

LAND PARTITION PLAT NO. 2007-07

BEING A PARTITION OF PARCEL 1 LP 97-35
SITUATED IN THE NE1/4NW1/4 SECTION 11, T.13S., R.33E., W.M.
CITY OF PRAIRIE CITY
GRANT COUNTY, OREGON
MARCH 5, 2007

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PARTITION PLAT, SAID LAND BEING SITUATED IN THE CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.13S., R.33E., W.M.:

SECTION 11:

A TRACT OF LAND SITUATED IN THE NE1/4NW1/4 DESCRIBED AS FOLLOWS:
PARCEL 1 OF LAND PARTITION NO. 97-35, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

THIS PARTITION CONTAINS 2.61 ACRES.

I DO HEREBY DESIGNATE THE SOUTHEASTERLY MOST CORNER OF PARCEL 3 AS THE INITIAL POINT OF THIS LAND PARTITION.

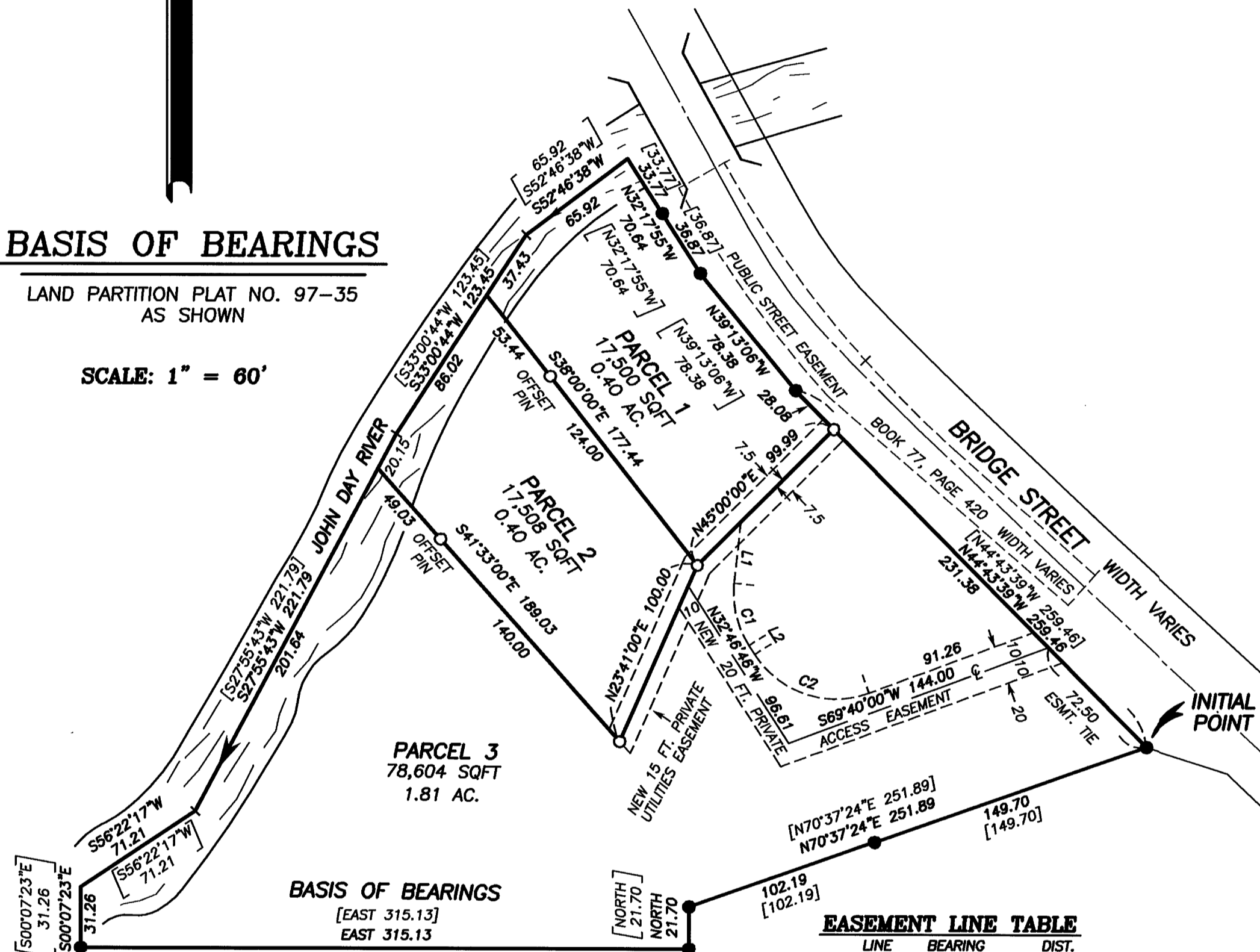
BAGETT, GRIFFITH & BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
541-575-1251



BASIS OF BEARINGS

LAND PARTITION PLAT NO. 97-35
AS SHOWN

SCALE: 1" = 60'



EASEMENT LINE TABLE

LINE	BEARING	DIST.
L1	N06°06'37"E	31.94
L2	N32°46'46"W	5.53

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	50.00	38°53'23"	33.94	N13°20'04"W 33.29
C2	50.00	77°33'14"	67.68	N71°33'23"W 62.63

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARTY DARRAH. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITH THIS LAND PARTITION, AND TO MONUMENT THE CORNERS OF THE PARCEL BOUNDARIES AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE LOCATED THE APPURTENANT MONUMENTS FROM RECORD LAND PARTITION NO. 97-35. I ACCEPT THESE MONUMENTS, AS SHOWN HEREON.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. DARRAH, AS SHOWN HEREON.

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM LAND PARTITION NO. 97-35
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION NO. 97-35

APPROVALS

APPROVED THIS 12 DAY OF March, 2007

Jim Kumbuling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 10 DAY OF April, 2007

Don Howell
MAYOR, CITY OF PRAIRIE CITY

APPROVED THIS 10 DAY OF April, 2007

Stephan McLawrence
CITY OF PRAIRIE CITY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Karen A. Office Deputy
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 04-10-2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 10 DAY OF April, 2007 AT 1:15 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2007-07 GRANT COUNTY RECORDS.

Oliver Sheehy Deputy
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2007-07.

Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

REFERENCES

- RECORD LAND PARTITION PLAT NO. 97-35
- DEED RECORD INSTRUMENT NO. 081325
- PRELIMINARY TITLE REPORT FILE NO. 19575

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#7091B
EXPIRES: 6/30/2008

RECEIVED AND
FILED

APR 10 2007
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: James L. Blanford

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT FOR RIGHT OF WAY FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO WEST COAST POWER CO., A CORP. RECORDED APRIL 17, 1940 IN BOOK 43, PAGE 632. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PUBLIC EASEMENT FOR STREET PURPOSES. GRANTED TO THE CITY OF PRAIRIE CITY, OREGON. RECORDED AUGUST 29, 1957 IN BOOK 77, PAGE 420, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, MARTY DARRAH, DO HEREBY DECLARE THAT 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 ON THE ANNEXED PLAT.

I HEREBY CREATE THE FOLLOWING EASEMENTS:
A PRIVATE ACCESS EASEMENT, VARIABLE WIDTH, OVER AND ACROSS PARCEL 3, TO THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS 1, 2 AND 3 TO BRIDGE STREET, AS SHOWN HEREON.

A PRIVATE UTILITIES EASEMENT, 15 FEET IN WIDTH, OVER AND ACROSS A PORTION OF PARCEL 1 AND PARCEL 3 TO THE BENEFIT OF PARCELS 1, 2 AND 3, AS SHOWN HEREON.

Marty Darrah
MARTY DARRAH

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Deschutes SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03-23, 2007,
BY Marty Darrah

Gretchen Pippitt
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-07-2007

