

LAND PARTITION PLAT NO. 98-05

BEING A PARTITION OF PARCEL NO. 1 OF LAND PARTITION NO. 91-5
SITUATED IN THE NW1/4SW1/4 SECTION 23

T.13S., R.31E., W.M.
CITY OF JOHN DAY
GRANT COUNTY, OREGON

JANUARY 15, 1998

INITIAL POINT

FROM USC&GS TRIANGULATION STATION "DAY" THE
INITIAL POINT OF THIS PARTITION BEARS
S68°55'32"E 1898.53 FEET, AND USC&GS
TRIANGULATION STATION "JOHN DAY" BEARS
N67°40'19"E.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ALANA L. POINTER, DO
HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE
SURVEYOR'S CERTIFICATE AND THAT I 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 I DO HEREBY GRANT
TO THE FUTURE OWNERS OF PARCEL 1, A PRIVATE WATER LINE EASEMENT, 5
FEET IN WIDTH, OVER AND ACROSS PARCELS 2 AND 3, FOR THE PURPOSE OF
MAINTAINING AN EXISTING DOMESTIC WATER LINE TO SAID PARCEL 1, AS
SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

1. A. UNPATENTED MINING CLAIMS.
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING
THE ISSUANCE THEREOF.
C. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE
SHOWN BY THE PUBLIC RECORDS.
2. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
3. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST
COAST POWER COMPANY, A DELAWARE CORP., DATED APRIL 15, 1939,
RECORDED APRIL 17, 1939, IN DEED BOOK 43, PAGE 215, RECORDS OF
GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND
INCIDENTAL PURPOSES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE
DEED DESCRIPTION.)
4. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE
CITY OF JOHN DAY, OREGON, A MUNICIPAL CORP., DATED MAY 12, 1964,
RECORDED MAY 13, 1964, IN DEED BOOK 90, PAGE 608, RECORDS OF GRANT
COUNTY, OREGON. A 20 FOOT RIGHT OF WAY A PORTION OF WHICH LIES
WITHIN THE NORTHERLY PORTION OF THE SUBJECT PROPERTY.
5. EASEMENTS FOR UTILITIES OVER, UNDER AND ACROSS THE PREMISES
INCLUDED WITHIN THE BOUNDARIES OF COUNTY ROAD NO. 50 (NOW NW BRIDGE
ST.), VACATED BY ORDINANCE NO. 82-32-4 OF THE CITY OF JOHN DAY,
OREGON, DATED NOV. 23, 1982, RECORDED NOV. 24, 1982 IN DEED BOOK
127, PAGE 586, IF ANY SUCH EXIST.
6. AGREEMENT FOR EASEMENT, INCLUDING THE TERMS AND PROVISIONS
THEREOF, TO ERIC L. WUNZ AND PATRICIA J. WUNZ, HUSBAND AND WIFE,
DATED APRIL 23, 1992, RECORDED APRIL 24, 1992, IN THE RECORDS OF
GRANT COUNTY, OREGON, AS INSTRUMENT NO. 920692, TO-WIT: "AN
EASEMENT FOR A POWER LINE TO RUN FROM THE PROPERTY OF THE FIRST
PARTY (KERNS) WHICH LAYS NORTH OF NW BRIDGE STREET IN THE CITY OF
JOHN DAY, TO THE PROPERTY OF THE SECOND PARTY (WUNZ) WHICH LAYS
SOUTH OF NW BRIDGE STREET IN THE CITY OF JOHN DAY." NO WIDTH
SPECIFIED.
7. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO
STEVEN R. SCHUETTE AND JUDITH D. SCHUETTE, HUSBAND AND WIFE, DATED
MAY 1, 1992, RECORDED MAY 4, 1992, INSTRUMENT NO. 920741, RECORDS
OF GRANT COUNTY, OREGON. TO-WIT: "TOGETHER WITH AN EASEMENT FOR
UTILITY LINES AND INCIDENTAL PURPOSES TO RUN FROM THE PROPERTY OF
THE GRANTORS (KERNS) WHICH LAYS NORTH OF NW BRIDGE STREET IN THE
CITY OF JOHN DAY, TO THE ABOVE DESCRIBED PROPERTY OF GRANTEE WHICH
LAYS SOUTH OF NW BRIDGE STREET". NO WIDTH SPECIFIED.
8. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO
OREGON TRAIL ELECTRIC CONSUMERS CO-OPERATIVE, A CORP., DATED MAY 29,
1992, RECORDED JUNE 29, 1992, INSTRUMENT NO. 921110, RECORDS OF
GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND
INCIDENTAL PURPOSES, 30 FEET WIDE.
9. MATTERS DISCLOSED IN DEDICATION AND PLAT FILED AS LAND PARTITION
PLAT NO. 91-5 ON DECEMBER 26, 1991, IN THE OFFICE OF THE GRANT
COUNTY CLERK.
10. ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY
EXIST OR APPEAR OF RECORD.

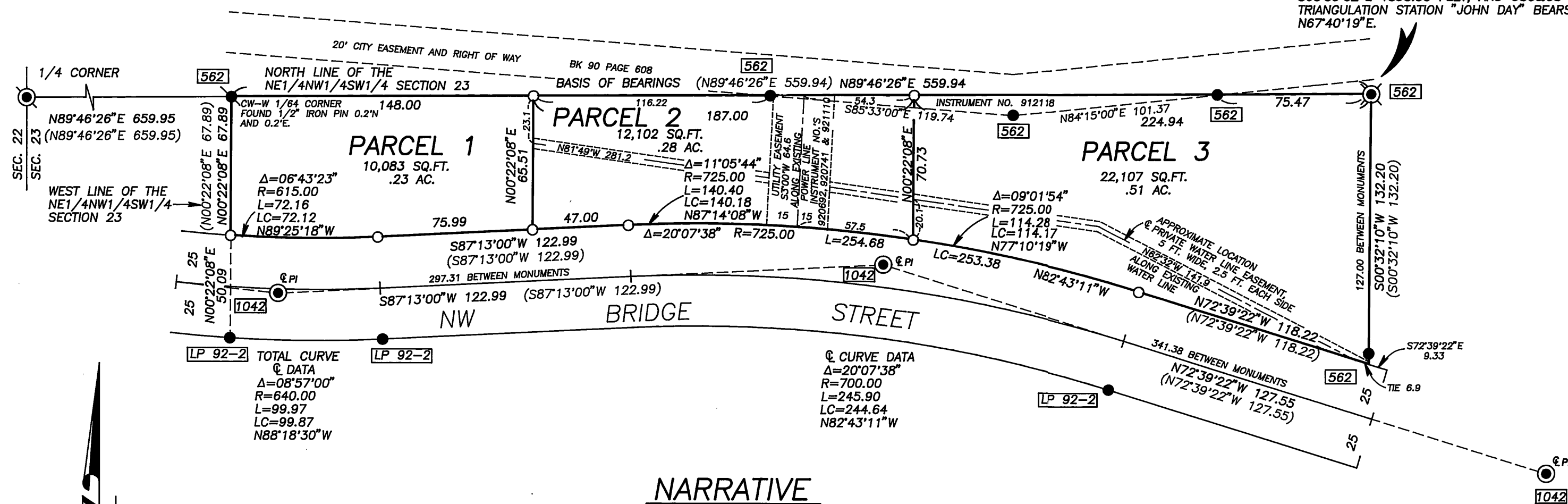
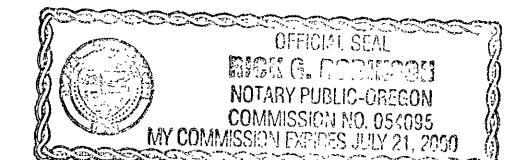
Alana L. Pointer
ALANA L. POINTER

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UNION SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/30, 1998
BY ALANA L. POINTER.

Rich G. Admire
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7/21/2000



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ALANA POINTER. THE
PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1, 2 AND 3 OF THIS
LAND PARTITION BY DIVIDING PARCEL 1 OF LAND PARTITION NO. 91-5
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 1 OF LAND PARTITION
NO. 91-5 WHICH I SURVEYED IN 1991. WE FOUND ALL OF THE MONUMENTS
CONTROLLING THE BOUNDARY OF SAID PARCEL 1 IN GOOD SHAPE. NEW
MONUMENTS WERE SET BETWEEN FOUND MONUMENTS AND AT POSITIONS
APPROVED BY MRS. POINTER AS SHOWN HEREON.

REFERENCES

RECORD MAP OF SURVEY NO'S. 562, 1042, LP 91-5 & LP 92-2
DEED RECORD INSTRUMENT NO'S 912118, 920692, 920741 & 921110
DEED RECORD BOOK 43 PAGE 215
" 90 " 608
" 127 " 586

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 NW1/4SW1/4 OF
SECTION 23, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY,
OREGON, AND BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO.
91-5, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2"x36" GALVANIZED IRON PIPE, WHICH MONUMENT I
DESIGNATE TO BE THE INITIAL POINT FOR THIS LAND PARTITION, SAID
POINT BEING N89°46'26"E, 1219.89 FEET FROM THE WEST 1/4 CORNER OF
SAID SECTION 23, THENCE S.00°32'10"W, 132.20 FEET TO THE NORTHERLY
RIGHT OF WAY LINE OF NW BRIDGE STREET; THENCE WESTERLY ALONG
SAID RIGHT OF WAY LINE AS FOLLOWS: N.72°39'22"W, 118.22 FEET;
254.68 FEET ALONG THE ARC OF A 725.00 FOOT RADIUS CURVE LEFT,
THE LONG CHORD OF WHICH BEARS N.82°43'11"W, 253.38 FEET; S.87°13'00"W,
122.99 FEET; 72.16 FEET ALONG THE ARC OF A 615.00 FOOT RADIUS
CURVE RIGHT, THE LONG CHORD OF WHICH BEARS N.89°25'18"W, 72.12
FEET, TO A POINT ON THE WEST LINE OF THE NE1/4NW1/4SW1/4 OF
SAID SECTION 23; THENCE N.00°22'08"E, ALONG THE WEST LINE OF
SAID NE1/4NW1/4SW1/4, A DISTANCE OF 67.89 FEET, TO THE NORTHWEST
CORNER OF SAID NE1/4NW1/4SW1/4; THENCE N.89°46'26"E, ALONG THE
NORTH LINE OF SAID NE1/4NW1/4SW1/4, A DISTANCE OF 559.94 FEET TO
THE POINT OF BEGINNING.

SUBJECT TO: THE RIGHT OF WAY OF NW BRIDGE STREET, CONTAINING 1.02
ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON
PH 541-575-1251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/99

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 91-5 AS SHOWN
SCALE 1" = 50'

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED
GRANT COUNTY SURVEYOR BRASS CAP.
- FOUND 2" GALV. IRON PIPE
- FOUND 2 1/2" BRASS CAP SET IN CONCRETE, 6"
BELOW GROUND IN A 8" CAST IRON MONUMENT CASE.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED BGA SURVEY MARKER.
- FOUND 1/2" IRON PIN-NO CAP
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED BGA SURVEY MARKER.
- RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO.
OR LAND PARTITION NO., NO. APPEARS IN BOX.

RECEIVED AND
FILED

FEB 2, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Alana L. Pointer*

APPROVALS

APPROVED THIS 23RD DAY OF JAN., 1998.

Jack W. Currie
WALLOWA COUNTY SURVEYOR

APPROVED THIS 27TH DAY OF JAN., 1998.

Ken Bauman
CITY OF JOHN DAY PLANNING COMMISSION

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

Sam L. Sutton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 01-27-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 2 DAY OF FEB, 1998 AT 11:40 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. 98-05
GRANT COUNTY RECORDS.

Alana L. Pointer
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-05.
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN