

LAND PARTITION PLAT NO. 93-1

Situated in the SE1/4SE1/4 of Section 22
T13S, R31E, W.M.
GRANT COUNTY, OREGON
Dec. 15, 1992

SURVEYOR'S CERTIFICATE

STATE OF OREGON SS
COUNTY OF GRANT

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 SE1/4SE1/4 of Section 22, Twp. 13S., R. 31E., W.M., City of John Day, Grant County, Oregon, described as follows:

Beginning at the 5/8"x30" iron pin, which point I designate to be the Initial Point for this Land Partition, said point being 896.26 feet North and 864.60 feet West from the Southeast corner of said Section 22; thence S.81°03'00"W., 126.54 feet; thence North, 277.10 feet; thence West, 166.00 feet; thence South, 238.47 feet; thence 31.15 feet along the arc of a 122.00 foot radius curve left, (the long chord of which bears S.07°18'50"E., 31.07 feet); thence N.89°18'00"W., 159.54 feet to the west line of the SE1/4SE1/4 of said Section 22; thence N.00°03'00"W., along the west line of said SE1/4SE1/4 420.42 feet to the northwest corner of said SE1/4SE1/4; thence N.89°26'33"E., along the north line of said SE1/4SE1/4, 446.96 feet; thence South, 414.85 feet to the point of beginning.

Said tract containing 3.32 acres, more or less.

Robert D. Bagett
BAGETT-GRIFFITH AND ASSOCIATES
217 N. Canyon Blvd.
John Day, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Expires 12/31/94

DECLARATION

Know all men by these presents that we, Arnold Hoselton and June P. Hoselton, husband and wife, depose and say that we are the owners of the lands described in the Surveyor's Certificate, and that we caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map.

- SAID PARCELS SUBJECT TO THE FOLLOWING RESERVATIONS AND EASEMENTS:
- (1) Right of way easement for utilities and incidental purposes, 20 feet in width, to California-Pacific Utilities Co., recorded in Book 91, Page 289, deed records.
 - (2) Right of way easement for utilities and incidental purposes, 20 feet in width, to California-Pacific Utilities Co., recorded in Book 91, Page 290, deed records.
 - (3) Right of way easement for utilities and incidental purposes, 20 feet in width, to C.P. National recorded in Book 122, Page 174, deed records.
 - (4) Right of way easement for utilities and incidental purposes, 15 feet in width, to Oregon Trail Electric Consumers Cooperative, recorded in Book 139, Page 646, deed records.
 - (5) Storm Drain Easement for construction and maintenance of a storm drainline, 20 feet in width, to the City of John Day, recorded in Instrument No. 911557, deed records.
 - (6) Reservations, including the terms and provisions thereof, in patent from the United States of America dated Oct. 31, 1881, recorded in Book 5, Page 366, deed records.
 - (7) Rights and interests of Jim and Viola Lyons, his wife, in and to the following property, by reason of that certain deed from Western Gold Dredging Co. to the said Lyons, dated July 25, 1951, recorded in Book 65, Page 339, deed records, involving mineral rights thereon: In Twp. 13S., R. 31E., W. M., Sec. 22: A tract of land in the SE1/4SE1/4 described as follows: Beginning at the Northwest corner of the SE1/4SE1/4 of said Sec. 22; thence S.0°11'W., along the west line of said SE1/4SE1/4, 172.7 feet; thence East, 453.2 feet; thence North 171.1 feet to the north line of said SE1/4SE1/4; thence N.89°47'W., along said north line 452.6 feet to the place of beginning.
 - (8) Access road easement, 24 feet in width, to Arnold Hoselton and June Hoselton, husband and wife, recorded in Book 139, Page 380, deed records.
 - (9) And, for the purpose of ingress and egress, that we do for ourselves, our heirs and assigns, hereby dedicate to the future owners of said PARCELS 1, 2 and 3, and to others entitled to the use thereof, for their use forever, the 24 foot wide private road easement, and the 20 foot wide private road easement, as shown hereon.

Arnold Hoselton
Arnold Hoselton

June P. Hoselton
June P. Hoselton

ACKNOWLEDGEMENT

STATE OF Oz SS
COUNTY OF Maricopa

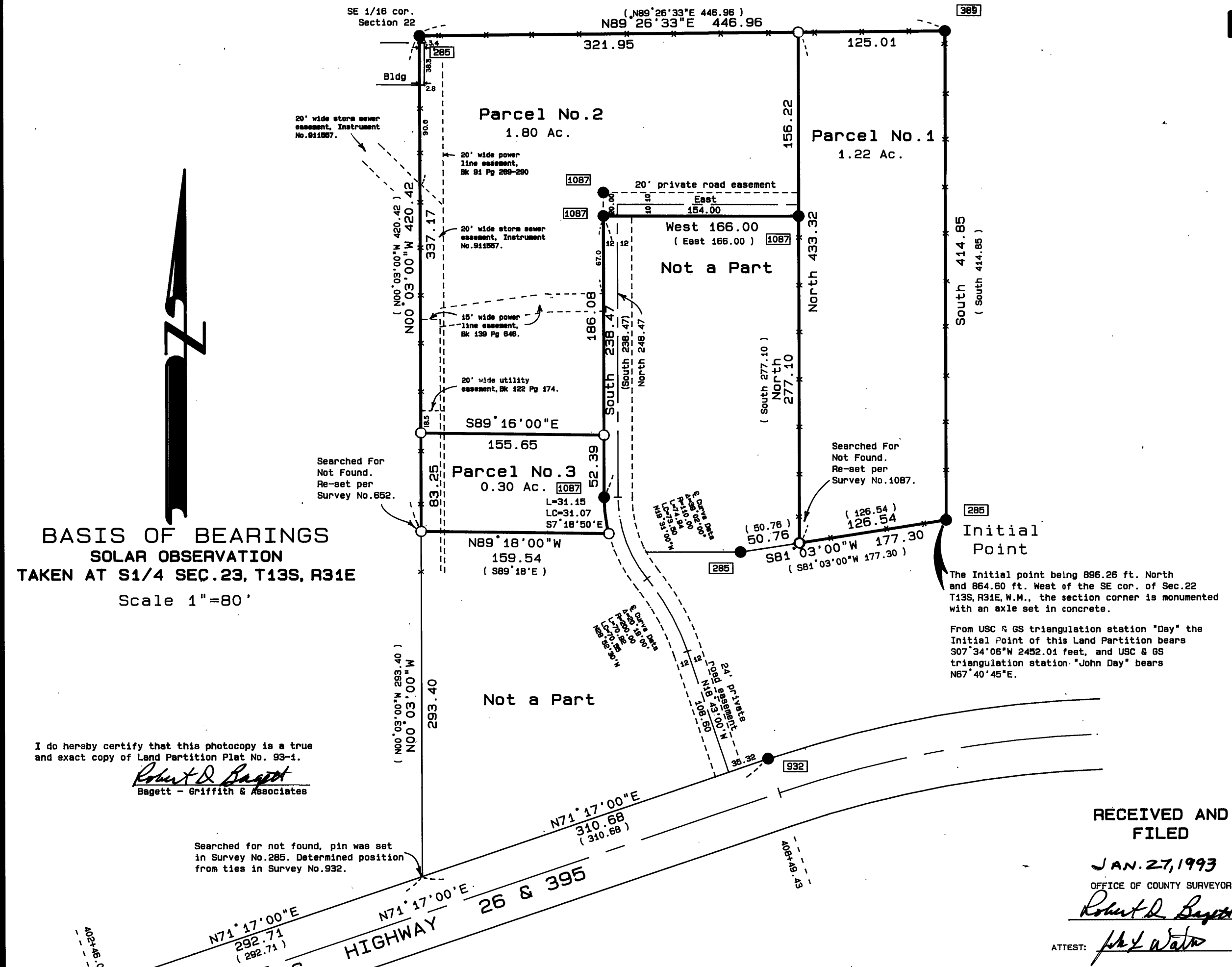
Be it remembered that on this 19th day of Jan, 1993, personally appeared before me Arnold Hoselton and June P. Hoselton, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily.

In witness whereof, I have hereunto set my hand and affixed my official seal this 19 day of Jan, 1993.

Marty A. Davis

WATER RIGHTS STATEMENT

Water Right Certificate No.s C21130, C21243, C30270, C31271, C44465 and C58326 and Permit No. 69319 are appurtenant to this partition.



I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-1.

Robert D. Bagett
Bagett - Griffith & Associates

Searched for not found, pin was set in Survey No. 285. Determined position from ties in Survey No. 932.

RECEIVED AND FILED
JAN. 27, 1993
OFFICE OF COUNTY SURVEYOR
Robert D. Bagett
ATTEST: *Phyl Water*

- LEGEND**
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
 - Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
 - x-x Fence line
 - () Record bearing and distance of surveys referenced.
 - Found monument from Recorded Survey No. □ Survey No. appears in the box.

- REFERENCES**
- Deed Record Book 109 Page 471
 - 139 378
 - Record Map of Survey No. 285, 389, 652, 932, 1087.
- NOTE:**
I find no record or existence of an appurtenant geodetic control monument within 1/2 mile of this land partition.

NARRATIVE:
This survey was performed at the request of Jim Neely, of Denny Dahl Realtors, acting in behalf of Arnold and June Hoselton. The purpose of this survey was to delineate PARCELS 1, 2, and 3 of this Land Partition.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments. New monuments were set in accordance with the evidence found on and at locations approved by Jim Neely and Mr. and Mrs. Hoselton, as shown hereon.

This survey is a retracement of Survey No.'s 285, 389, 652 and 1087 which basically established the exterior boundaries of the Hoselton tract. We also retraced the appurtenant portion of Survey No. 932 which established the north line of the John Day Highway. I performed all of the above surveys at various times.

During this current survey we ran a closed loop control traverse and tied the controlling monumented corners as shown hereon. All the appurtenant corners which were set in Survey No.'s 285, 389, 652 and 1087 were found in good shape or were restored to their original positions.

APPROVALS
Approved this 11th day of JAN, 1993.
Jack W. Burris
Malheur County Surveyor

Approved this 14 day of Jan, 1993
William D. O.
City of John Day Planning Commission

I do hereby certify that this plat was received on the 27 day of January, 1993 at 11 o'clock A.M. and recorded as Partition Plat No. 93-1 Grant County Records.

Mary Moulton Deputy
Grant County Clerk