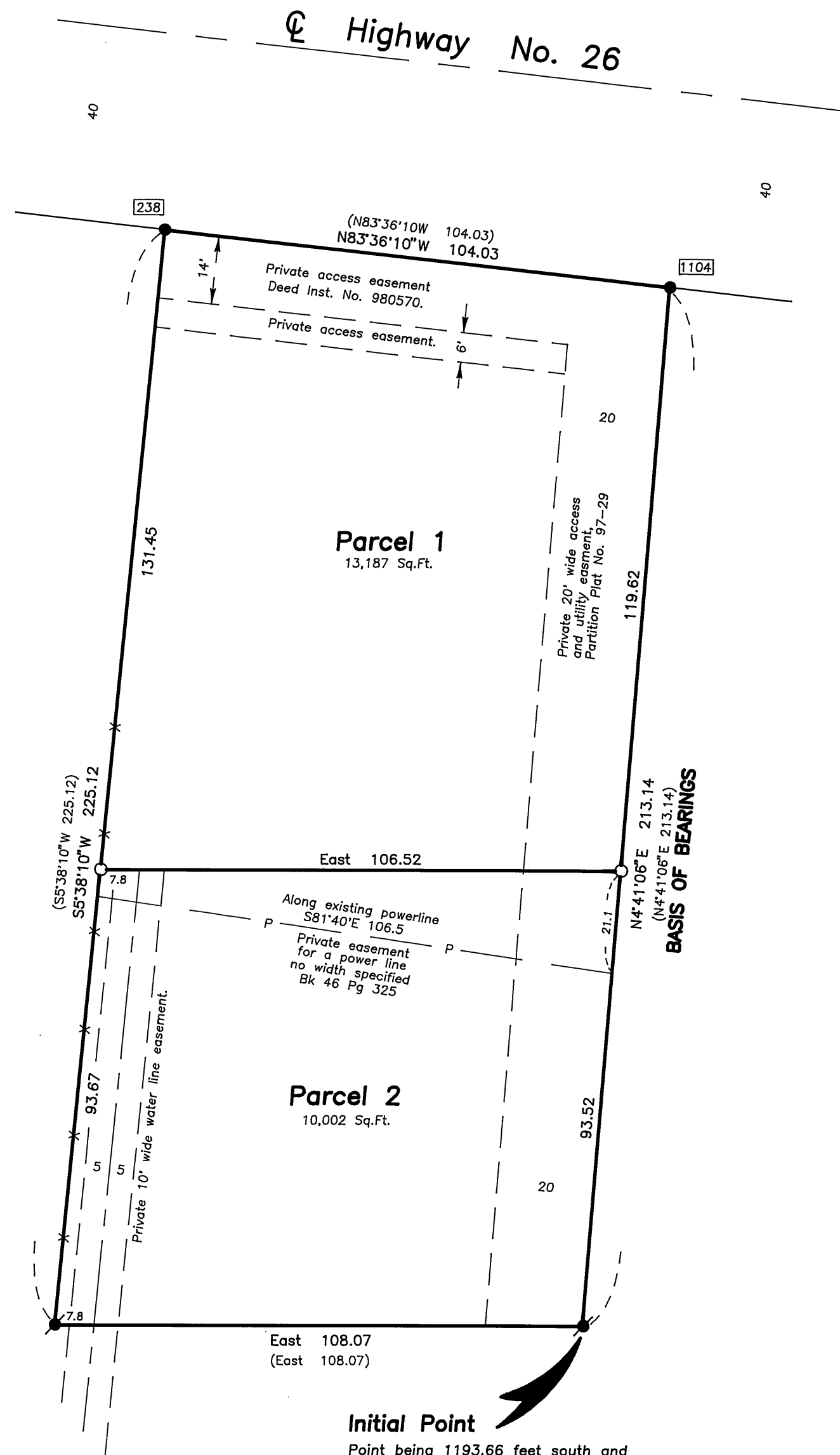


LAND PARTITION PLAT NO. 98-22

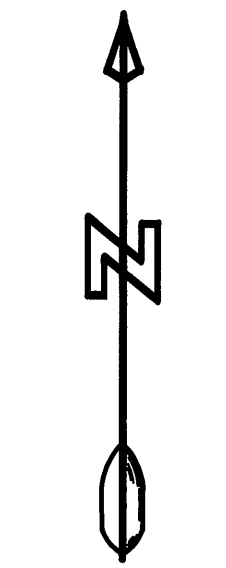
A PARTITION OF PARCEL 1 LAND PARTITION NO. 97-29
SITUATED IN THE NW1/4 SECTION 25, T13S, R31E, W.M.
CITY OF JOHN DAY
GRANT COUNTY, OREGON

June 10, 1998



Initial Point

Point being 1193.66 feet south and 1258.75 feet east of the NW corner of Section 25. The NW corner of Section 25 is monumented with a 2 1/2 inch alum. pipe with attached 3 inch alum. cap, see Land Partition Plat No. 97-29.



Scale 1"=25'

BASIS OF BEARINGS

Land Partition No. 97-29
As Shown

LEGEND

- Found 5/8" iron pin with attached yellow plastic cap, marked BGA SURVEY MARKER.
- Found 5/8" iron pin with attached red plastic cap, marked CORNERSTONE SURVEYING, INC. see Partition Plat No. 97-29.
- Set 5/8"X30" iron pin with attached red plastic cap, marked CORNERSTONE SURVEYING, INC.
- X—X Fence Line
- () Record bearing and distance.
- Found monument, see record map of survey number shown in box.

APPROVALS

Approved this 16 day of June, 1998.

[Signature]
Grant County Surveyor

Approved this 18 day of June, 1998.

[Signature]
City of John Day, Manager

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

[Signature] 06-16-98
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 10th day of June, 1998 at 4:25 o'clock P.M., and recorded as Land Partition Plat No. 98-22, Grant County Records.

[Signature]
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-22.

[Signature]
Jack L. Watson

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 is a partition of Parcel 1, Land Partition No. 97-29. This partition is situated in the NW1/4 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 1193.66 feet south and 1258.75 feet east of the NW corner of Section 25; thence N04°41'06"E, 213.14 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, 225.12 feet; thence East, 108.07 feet to the point of beginning.

Said tract containing 23,189 sq. feet.

CORNERSTONE SURVEYING, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
SEPT. 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2000

DEDICATION

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 parcel 2 shown hereon and the owners of parcels 2 and 3 of Land Partition No. 97-29 a private access and utilities easement, 6 feet in width, over and across parcel 1, as shown hereon. We do hereby reserve a private 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, deed 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 access and utility easement, 20 foot wide, along the east line of parcels 1 and 2, as shown on Land Partition Plat No. 97-29.
- (4) A private access easement 14 feet wide adjacent to the north line of parcel 1 and the private utility easements, including the terms and conditions thereof, to Michael and Sheryl Griffith, deed dated March 17, 1998, recorded April 2, 1998 in Deed Instrument No. 980570, these easements are not shown due to insufficient information given in the deed.

[Signature]
Larry D. Cannon

[Signature]
Alexis D. Cannon

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 29th day of June, 1998, by Larry D. Cannon and Alexis D. Cannon, husband and wife.

[Signature]
Notary Public of Oregon
My commission expires: 1/20/02



NARRATIVE

This survey was performed at the request of Larry Cannon. The purpose of this survey was to partition Mr. Cannon's property, described as, Parcel 1 of Land Partition No. 97-29, into 2 parcels.

After searching the available records pertaining to this survey, I found that the corner monuments of Parcel 1, Land Partition No. 97-29 are in place and I accept them for the boundary of this partition. The division line between parcel 1 and 2 is at the location approved by Mr. Cannon.

I find no record or existence of a Geodetic Control monument within 1/2 mile of this land partition.

RECORDED AND
FILED

JUL 3 1998

[Signature]
OFFICE OF COUNTY SURVEYOR