

LAND PARTITION PLAT NO. 97-36

SITUATED IN THE NE1/4NW1/4 OF SECTION 26, T13S, R31E, W.M.

LOT 4 SHIELEM ADDITION

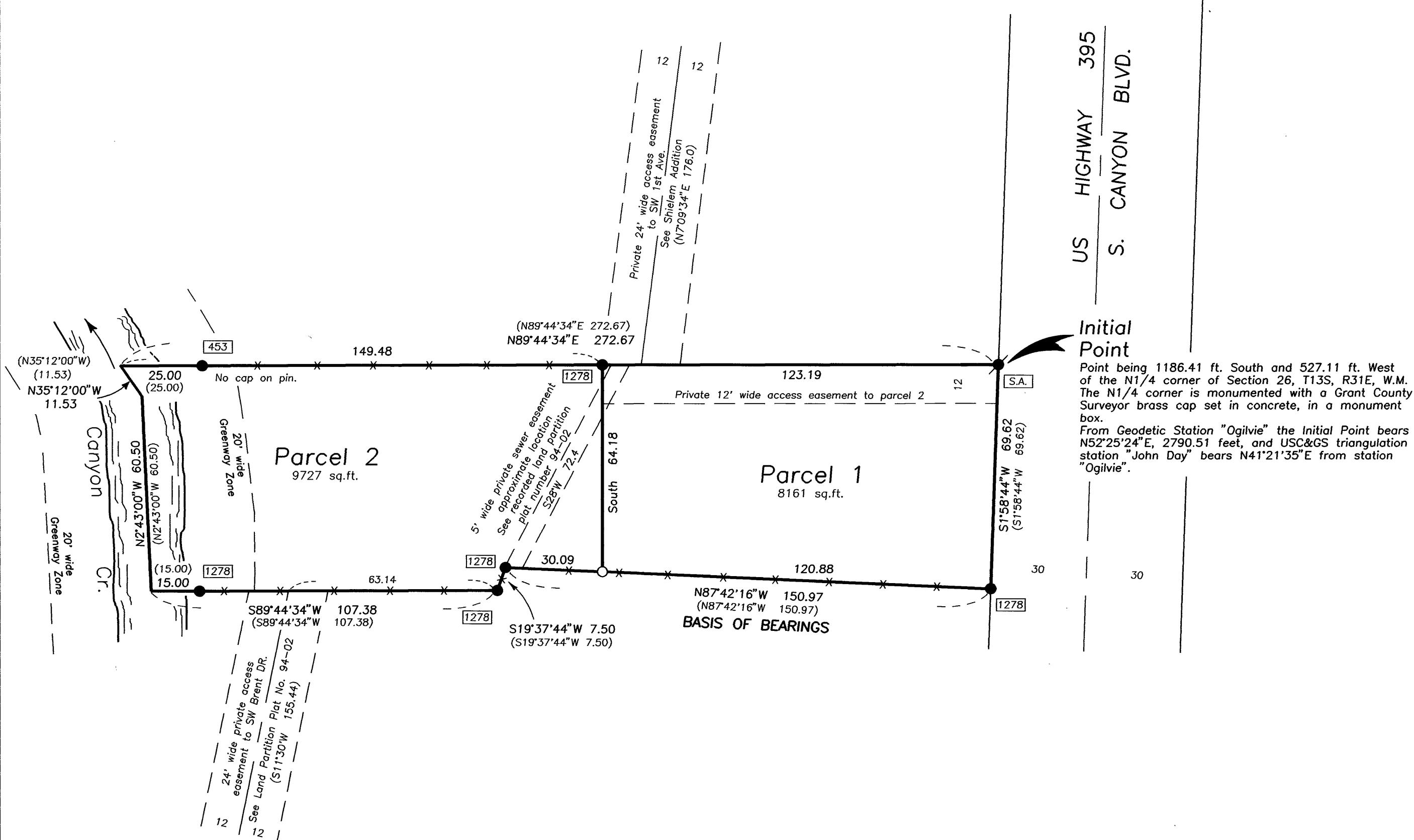
CITY OF JOHN DAY

GRANT COUNTY, OREGON

October 20, 1997



Scale 1"=30'



NARRATIVE

This survey was performed at the request of Jeff Knowles. The purpose of this survey was to partition Mr. Knowles's property, as described in Deed Instrument No. 970777, into 2 parcels.

After searching the available records pertaining to this survey, I found that the tract described in Deed Instrument No. 970777 is Lot 4 of Shielem Addition to the City of John Day. I found all the corner monuments of lot 4 in good condition and in place. The division line between parcel 1 and 2 is at the position approved by Mr. Knowles.

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

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 and 2 of this land partition. This partition is situated in the NE1/4NW1/4 of Section 26, T13S, R31E, W.M., also being a partition of Lot 4 of Shielem Addition to the 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 1186.41 feet south and 527.11 feet west of the N1/4 corner of Section 26, said point being on the westerly right of way line of US Highway No. 395 and the NE corner of lot 4 Shielem Addition; thence along the boundary lines of Lot 4 Shielem Addition as follows: S01°58'44"W, 69.62 feet; thence N87°42'16"W, 150.97 feet; thence S19°37'44"W, 7.50 feet; thence S89°44'34"W, 107.38 feet; thence N02°43'00"W, 60.50 feet; thence N35°12'00"W, 11.53 feet; thence N89°44'34"E, 272.67 feet to the point of beginning.

Said tract containing 17,888 sq. feet, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Or. 97845

(541) 575-1813



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT. 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/96

LEGEND

- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Set 5/8" x 30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- X-X Fence line
- () Record bearing and distance.
- Found monument, see record survey number shown in box.
- S.A. Shielem Addition subdivision plat.

RECEIVED AND
FILED

DEC 30 1997

OFFICE OF COUNTY SURVEYOR
Grant County, Oregon

APPROVALS

Approved this 10th day of NOV, 1997

Grant D. Beyer
Grant County Surveyor

Approved this 12 day of NOV, 1997

Ken Brunner
John Day Planning Commission

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

Sam D. Sutton
Grant County Assessor and Tax Collector
Date: 12-23-97

I do hereby certify that this plat was received on the 20th day of November, 1997 at 2:30 o'clock P.M., and recorded as Land Partition Plat No. 97-36 Grant County Records.

Kathy McInnis
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-36

Kathy McInnis
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-36

Jack L. Watson
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that we, Jeffrey B. Knowles and Sally J. Knowles, 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 parcel 2 a private access easement, 12 feet in width, over and across parcel 1, as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets and roads.
- 2) Right of Way easement for utilities and incidental purposes, no specific width stated, to West Coast Power Company, recorded in Book 43, Page 550, deed records of Grant County. This easement can not be plotted from the information given in the deed.
- 3) The Greenway Zone along Canyon Creek, 20 feet on each side of the average high water mark, as shown hereon.
- 4) A private sewer line easement, 5 feet in width, for the purpose of maintaining an existing domestic sewer line and appurtenances necessary and convenient thereto, the approximate location is shown hereon.

Jeffrey B. Knowles
Jeffrey B. Knowles

Sally J. Knowles
Sally J. Knowles

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on this 18th day of November, 1997, by Jeffrey B. Knowles and Sally J. Knowles, husband and wife.

Hanni D. Strong
Notary Public of Oregon
My Commission Expires 10/30/2000

