

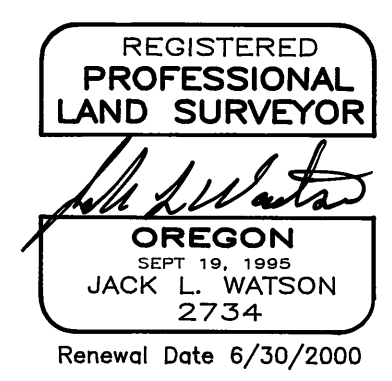
# LAND PARTITION PLAT NO. 99-10 Situated in the NW1/4 of Section 25, T13S, R31E, W.M. City of John Day Grant County, Oregon February 24, 1999

## 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 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 on the south right of way line of Highway 26, which I designate to be the Initial Point of this land partition, said point being 969.59 feet south and 1172.74 feet east of the NW corner of said Section 25; thence N83°36'10"W, along the south right of way line of Highway 26, 130.06 feet to a 5/8" iron pin; thence S5°38'02"W, 200.00 feet to a 5/8" iron pin; thence S83°36'10"E, 130.00 feet; thence N5°39'01"E, 200.00 feet to the point of beginning.

This partition contains 0.60 acres.  
**Cornerstone Surveying, Inc.**  
 233 S. Canyon Blvd.  
 John Day, OR 97845  
 575-1813



## Declaration

Know all people by these present that we, Phillip M. Murphy and Shelly Whale Murphy, 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. Together with a private access easement, 30 feet in width, over and across parcels 2 and 3 of Land Partition No. 97-11, recorded May 23, 1997, in Deed Instrument No. 970916, records of Grant County, Oregon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) An private easement, including the terms and provisions thereof, to West Coast Power Company, a corp., dated September 17, 1943, recorded November 27, 1943, in Book 46, Page 325, deed records of Grant County, Oregon. A right of way easement for utility and incidental purposes, no width is given.
- 3) A private easement, including the terms and provisions thereof, dated May 23, 1997, recorded May 23, 1997 in Deeds Instrument No. 970924, records of Grant County, Oregon. An access easement for ingress and egress to the adjoining property. This easement is variable in width as shown.

*Phillip M. Murphy*  
 Phillip M. Murphy

*Shelly Whale Murphy*  
 Shelly Whale Murphy

## Acknowledgement

STATE OF OREGON } SS  
 COUNTY OF GRANT }

This instrument was acknowledged before me on this 12<sup>th</sup> day of March, 1999, by Phillip M. Murphy and Shelly Whale Murphy, husband and wife.

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



## Narrative

This survey was performed at the request of Mike Murphy. The purpose of this survey was to partition Mr. Murphy's property, into 2 parcels.

After searching the available records pertaining to this survey, I found that the boundaries of Mr. Murphy's property were surveyed and monumented in September of 1971, see Survey No. 238. I found and accepted the monuments of Survey No. 238 as shown. The monument at the SE corner of Parcel 2 was found out of position as shown. I divided the property into two parcels according to Mr. Murphy's directions.

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

## Approvals

Approved this 1<sup>st</sup> day of MARCH, 1999  
*Robert D. Beyer*  
 Grant County Surveyor

Approved this 23 day of MARCH, 1999  
*Kent Lemmon*  
 City of John Day, Manager

All ad valorem and special assessments due pursuant to law have been assessed and collected.  
*Steve G. Sutton* 03-29-1999  
 Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 24<sup>th</sup> day of MARCH, 1999 at 9:05 o'clock P.M., and recorded as Land Partition Plat No. 99-10  
*Kathy McInnis*  
 Grant County Clerk

RECEIVED AND FILED  
 MAR 30 1999  
 OFFICE OF COUNTY CLERK  
 Grant County, Oregon

I do hereby certify that this is a true and exact copy of Land Partition No. 99-10  
*Jack L. Watson*  
 Jack L. Watson

Scale 1"=30'  
 BASIS OF BEARINGS  
 Record Map of Survey No. 238

## LEGEND

- Found 5/8" iron pin with attached yellow plastic cap.
- 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.