATED IN THE NE1/4NW1/4 AND THE SE1/4NW1/4
OF SECTION 25, T.13S., R.31E., W.M.,
CITY OF JOHN DAY
GRANT COUNTY, OREGON

AUGUST 28, 1997

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RAYMOND A. LANG AND STELLA E. LANG, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S 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 2 & 3 A PRIVATE ACCESS AND UTILITY EASEMENT, OVER AND ACROSS THE WESTERLY 15 FEET OF PARCELS 1 & 2, FOR THE PURPOSE OF INGRESS AND EGRESS AND CONSTRUCTION AND MAINTENANCE OF UTILITIES TO SAID PARCELS 2 & 3, AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- (2) EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.
- (3) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO DITCHES.

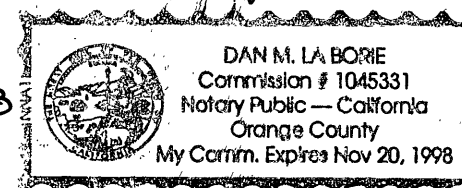
Raymond A. Lang
RAYMOND A. LANG
Stella E. Lang
STELLA E. LANG

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9th Sept, 1997,
BY RAYMOND A. LANG AND STELLA E. LANG.

Dan M. LaBorie
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES NOV 20 1998



APPROVALS

APPROVED THIS 24th DAY OF SEPTEMBER, 1997.

Robert D. Baggett
WALLOWA COUNTY SURVEYOR

APPROVED THIS 23rd DAY OF Sept, 1997.

Ken Branner
CITY OF JOHN DAY PLANNING COMMISSION
City Manager

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

Jane A. Sutton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 09-23-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 24th DAY OF Sept, 1997 AT 2:30 CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 97-25
GRANT COUNTY RECORDS.

Kathy McInnis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 97-25 AS FILED
WITH THIS OFFICE

Kathy McInnis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 97-25
Robert D. Baggett
BAGETT-GRIFFITH AND BLACKMAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/97

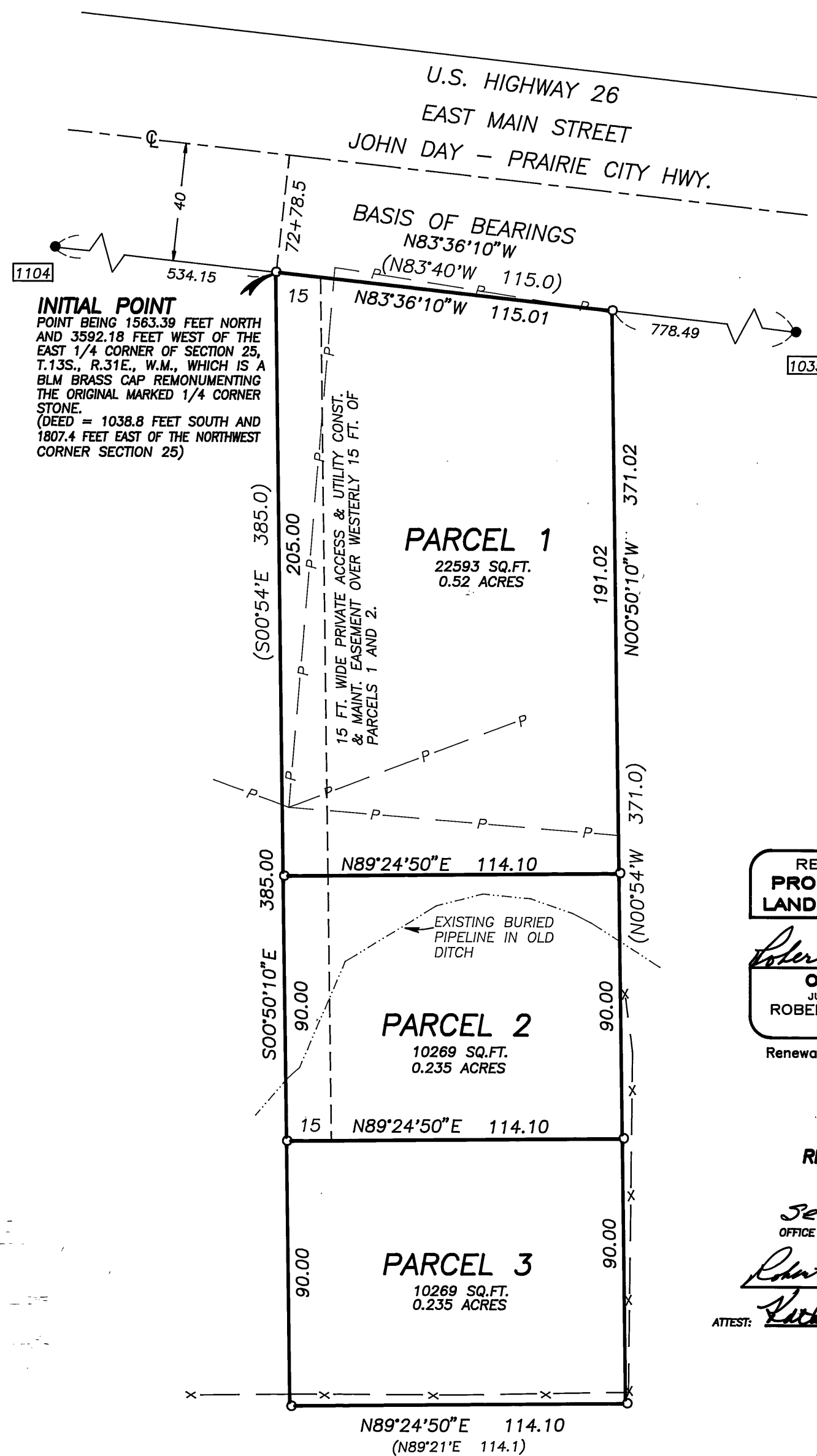
RECEIVED AND
FILED

Sept. 24, 1997
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: *Kathy McInnis*

NOTES

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



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO.S
1035 AND 1104 AS SHOWN

SCALE 1"=40'

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- () DEED RECORD BEARING AND DISTANCE.
- X—X FENCE LINE.
- P—P EXISTING POWER LINE.
- FOUND MONUMENT FROM RECORDED SURVEY NO. □ SURVEY NO. APPEARS IN BOX.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1035 AND 1104
DEED RECORD BOOK 89 PAGE 72

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 NE1/4NW1/4 AND IN THE SE1/4NW1/4 OF SECTION 25, T.13 S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 X 30 INCH IRON PIN, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY, SAID POINT BEING 40 FEET DISTANT SOUTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO) ENGINEER'S CENTERLINE STATION 72+78.5, SAID POINT ALSO BEING 1563.39 FEET NORTH AND 3592.18 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE S.00°50'10"E., 385.00 FEET; THENCE N.89°24'50"E., 114.10 FEET; THENCE N.00°50'10"W., 371.02 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE N.83°36'10"W., 115.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.99 ACRES, MORE OR LESS.

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

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RAYMOND A. LANG. 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 BOUNDARY AND 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. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AS SHOWN HEREON AND AT POSITIONS APPROVED BY MR. LANG.

THE LEGAL DESCRIPTION FOR THIS TRACT IS DESCRIBED AS BEGINNING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY AT A POINT OPPOSITE ENGINEER'S CENTERLINE STATION 72+78.5. WE FOUND ACCEPTABLE MONUMENTS ALONG THE HIGHWAY FROM PRIVATE SURVEYS AND STATE HIGHWAY SURVEYS TO DETERMINE THIS STATION, I PLACED THE BOUNDARIES OF THIS TRACT ACCORDINGLY. I HELD THE DEED RECORD DISTANCES ALLOWING FOR A VERY MINOR ADJUSTMENT TO MATHEMATICALLY CLOSE THE BOUNDARY. I HELD THE RECORD ANGLE BETWEEN THE HIGHWAY RIGHT OF WAY LINE AND THE SIDE LINES OF THIS TRACT. THIS YIELDS A 0°03'50" CLOCKWISE BEARING ROTATION FROM DEED BEARINGS TO TRUE BEARINGS.