

LAND PARTITION PLAT NO. 94-5

SITUATED IN THE SE1/4SE1/4 AND NE1/4SE1/4
SECTION 35, T13S, R31E, W.M.
TOWN OF CANYON CITY
GRANT COUNTY, OREGON

June 30, 1994

APPROVALS

Approved this 5TH day of JULY, 1994.

Jack W. Burris
Wallowa County Surveyor

Approved this 11TH day of JULY, 1994

Charles L. Yriarte Chairman
Town of Canyon City Planning Commission

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

Lane L. Burton
Grant County Assessor and Tax Collector
Date: 7-7-94

I do hereby certify that this plat was received on the 10th day of August, 1994 at 4:30 o'clock P.M., and recorded as Partition Plat No. 94-04 Grant County Records.

Sandra Durham
Grant County Clerk, Dep.

Affidavit of consent to declaration of property being partitioned recorded in Instrument No. 941623 Deeds records.

NOTE:

I find no record or existence of an appurtenant geodetic control monument within 1/2 mile of this land partition.

There are no water rights appurtenant to this land partition.

RECEIVED AND FILED

Aug. 10, 1994
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: Amy Russell

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 94-5.

Robert D. Baggett
Baggett - Griffith & Associates

SURVEYOR'S CERTIFICATE

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 the SE1/4SE1/4 and the NE1/4SE1/4 of Section 35, Twp.13S., R.31E., W.M., Grant County, Oregon, described as follows:

Beginning at the SE1/16 corner of said Section 35, said point being monumented with a 5/8"x30" iron pin, which I designate to be the Initial Point for this Land Partition, thence N.00°44'11"W., along the West line of said NE1/4SE1/4, 235.29 feet; thence East, 140.49 feet; thence S.00°34'43"W., 7.93 feet; thence 106.53 feet along the arc of a 170.00 foot radius curve right, (the long chord of which bears S.18°31'50"W., 104.79 feet); thence S.36°28'57"W., 124.49 feet; thence 31.23 feet along the arc of a 97.00 foot radius curve left, (the long chord of which bears S.27°15'33"W., 31.09 feet); thence N.89°08'24"E., along the North line of said SE1/4SE1/4, 69.20 feet; thence S.81°43'23"E., 258.64 feet; thence N.08°53'13"E., 267.06 feet; thence S.78°11'12"E., 419.00 feet; thence S.15°20'00"W., 329.60 feet; thence S.22°19'00"W., 55.07 feet; thence West, 681.36 feet to the West line of the SE1/4SE1/4 of said Sec. 35; thence N.00°44'11"W., along the West line of said SE1/4SE1/4, 226.71 feet, to the point of beginning.

Said tract containing 5.91 acres, more or less.

BAGETT, GRIFFITH AND ASSOCIATES
JOHN DAY, OREGON

Robert D. Baggett
Partner

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

NARRATIVE

This survey was performed at the request of Steven Tronnes. The purpose of this survey was to delineate PARCELS 1 and 2 of this Land Partition as shown hereon.

A search was made of the available records pertaining to this survey. I just recently completed Record Survey No. 1257. During Survey No. 1257 I retraced Record Survey No. 692, which basically established the boundaries of this partition. All the appurtenant monuments shown on Survey No.1257 were found in good condition, therefore no new monuments were needed for this partition. I found no unusual conditions with this survey.

DECLARATION

Know all men by these presents that we, Steven F. Tronnes, Maggie Dean, Executive Director of, and acting in behalf of the Northeast Oregon Housing Authority, 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 CONDITIONS:

- (1) Rights of the public in streets, roads and highways.
- (2) An easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated July 19, 1947, recorded July 22, 1947, in Book 51 Page 95, Deed Records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (3) Easement Deed, including the terms and provisions thereof, to Mid-County Cemetery District, a municipal corp., dated Nov. 8, 1971, recorded Nov.9, 1971 in Book 107, Page 513, Deed Records, conveying an easement for a water line 10 feet in width along a center line as described in said deed, reference to which is hereby made.
- (4) An easement including the terms and provisions thereof, to California - Pacific Utilities Company, a corp., dated October 19, 1976, recorded October 28, 1976, in Book 115, page 661, Deed Records of Grant County, Oregon.
- (5) Right of way easement for utility and incidental purposes. Easements, including the terms and provisions thereof, for ingress and egress, included in those certain Notices of Sale to James W. Hilliard and Laurie E. Hilliard, recorded Oct. 25, 1979, in Book 122, Page 10, and to Shane Horrell and Debbie Horrell, husband and wife, recorded Nov. 6, 1979, in Book 122, Page 51, Deed Records of Grant County, Oregon.
- (6) An easement including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, for right of way, 15 feet in width, and incidental purposes, dated April 5, 1994, recorded April 28, 1994 as Instrument No. 940815, Deed Records of Grant County, Oregon
- (7) A Quitclaim of Easement, from Northeast Oregon Housing Authority, including the terms and provisions thereof, to Steven F. Tronnes, his heirs, successors, and assigns, granting the right to use the easement, for the purpose of ingress and egress to this Land Partition and other lands, recorded June 21, 1994, as Instrument No. 941283, Deed Records of Grant County, Oregon.
- (8) The Northeast Oregon Housing Authority does hereby dedicate the 60 foot wide Private Access Easement, as shown across PARCEL 1, to the future owners of PARCEL 1 and PARCEL 2.
- (9) Steven F. Tronnes and The Northeast Oregon Housing Authority do hereby dedicate to the future owners of PARCELS 1 and 2, the right to use the access easement from this partition to the Marysville Road, as said easement is described in Book 135, Page 963, Deed Records of Grant County, Oregon.

Steven F. Tronnes

Maggie Dean

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT SS:

This instrument was acknowledged before me on July 12, 1994, by Steven F. Tronnes.

Robert D. Baggett
My Commission Expires 8-22-94

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT SS:

This instrument was acknowledged before me on July 18, 1994, by Maggie Dean, Executive Director of Northeast Oregon Housing Authority.

Danniel L. Watterson
My Commission Expires 8/7/97

