

APPROVALS

APPROVED THIS 10th DAY OF FEB, 1998.

Joan W. Burri
MALLOWA COUNTY SURVEYOR

APPROVED THIS 12th DAY OF March, 1998.

Larry J. Adams
CITY OF DAYVILLE

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

Karen R. Officer, Deputy
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 03-12-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13th DAY OF March, 1998 AT 1:30 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 98-11 GRANT COUNTY RECORDS.

Alison Ingh
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 98-11.

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

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 PARCEL 2 AS SHOWN ON THIS PARTITION PLAT AND THAT I DID NOT SURVEY THE REMAINING BOUNDARY OF PARCEL 1, SAID PARTITION BEING SITUATED IN GOV'T. LOT 2 AND THE SW1/4NE1/4 OF SECTION 1, T.13S., R.26E., W.M., CITY OF DAYVILLE, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2 X 30 INCH ALUMINUM PIPE WITH ATTACHED 3 INCH ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SECTION 1, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, WHICH MONUMENT IS IN ACCORDANCE WITH ORS 92.060, THENCE N.00°22'20"W. (DEED RECORD N01°50'E), ALONG THE WEST LINE OF THE NE1/4 OF SECTION 1, 1292.5 FEET, MORE OR LESS; THENCE N.83°42'E. (DEED RECORD N.83°42'W.), 200.0 FEET; THENCE N.24°49'E., 200.0 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY; THENCE SOUTHEASTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY, 1287 FEET, MORE OR LESS; THENCE LEAVING SAID HIGHWAY RIGHT OF WAY LINE, S.61°06'W., 100.0 FEET, MORE OR LESS; THENCE S.29°13'E., 66.0 FEET TO THE SOUTHEAST CORNER OF THE AMERICAN LEGION LOT; THENCE S.61°06'W., 105.7 FEET; THENCE S.82°11'W., 208.7 FEET; THENCE S.27°26'E., 208.7 FEET; THENCE N.83°22'E., 60 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PARCEL CONVEYED IN DEED BOOK 119, PAGE 645; THENCE S.15°07'13"E., 82.80 FEET TO A POINT WHICH IS 2801.77 FEET NORTH AND 1774.04 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE S.77°24'14"W., 94.69 FEET; THENCE S.13°31'39"E., 148.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NE1/4 OF SECTION 1; THENCE WEST ALONG SAID SOUTH LINE, 892 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 27.5 ACRES, MORE OR LESS.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1993
ROBERT D. BAGETT
598
Renewal Date 12/31/99

LAND PARTITION PLAT NO. 98-11

SITUATED IN GOV'T LOT 2 AND IN THE SW1/4NE1/4 OF SECTION 1, T13S, R26E, W.M.
CITY OF DAYVILLE
GRANT COUNTY, OREGON
FEBRUARY 9, 1998

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BOB CRAIG. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION AND TO SET MONUMENTS ON THE DIVISION LINE BETWEEN PARCELS 1 AND 2 AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE THE CENTER 1/4 CORNER AND THE N1/4 CORNER OF SECTION 1, THE CUMMINGS DITCH, AND THE EXISTING ACCESS ROAD. NEW MONUMENTS WERE SET AT THE CORNERS OF PARCEL 2 AT POSITIONS APPROVED BY MR. CRAIG, AS SHOWN HEREON.

WE RETRACED THE WEST LINE OF THE NE1/4 OF SECTION 1, FINDING THE CENTER 1/4 CORNER IN GOOD SHAPE. WE SEARCHED FOR BUT DID NOT FIND THE NORTH 1/4 CORNER MONUMENT WHICH WAS SET BY DOUGLAS FERGUSON, PLS 848, IN RECORD SURVEY NO. 1050. WE FOUND HIS REFERENCE POINTS FOR THIS CORNER, BUT WE DISAGREED WITH THE POSITION THE SWING TIES FROM THEM YIELDED. I CALLED MR. FERGUSON AND EXPLAINED THE SITUATION. HE RETRACED THE NORTH LINE OF SECTION 1 AND RESET THE NORTH 1/4 CORNER AT SINGLE PROPORTIONATE MEASURE BETWEEN THE NW AND NE CORNERS OF SEC. 1, WHICH IS THE MONUMENT WE LATER TIED AND IS SHOWN HEREON. HE APPARENTLY HAD AN ERROR IN THE SWING TIES TO HIS ORIGINAL N1/4 CORNER MONUMENT. THE MONUMENT HE ORIGINALLY SET WAS APPARENTLY DESTROYED IN FARMING OPERATIONS. HE WILL BE FILING A MAP OF SURVEY TO REFLECT THE REESTABLISHMENT OF THIS CORNER.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ROBERT D. CRAIG, DO HEREBY DECLARE THAT I HAVE 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, AND THAT I DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2 A PRIVATE ACCESS AND UTILITY EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS AND CONSTRUCTION AND MAINTENANCE OF UTILITIES TO SAID PARCEL 2, AS SHOWN HEREON. SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) A. EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
B. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- (2) 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.
- (3) WATER RIGHTS, CLAIMS, OR TITLE TO WATER.
- (4) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- (5) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- (6) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES.
- (7) EXCEPTION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN PATENT FROM THE UNITED STATES OF AMERICA, DATED JAN. 12, 1900, RECORDED DEC. 26, 1903 IN BOOK V, PAGE 343, DEED RECORDS, TO-WIT: "EXCLUDING AND EXCEPTING ALL MINERAL LANDS". NOTE: AFFECTS THE NE1/4 AND ADDITIONAL LANDS IN SEC. 1, T.13S., R.26E., W.M.
- (8) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED APRIL 13, 1946, RECORDED DECEMBER 17, 1946, IN DEED BOOK 49, PAGE 247, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. NO WIDTH SPECIFIED.
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- (9) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED JUNE 7, 1946, RECORDED DECEMBER 17, 1946, IN DEED BOOK 49, PAGE 248, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. NO WIDTH SPECIFIED.
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- (10) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED MAY 14, 1946, RECORDED DECEMBER 17, 1946, IN DEED BOOK 49, PAGE 248, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. NO WIDTH SPECIFIED.
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
- (11) ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

Robert D. Craig
ROBERT D. CRAIG

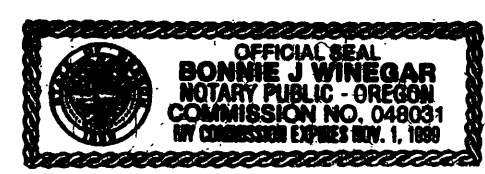
ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb. 23, 1998, BY ROBERT D. CRAIG.

Bonnie G. Winegar
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 11-1-99

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED
RECORDED AS INSTRUMENT NO. 980459 DEED RECORDS.



BASIS OF BEARINGS

SOLAR OBSERVATION
TAKEN AT THE SE COR. OF SEC. 1

SCALE 1"=200'

LEGEND

- FOUND 2 1/2" ALUM. PIPE WITH ATTACHED ALUMINUM CAP.
- 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.
- X-X FENCE LINE.

REFERENCES

RECORD MAP OF SURVEY NO. 1050
DEED RECORD INSTRUMENT NO.'S 930534, 932217
DEED RECORD BOOK 49 PAGE 247
49 248
V 343

NOTES

1. THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF THE SW1/4NE1/4 AND GOV'T LOT 2 SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
2. THE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES OF PARCEL 1 ARE SHOWN USING RECORD DATA.
4. U.S.C. & G.S. TRIANGULATION STATION "DAYVILLE" HAS BEEN DESTROYED DURING NEW HIGHWAY CONSTRUCTION.

RECEIVED AND
FILED

MAR. 13, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Alison Ingh*