

Land Partition Plat No. 2011-01

SITUATED IN THE NW1/4 OF SECTION 2, T13S, R33E, W.M.
CITY OF PRAIRIE CITY
GRANT COUNTY, OREGON

February 15, 2011
Sheet 2 of 2

APPROVALS

Approved this 21 day of February, 2011

MRC
Grant County Surveyor

Approved this 21 day of FEB, 2011

Alvan J. Cooley
Mayor of City of Prairie City

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

Gene A. Burton
Grant County Assessor and Tax Collector
Date 02/22/2011

I do hereby certify that this plat was received on the 22nd day of Feb, 2011 at 2:05 o'clock P.M., and recorded as Land Partition Plat No. 2011-01 in the Grant County Records.

[Signature]
Grant County Clerk

I do hereby certify that this is a true and exact copy of the original land partition plat.

[Signature]
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that we, James D. Anderson and Vonna D. Anderson, 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.

[Signature]
James D. Anderson

[Signature]
Vonna D. Anderson

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion lying within the boundaries of streets, roads, or highways.
- 2) A public access road and underground utilities easement, including the terms and conditions thereof, to the City of Prairie City, 60 feet in width, recorded May 23, 1980, in Book 123, Page 31, deeds of Grant County, Oregon.
- 3) A private utility easement, including the terms and conditions thereof, to C.P. National, a corporation, 30 feet in width, recorded July 3, 1980, in Book 123, Page 265, deeds of Grant County, Oregon. This easement is not shown, the deed states "all as staked and/or constructed on the ground", there is no obvious utility at the location given in the easement description.
- 4) A private easement for ingress and egress, including the terms and conditions thereof, 20 feet in width, recorded May 12, 1980, in Book 133, Page 385, deeds of Grant County, Oregon. This easement is not shown, the easement description does not describe the property that is subject to the easement. This easement is shown on the title report and therefore is listed here.
- 5) A private easement for ingress and egress, including the terms and conditions thereof, no width is stated, recorded August 14, 2008, in Instrument No. 20082079, deeds of Grant County, Oregon. The existing roadway was located in this survey and shown hereon.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } ss

This instrument was acknowledged before me on this 22 day of February, 2011, by James D. Anderson and Vonna D. Anderson.

[Signature]
Notary Public of Oregon
My commission expires: August 28 2013



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 in accordance with the statutes of the State of Oregon. This partition is situated in the SW1/4NW1/4 of Section 2, T13S, R33E, W.M., Grant County, Oregon.

Beginning at the Initial Point at the NE corner of Parcel 1 which is monumented by a 5/8"x30" iron pin with an attached red plastic cap marked CORNERSTONE SURVEYING, INC., which is S01°10'03"E, 1883.54 feet from the NE corner of the SW1/4NW1/4 of said Section 2; thence S01°10'03"E, along the east line of said SW1/4NW1/4, 496.44 feet to the easterly sideline of Washington Street; thence along said sideline of Washington Street as follows: N30°28'25"W, 15.33 feet; N34°54'24"W, 134.27 feet; N32°46'21"W, 155.47 feet; N30°18'59"W, 135.06 feet; 118.45 feet along the arc of a 89.90 foot radius curve left, the chord of which bears(N68°03'49"W, 110.07 feet); S74°11'21"W, 77.75 feet; 4.66 feet along the arc of a 20.00 foot radius curve right, the chord of which bears (S80°51'31"W, 4.65 feet); thence leaving the sideline of Washington Street, N69°31'23"E, 147.21 feet; thence N65°31'11"E, 150.39 feet; thence S86°52'00"E, 133.73 feet to the point of beginning.

This partition contains 1.74 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813

NARRATIVE

This survey was performed at the request of Jim Anderson. The purpose of this survey was to partition Mr. Anderson's property which is described in Instrument No. 990608, deeds of Grant County, Oregon. The property description in Instrument No. 990608 was modified by Circuit Court Case No. 07-04120CV and a portion of Mr. Anderson's property was conveyed to an adjoining property by deed Instrument No. 082079.

A search was made of the available records pertaining to this survey. The existing monuments and improvements were located in the field as shown hereon. I accepted the found monuments for the property corner locations. Two monuments were found badly bent, as noted on the plat. The location of the monument was determined at the location where the monument entered the ground. The iron pins were straightened and replaced in there original locations.

I used the record bearings and distances from Survey No. 493 along the easterly side line of Washington Street and the found monuments to position the partition boundary. The division line between the two parcels was established at the direction of Mr. Anderson.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAR 14 2011

BY: [Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2012