

# LAND PARTITION PLAT NO. 97-29

SITUATED IN THE NW1/4 SECTION 25, T13S, R31E, W.M.  
CITY OF JOHN DAY  
GRANT COUNTY, OREGON  
September 9, 1997

## APPROVALS

Approved this 27 day of OCT, 1997

Grant D. Beyer  
Grant County Surveyor

Approved this 30 day of OCT, 1997

Ken Bremner  
City of John Day Planning Commission

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

Sam S. Sutton 10-30-97  
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 30 day of October, 1997 at 4:10 o'clock P.M., and recorded as Land Partition Plat No. 97-29 Grant County Records.

Alicia West - Deputy  
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-29

Alicia West - Deputy Clerk  
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-29

Jack L. Watson  
Jack L. Watson, PLS

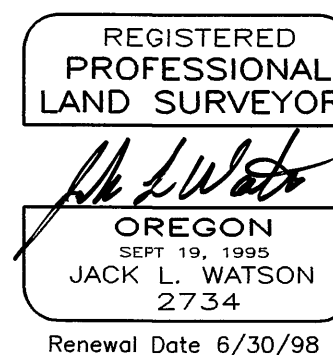
## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1, 2 and 3 of this land partition. This partition is situated in the N1/2NW1/4 of Section 25, T13S, R31E, W.M., City of John Day, Grant County, Oregon, described as follows:

Beginning at a 5/8" iron pin, which I designate to be the Initial Point of this Land Partition, said point being 1228.64 feet south and 1255.88 feet east of the NW corner of Section 25; thence N04°41'06"E, 248.24 feet to the south right of way line of Highway No. 26; thence N83°36'10"W, along said right of way line, 104.03 feet; thence S05°38'10"W, 291.33 feet; thence S05°26'54"W, 59.09 feet to the south line of the N1/2NW1/4 of Section 25; thence N89°03'48"E, along the south line of the N1/2NW1/4 of Section 25, 260.32 feet; thence N63°22'10"W, 12.36 feet; thence N00°03'50"E, 79.80 feet; thence N89°56'10"W, 132.00 feet to the point of beginning.

Said tract containing 1.11 acres, more or less.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, OR 97846  
(541) 575-1813



## DECLARATION

Know all people by these presents that we, Larry D. Cannon and Alexis D. Cannon, 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 to the future owners of parcels 2 and 3 a private access and utilities easement, 20 feet in width, over and across parcels 1 and 2. We do hereby reserve a 10 foot wide water line easement over and across parcel 2 to serve parcel 1, as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

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

(2) A private easement, including the terms and provisions thereof, to West Coast Power Company, a corporation, no width specified, dated September 17, 1943, recorded November 27, 1943, in Book 46, Page 325, deed records of Grant County, Oregon. An easement for utility and incidental purposes, as shown hereon.

(3) A private easement, including the terms and provisions thereof, to Frank M Chester and Pearle Chester, et als, 3 feet wide, dated August, 1958, recorded September 5, 1958, in Book 79, Page 436, deed records of Grant County, Oregon. An easement for a water line, this easement is not shown due to insufficient data given in the deed.

Larry D. Cannon  
Larry D. Cannon

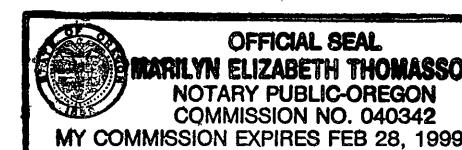
Alexis D. Cannon  
Alexis D. Cannon

## ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF GRANT }

This instrument was acknowledged before me on this 27 day of October, 1997, by Larry D. Cannon and Alexis D. Cannon, husband and wife.

Marilyn Elizabeth Thomasson  
Notary Public of Oregon  
My commission expires: 02-28-99



## NARRATIVE

This survey was performed at the request of Larry Cannon. The purpose of this survey was to partition Mr. Cannon's property, as described in deed Book 139, Page 428, into 3 parcels.

After searching the available records pertaining to this survey, I found that the BLM had surveyed and monumented certain corners of Section 25 in 1971, filed as Survey No. 286, and that several property surveys have been done which pertain to this tract.

The description of this tract of land calls for the south line of the N1/2NW1/4 of Section 25, as the south boundary, therefore Section 25 was subdivided as follows. Survey No. 286, performed by the BLM in 1971, indicates that the E1/4 corner and the S1/4 corner were the only original corners found in this section. During their survey the BLM did not accept a marked stone at the S1/4 corner of Section 26, nor did they consider the Oregon Department of Transportation tie to the NW corner of Section 25, as shown on Highway Drawing No. 5B-11-10, when they proportioned in the missing corners of Section 25. Survey No. 286 has been disputed by Grant County and the Cities of John Day and Canyon City, and has not been accepted as representing the true corners of this section. I do not accept the positions of the SW or NW corners, or the W1/4 corner which were proportioned during Survey No. 286.

I positioned the NW corner of Section 25 by utilizing the ODOT tie as shown on Hwy Drawing No. 5B-11-10. I used a clockwise bearing rotation of 00°03'50" applied to their bearings and their distance from the highway centerline. I accept the position of the Grant County Surveyor brass cap at the S1/4 corner of Section 26, see the corner restoration records for the details pertaining to this corner. The BLM found the original corner monuments at the W1/4 corner of Section 36 and at the S1/4 corner of Section 25. I then used the position of the NW corner of Section 25, as described above, the W1/4 corner of Section 36, the S1/4 corner of Section 26, and the S1/4 corner of Section 25 to position by double proportion measurement the SW corner of Section 25. The W1/4 corner of Section 25 was positioned at single proportion measurement between the NW and SW corners. At the N1/16 corner between Sections 25 and 26 I found a concrete post which has been accepted as the 1/16 corner for more than 25 years. Many property descriptions are tied to this corner and I accept its position.

There is no monument at the NE corner of Section 25, but this corner is not lost. The Grant County Surveyor referenced this corner and removed it for safe keeping until rock crushing operations in the area are completed. I found the references and determined the position of this corner from them. The N1/4 corner of Section 25 is lost and was positioned by single proportion measurement between the NW and NE corners of Section 25.

The section was then subdivided in compliance with the 1971 BLM Manual of Surveying Instructions utilizing the corners as described above to determine the south line of the N1/2NW1/4 of Section 25.

The boundary lines of Mr. Cannon's property, with the exception of the south line, were established during Survey No. 1104. I found all the corners of survey 1104 except one, I reset it using the found monuments and the record. The SW and SE corners were set on the south line of the N1/2NW1/4 at the intersection with the east and west property lines, as shown hereon. The division lines between parcels 1, 2, and 3 are at positions chosen by Mr. Cannon.

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

RECEIVED AND  
FILED

NOV 3 1997

OFFICE OF COUNTY SURVEYOR  
Grant D. Beyer  
Attest: Wendy S. Beyer