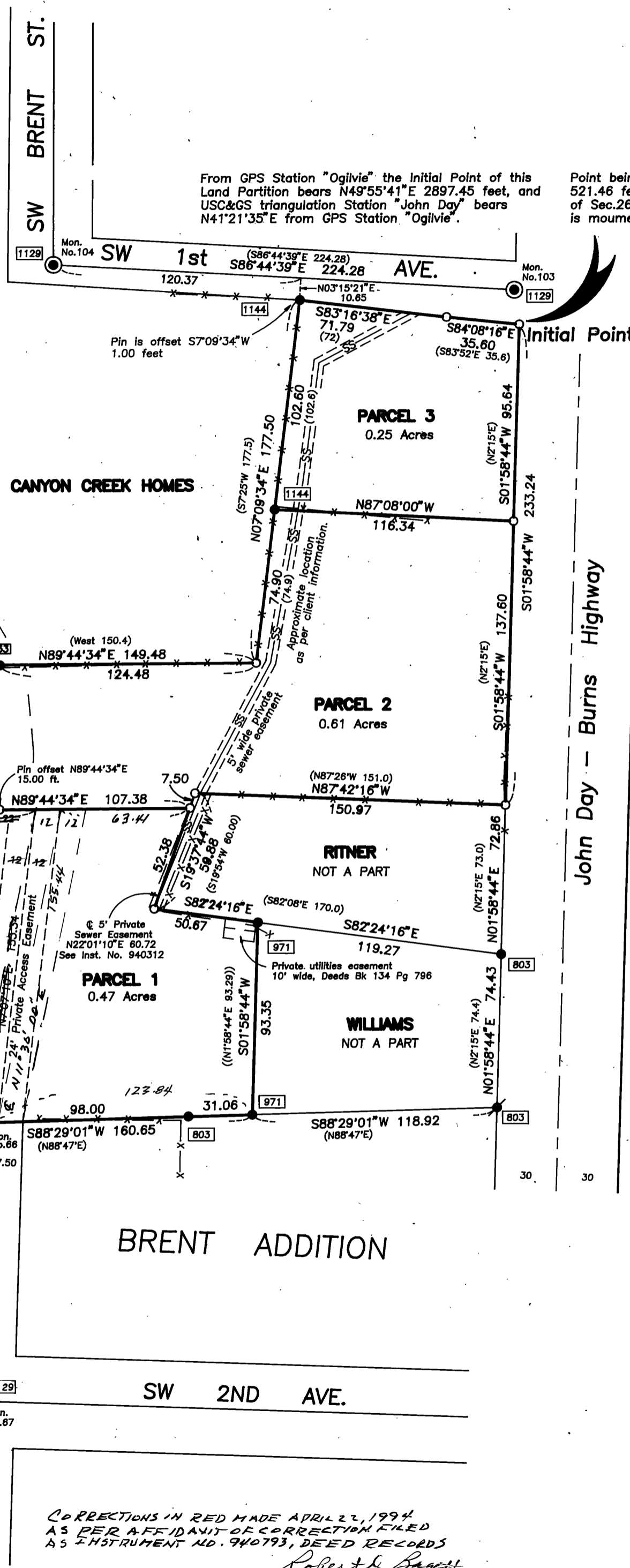


# LAND PARTITION PLAT NO. 94-02

SITUATED IN THE NE1/4NW1/4 and SE1/4NW1/4  
SECTION 26, T13S, R31E, W.M.  
BLOCK J, CITY OF JOHN DAY  
GRANT COUNTY, OREGON

Jan. 24, 1994



## SURVEYOR'S CERTIFICATE

STATE OF OREGON SS  
COUNTY OF GRANT

I, Robert D. Baggett, 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 Block J of the City of John Day, Grant County, Oregon, described as follows:

Beginning at a 5/8"x30" iron pin, which I designate to be the Initial Point for this Land Partition, said point being 1022.89 feet South and 521.46 feet West from the North 1/4 corner of Section 26, Twp. 13S., R. 31E., W.M., said point also being where the southerly side line of S.W. First Avenue intersects the westerly right of way line of the John Day-Burns Highway; thence S.01°58'44"W., along the westerly right of way line of said highway, 233.24 feet; thence N.87°42'16"W., 150.97 feet; thence S.19°37'44"W., 59.88 feet; thence S.82°24'16"E., 50.67 feet; thence S.1°58'44"W., 93.35 feet, to the north line of Brent Addition; thence S.88°29'01"W., along the north line of said addition, 160.65 feet, to the center of Canyon Creek; thence along the center of said Canyon Creek, downstream, as follows: N.08°50'30"E., 154.94 feet; N.02°43'00"W., 60.50 feet; N.35°12'00"W., 11.53 feet; thence leaving said creek, N.89°44'34"E., 149.48 feet; thence N.07°09'34"E., 177.50 feet, to a point on the southerly side line of S.W. First Avenue; thence along the southerly side line of said avenue, as follows: S.83°16'38"E., 71.79 feet; S.84°08'16"E., 35.60 feet to the point of beginning.

Said tract containing 1.33 acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Robert D. Baggett  
OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598  
Renewal Date 12/31/94

## DECLARATION:

Know all people by these presents that Clifton W. Lemons, Trustee, of the Clifton W. Lemons Family Trust, does hereby declare that said Trust is the owner of the lands described in the Surveyor's Certificate, and that said Trust has caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map, and that said Trust does hereby grant the following private easements, as shown hereon, for the purposes indicated:

- (1) The private access easement, 24 feet in width, through PARCEL 1, for the purpose of ingress and egress to Parcel 2.
- (2) The private sewer line easement, 5 feet in width, for the purpose of maintaining an existing domestic sewer line and appurtenances necessary and convenient thereto, as shown hereon.

SAID PARCELS SUBJECT TO THE FOLLOWING EASEMENTS AND CONDITIONS:

- (1) Right of way easement for utilities and incidental purposes, no specified width, to West Coast Power Company, recorded in Book 43, Page 55, deed records. Unable to plot.
- (2) Right of way easement for utilities and incidental purposes, 10 feet wide, to C.P. National Corporation, recorded in Book 134, Page 796, deed records.
- (3) The greenway zone along Canyon Creek, 20 feet on each side of the average high water mark.

*Clifton W. Lemons, Trustee*

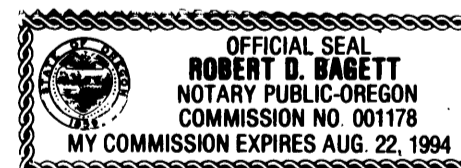
## ACKNOWLEDGEMENT:

STATE OF OREGON SS  
COUNTY OF GRANT

This instrument was acknowledged before me on MAR 31, 1994, by Clifton W. Lemons, Trustee, of the Clifton W. Lemons Family Trust.

*Robert D. Baggett*

My Commission Expires Aug 22, 1994



## APPROVALS:

Approved this 2nd day of MAR, 1994.

*Jack W. Burris*  
Wallowa County Surveyor

Approved this 3 day of MAR, 1994.

*Walter J. ...*  
City of John Day Planning Commission

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

*Thomas R. ...*  
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 11 day of March, 1994 at 10:30 o'clock P.M., and recorded as Partition Plat No. 94-02 Grant County Records.

*Kathy McLeisen*  
Grant County Clerk

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 94-02.

*Robert D. Baggett*  
Baggett - Griffith & Associates

RECEIVED AND  
FILED

MAR 11 1994

OFFICE OF COUNTY SURVEYOR  
*Robert D. Baggett*  
Attest: *James Russell*

Water Right Certificate No. C-42918 is appurtenant to this land partition.

## BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1129  
BETWEEN MON. NO. 104 AND MON. NO. 103 AS SHOWN

Scale 1"=50'

## LEGEND

- Found 2 1/2" brass cap set in concrete, 12" below ground in a 8" cast iron monument case. See Survey No. 1129.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Found PK nail.
- Set 5/8" x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- ( ) Deed record bearing and distance
- (( )) Record bearing and distance from recorded survey.
- X-X Fence line
- Found monument from Recorded Survey No. □ Survey No. appears in the box.
- SS Sanitary Sewer line

## REFERENCES

Deed Record Book 88 Page 640  
110 412  
130 523  
131 573  
134 796-797  
135 475  
136 419-420  
136 959-960  
139 921

Instrument No. 901458  
911626  
911627  
940312

Record Map of Survey No. 453, 803, 971, 1129, 1144  
1914 Plat of John Day

## NARRATIVE:

This survey was performed at the request of Clifton Lemons. The purpose of this survey was to delineate PARCELS 1, 2, and 3 of this Land Partition as shown hereon.

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 and at locations approved by Mr. Lemons at the corners on the division lines between PARCELS 1 and 2 and 3.

During this survey, we retraced the appurtenant portion of the Original City of John Day as shown of the plat thereof, recorded in the Office of the Grant County Clerk in Book 1 of Town Plats, Page 14. We also retraced the appurtenant portion of Record Survey No. 1129 which established the right of way lines of South Canyon Boulevard and SW First Avenue. We also retraced and tied the appurtenant corners of Record Survey No. 453, 971, and 1144. We ran a closed loop control traverse and tied the controlling monumented corners as shown hereon. All the appurtenant controlling monuments of Survey No. 453, 971, 1129, and 1144 were found in good condition, or were restored to their original positions.

CORRECTIONS IN RED MADE APRIL 22, 1994  
AS PER AFFIDAVIT OF CORRECTION FILED  
AS INSTRUMENT NO. 940793, DEED RECORDS

*Robert D. Baggett*  
Grant County Surveyor