

Land Partition Plat No. 99-06

A PARTITION OF PARCEL 1, LAND PARTITION NO. 98-39
SITUATED IN GOV'T LOT 2 AND IN THE SW1/4NE1/4
SECTION 1, T13S, R26E, W.M.
CITY OF DAYVILLE
GRANT COUNTY, OREGON

January 5, 1999

APPROVALS

Approved this 29 day of JAN, 1999

Robert D. Craig
Grant County Surveyor

Approved this 10 day of Feb., 1999

Peggy J. Adams
Mayor of Dayville

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

Karon S. Steinmetz
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 11th day of February, 1999 at 2:10 o'clock P.M., and recorded as Land Partition Plat No. 99-06

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. 99049, deed records of Grant County.

I do hereby certify that this is a true and exact copy of Land Partition No. 99-06

Jack L. Watson
Jack L. Watson

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.

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.

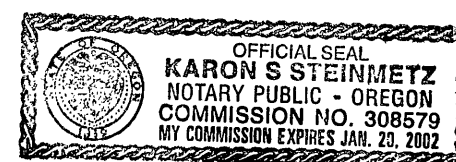
Robert D. Craig
Robert D. Craig.

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 11th day of February, 1999 by Robert D. Craig.

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



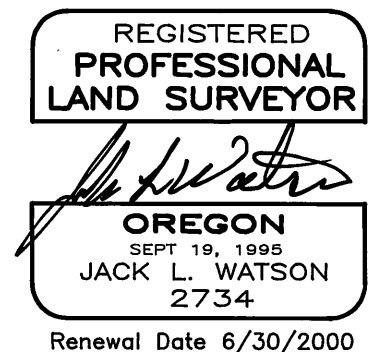
SURVEYOR'S CERTIFICATE

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 the parcels of this land partition. This is a partition of Parcel 1 of Land Partition 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, described as follows:

Beginning at a 5/8" iron pin with an attached red plastic cap marked "CORNERSTONE SURVEYING, INC.", which I designate to be the Initial Point of this Land Partition, said point being S00°22'20"E, 1406.34 feet from the N1/4 corner of Section 1; thence N87°34'00"W, 220.85 feet; thence N35°45'00"E, 193.70 feet to the re-located westerly right of way line of U.S. Highway 26, as described in Deeds Instrument No. 932217; thence southeasterly, along the re-located westerly right of way line of U.S. Highway 26 as follows: S54°40'43"E, 37.33 feet; S50°52'10"E, 150.34 feet; S58°08'31"E, 143.36 feet; S58°10'56"E, 154.57 feet; S33°27'55"E, 150.59 feet; S38°22'08"E, 181.32 feet; S22°34'18"E, 165.66 feet; S41°50'20"E, 138.31 feet; S29°41'25"E, 40.64 feet 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 leaving said highway right of way line 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 N10°42'39"E, along the east line of Parcel 2, Land Partition No. 98-11, 261.92 feet, to the NE corner of said Parcel 2, Land Partition No. 98-11; thence N65°17'23"W, along the north line of Parcel 2, Land Partition No. 98-11, 545.69 feet; thence N63°35'13"W, along the north line of Parcel 2, Land Partition No. 98-11, 270.45 feet to the west line of the SW1/4NE1/4 of Section 1; thence N00°22'20"W, along the west line of the SW1/4NE1/4 of Section 1, 208.18 feet to the point of beginning.

This partition contains 10.02 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813



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. 98-39, into 3 parcels and monument a property line adjustment.

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 this Parcel not surveyed. A second partition of Mr. Craig's property was done in November of 1998, see Land Partition Plat No. 98-39, which shows this Parcel 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. The division lines between these parcels are at the locations chosen by Mr. Craig.

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.