

LAND PARTITION PLAT NO. 98-39

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

November 3, 1998

APPROVALS

Approved this 23 day of Nov, 1998

Robert D. Craig
Grant County Surveyor

Approved this 9 day of Dec, 1998

Peggy J. Adams
Mayor of Dayville

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

Karen A. Officer, Deputy 12-10-98
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 10th day of December, 1998 at 2:40 o'clock P.M., and recorded as Land Partition Plat No. 98-39
Grant County Records

Kathy McInnis
Grant County Clerk

Bernard A. Streeter has consented to the Declaration of this property being partitioned. The affidavit of consent is recorded as Instrument No. 982677, deed records of Grant County.

I do hereby certify that this is a true and exact copy of Land Partition No. 98-39

Jack L. Watson
Jack L. Watson

RECEIVED AND
FILED

DEC 21 1998

OFFICE OF COUNTY SURVEYOR
Attest: Robert D. Craig

DECLARATION

Know all people by these present that I, Robert D. Craig, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon. I hereby grant unto the future owners of Parcel 2 the following access and utility easements:

- 1) A private access and utility easement, 50 feet wide, for ingress and egress and construction and maintenance of utilities, as shown hereon.
- 2) A private access and utility easement, 20 feet wide, for ingress and egress and construction and maintenance of utilities, as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
- 3) 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.
- 4) 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.
- 5) Reservations or exceptions in patents or in acts authorizing the issuance thereof.
- 6) Water rights, claims or title to water.
- 7) Exception, including the terms and provisions thereof, in patent from United States of America, dated January 12, 1900, recorded December 26, 1903, in Book V, Page 343, deeds of Grant County, to-wit: "Excluding and excepting all mineral lands". Note: Affects the NE1/4 and additional lands in Section 1, T13S, R26E, W.M.
- 8) A private 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 is given, the easement is not shown due to insufficient data given in the deed description.
- 9) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., 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 is given, the easement is not shown due to insufficient data given in the deed description.
- 10) Any easements, rights of way, and reservations, as the same may exist or appear of record.

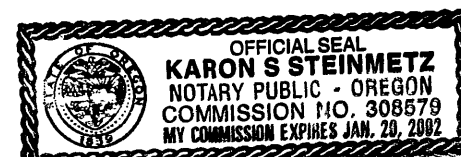
Robert D. Craig
Robert D. Craig

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 23rd day of November, 1998, by Robert D. Craig.

Karon S. Steinmetz
Notary Public for Oregon
My commission expires: Jan. 20, 2002



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, Parcel 2 of this land partition and that Parcel 1 was not surveyed during this partition process. This is a partition of Parcel 1 of Land Partition 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, described as follows:

Beginning at the SW corner of the SW1/4NE1/4 of Section 1, which is monumented with a 2 1/2" aluminum pipe with attached 3" aluminum cap, which I designate to be the Initial Point of this Land Partition; thence N00°22'20"W, along the west line of the SW1/4NE1/4 of Section 1, 330.22 feet to the SW corner of Parcel 2, Land Partition No. 98-11; thence along the lines of Parcel 2, Land Partition No. 98-11 as follows: S85°26'08"E, 652.07 feet; thence N10°42'39"E, 447.42 feet; thence N65°17'23"W, 545.69 feet; thence N63°35'13"W, 270.45 feet to the west line of the SW1/4NE1/4 of Section 1; thence leaving the lines of said Parcel 2, N00°22'20"W, along the west line of the SW1/4NE1/4 of Section 1, 226.1 feet, more or less, to the NW corner of that certain property described in Instrument No. 930534, deeds of Grant County; thence N83°42'E, 200.0 feet; thence N24°49'E, 200.0 feet, more or less, to the re-located westerly right of way of U.S. Highway 26, as described in Deeds Instrument No. 932217; thence southeasterly, along the re-located southerly right of way line of U.S. Highway 26, 1230 feet, more or less, to a point which is 608.40 feet north and 1097.29 feet east of the SW corner of the SW1/4NE1/4 of Section 1; thence S68°00'00"W, 176.88 feet; thence S72°00'00"W, 263.87 feet to the east line of Parcel 2, Land Partition No. 98-11; thence S10°42'39"W, along the east line of Parcel 2, Land Partition No. 98-11, 185.50 feet, to the SE corner of Parcel 2, Land Partition No. 98-11; thence S21°49'35"E, 183.13 feet; thence S12°14'00"E, 138.74 feet to the south line of the SW1/4NE1/4 of Section 1; thence N87°54'22"W, along the south line of the SW1/4NE1/4 of Section 1, 745.84 feet to the point of beginning.

This partition contains 15.5 acres, more or less.

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

575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2000

NARRATIVE

This survey was performed at the request of Bob Craig. The purpose of this survey was to partition that portion of Mr. Craig's property shown as Parcel 1 on Land Partition Plat No. 98-11, into 2 parcels and monument a property line adjustment. The adjusted property line and Parcel 2 were to be surveyed and the corners monumented as shown hereon.

After searching the available records pertaining to this survey, I found that Section 1 has been subdivided, see Record Map of Survey No. 1050. The N1/4 corner was re-set by survey, see Record Map of Survey No. 1478. A partition of Mr. Craig's property was done in February of 1998, see Land Partition Plat No. 98-11, which shows that Parcel 1 was not surveyed. The right of way along U.S. Highway 26 has been monumented, by Douglas Ferguson, between August 1997 and March 1998. The survey map has not been recorded as of this partition, although Mr. Ferguson has provided me with a preliminary copy of his survey indicating the monuments he has set along the right of way. The monuments I found coincide with the deeded right of way described in Instrument No. 932217, deeds of Grant County.

I found and accepted the monuments of these various surveys as shown hereon. The property line adjustment is established at the location agreed upon by Mr. Craig and his neighbor. Parcel 2 is created by the property line adjustment and shown hereon.

The record shows that U.S.C. & G.S. Triangulation Station "Dayville" was destroyed during highway construction. I find no other record of a Geodetic Control monument within 1/2 mile of this land partition.