

INITIAL POINT

POINT BEING
652.43 FT. SOUTH AND
1510.23 FT. EAST OF
N.W. COR. SEC. 11
DEED RECORD
(643.9 FT. SOUTH
AND 1512.4 FT. EAST)

THE NORTHWEST CORNER
OF SECTION 11 IS
MONUMENTED WITH A
2 1/2" BRASS CAP
SET IN CONCRETE, 12"
BELOW HIGHWAY SURFACE
IN AN 8" CAST IRON
MONUMENT CASE—OPLS 598

LAND PARTITION PLAT NO. 98-44

SITUATED IN THE NE1/4NW1/4 SEC. 11,
T.13S., R.33E., W.M.,
CITY OF PRAIRIE CITY,
GRANT COUNTY, OREGON

DECEMBER 29, 1998

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 NE1/4NW1/4 OF SECTION 11, TWP. 13S., R.33E., W.M., CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED B6B SURVEY MARKER, WHICH I DESIGNATE TO BE THE INITIAL POINT FOR THIS PARTITION, SAID POINT BEING 652.43 FEET SOUTH AND 1510.23 FEET EAST OF THE NW CORNER OF SAID SECTION 11, THENCE S.67°42'10"W., 106.75 FEET (S.67°26'W., 112.5 FEET, BEARINGS AND DISTANCES CONTAINED WITHIN PARENTHESES IN THIS CERTIFICATE ARE DEED RECORD); THENCE S.11°42'50"E., 100.00 FEET (S.11°59'E., 100.0 FEET); THENCE S.62°17'10"W., 115.80 FEET (S.62°01'W., 115.8 FEET) TO THE WEST LINE OF THE NE1/4NW1/4 OF SAID SECTION 11; THENCE S.00°05'47"E., ALONG SAID WEST LINE, 382.93 FEET (SOUTH, 332.6 FEET, MORE OR LESS) TO THE CENTER LINE OF THE JOHN DAY RIVER; THENCE, UPSTREAM, ALONG THE CENTER LINE OF SAID RIVER AS FOLLOWS: N.56°22'17"E., 71.21 FEET; N.27°55'43"E., 221.79 FEET; N.33°00'44"E., 123.45 FEET; N.52°46'38"E., 70.98 FEET (N.42°00'E., 442.7 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF BRIDGE STREET; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: N.29°09'50"W., 134.74 FEET (N.29°26'W., 142.3 FEET, MORE OR LESS); N.28°25'01"W., 86.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.90 ACRES, MORE OR LESS.

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, RENEE OVERTON, 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 PLAT; AND THAT I DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCELS 1, 2 AND 3 THE 60 FOOT WIDE PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO BRIDGE STREET, EXCEPTING THEREFROM THE AREA OCCUPIED BY THE EXISTING DWELLING LOCATED ON SAID EASEMENT AS SHOWN HEREON; AND THAT I DO HEREBY GRANT TO THE CITY OF PRAIRIE CITY A PUBLIC SEWER LINE EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING AN EXISTING DOMESTIC SEWER LINE, EXCEPTING THEREFROM THE AREA OCCUPIED BY THE EXISTING DWELLING LOCATED ON SAID EASEMENT 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. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
4. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED, NOW OR AT ANY TIME LYING BELOW HIGH WATER MARK OF JOHN DAY RIVER, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON, AS TO ANY PORTION NOW OR AT ANY TIME BELOW THE HIGH WATER MARK.
5. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT:
(A) SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE ORDINARY HIGHWATER MARK OF JOHN DAY RIVER.
(B) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
(C) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF JOHN DAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
6. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING NOW OR AT ANY TIME BENEATH THE WATERS OF JOHN DAY RIVER.
7. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST COAST POWER COMPANY, A CORP., DATED APRIL 17, 1940, RECORDED APRIL 17, 1940, IN DEED BOOK 43, PAGE 632, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 20 FT. WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
8. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF PRAIRIE CITY, OREGON, DATED FEBRUARY 21, 1957, RECORDED MARCH 5, 1957, IN DEED BOOK 76, PAGE 455, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 10 FT. WIDE, AS SHOWN
9. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF PRAIRIE CITY, OREGON, DATED AUGUST 26, 1957, RECORDED AUGUST 29, 1957, IN DEED BOOK 77, PAGE 420, RECORDS OF GRANT COUNTY, OREGON. AN EASEMENT FOR STREET PURPOSES, EASEMENT IS WITHIN BRIDGE STREET R.O.W.
10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CARL SHEEDY AND BETTY JANE SHEEDY, HUSBAND AND WIFE, AS SHOWN IN WARRANTY DEED DATED JANUARY 2, 1964, RECORDED APRIL 8, 1964, IN BOOK 90 OF DEEDS, PAGE 519, BEING AN EASEMENT IN COMMON WITH THE GRANTORS, FOR ROADWAY, AS SHOWN.
11. ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS SURVEY WAS REQUESTED BY RENEE OVERTON. THE PURPOSE OF THIS SURVEY WAS TO PARTITION MRS. OVERTON'S TRACT OF LAND INTO 3 PARCELS AS SHOWN ON THE ACCOMPANYING PLAT.

THE EXTERIOR BOUNDARY OF THIS LAND PARTITION WAS DETERMINED IN RECORD SURVEY NO. 1448 WHICH I COMPLETED IN AUG. 1997. THESE MONUMENTS ARE STILL IN GOOD CONDITION. WE SET IRON PINS ON THE DIVISION LINES BETWEEN PARCELS 1 AND 2 AND 3 AT LOCATIONS APPROVED BY MRS. OVERTON, AS SHOWN HEREON.

APPROVALS

APPROVED THIS 28 DAY OF DEC., 1998

Joseph W. Burris
WALLA WALLA COUNTY SURVEYOR

APPROVED THIS 29 DAY OF Dec., 1998

Lyndee M. Leonard
CITY OF PRAIRIE CITY PLANNING COMMISSION

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

James D. Dutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12-30-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 30 DAY OF Dec., 1998 AT 1:30 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 98-44
GRANT COUNTY RECORDS.

Brenda J. Perry
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-44.
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY
BEING PARTITIONED RECORDED AS INSTRUMENT NO.
95297 & 98298, DEED RECORDS.

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1448
AS SHOWN

SCALE: 1" = 60'

DETAIL
NO SCALE

PARCEL 3
52,366 sq.ft.
1.21 AC.

PARCEL 1
11,474 sq.ft.
0.26 AC.

PARCEL 2
11,474 sq.ft.
0.26 AC.

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED B6B SURVEY MARKER SET DURING RECORD SURVEY NO. 1448
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED B6B SURVEY MARKER
- () RECORD BEARING AND DISTANCE
- EXISTING SEWER MANHOLE
- X—X FENCE LINE

NOTE:

I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.

RECEIVED AND
FILED

DEC. 30, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Brenda J. Perry*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1963
ROBERT D. BAGETT
598

Renewal Date 12/31/99

REFERENCES

RECORD MAP OF SURVEY NO. 1448
DEED RECORD INSTRUMENT NO.'S 951323, 961992,
972471 AND 982749