

LAND PARTITION PLAT NO. 96-20

SITUATED IN THE SE1/4 OF SECTION 2
T13S, R33E, W.M.
GRANT COUNTY, OREGON

September 4, 1996

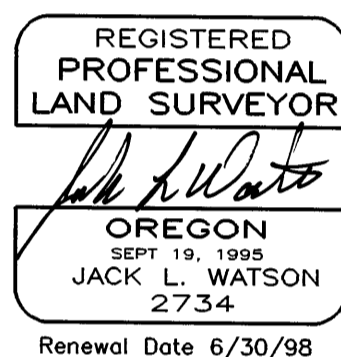
SURVEYOR'S CERTIFICATE

I, Jack Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1 and 2 of this land partition. This partition is situated in the SE1/4 of Section 2, T13S, R33E, W.M., Grant County, Oregon, described as follows:

Beginning at a point 1747.24 feet north and 1231.99 feet east of the S1/4 corner of said Section 2, which I designate to be the Initial Point of this Land Partition; thence S76°16'16"W, 337.00 feet; thence S13°43'44"E, 25.00 feet; thence N87°01'22"E, 80.33 feet to the easterly line of that particular property conveyed to Clyde Buchanan, recorded in Book 48, Page 127, deed records of Grant County; thence S12°10'39"E, along said easterly line of the property conveyed to Clyde Buchanan, recorded in Book 48, Page 127, 529.86 feet to the northerly boundary of that particular property conveyed to Cora Buchanan, recorded in Book 44, Page 436, deed records of Grant County; thence N81°15'05"E, along the northerly line of said Cora Buchanan property, 50.00 feet to the northeast corner of said Cora Buchanan property; thence S08°37'08"E, along the easterly line of said Cora Buchanan property, 125.00 feet to the northerly right of way of Highway 26; thence 135.90 feet along the arc of an 40 foot offset spiral curve right, the long chord of which bears (N83°19'52"E, 135.90 feet); thence 136.77 feet, along the northerly right of way of Highway 26, on a 3859.72 foot radius curve right, the long chord of which bears (N85°14'34"E, 136.76 feet); thence N03°44'31"W, perpendicular to Highway 26, 162.00 feet; thence 20.00 feet along the arc of a 4021.72 foot curve left, the long chord of which bears (S86°06'56"W, 20.00 feet); thence N04°01'37"W, 18.00 feet; thence N56°22'09"W, 160.49 feet; thence N05°47'09"W, 442.00 feet to the point of beginning.

Said tract containing 4.16 acres, more or less.

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



DECLARATION

Know all people by these presents that, Robert W. Johnson and Geraldine C. Johnson, husband and wife, and ~~William B. Harrington and Linda L. Harrington, husband and wife~~, 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.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads and highways.
- (2) Water rights, claims, or title to water.
- (3) A private easement, including the terms and provisions thereof, to Pacific Telephone and Telegraph Company, a CA. Corp., dated March 28, 1940, recorded April 19, 1940, in Deeds Book 43, Page 634-635, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, no width is specified, as shown hereon.
- (4) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated September 21, 1960, recorded October 12, 1960, in Deeds Book 83, Page 632, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width, this easement can not be plotted from the information given in the deed, and therefore is not shown on this plat.
- (5) A private easement 20 feet in width located in the westerly portion of Parcel 2 described in that certain Memorandum of Contract of Sale, between Robert W. Johnson and Geraldine C. Johnson, as sellers, and Bradley A. Raphael and Beverly K. Raphael, as buyers, dated September 5, 1991, recorded September 6, 1991, in the deed records of Grant County, Oregon, as Instrument No. 911498, for the purpose of installation and maintenance of water and sewer lines to the property of the sellers located to the north of said Parcel 2. The approximate location of this easement is shown hereon.
- (6) A public access easement, including the terms and provisions thereof, to the City of Prairie City, a municipal corporation, and in common with others easement holders, 30 feet in width, 15 feet on each side of the centerline as shown hereon, for the construction, maintenance and use of the roadway for ingress and egress, dated May 2, 1978, recorded July 7, 1978, in Book 119 Page 235, deed records of Grant County, Oregon.

Robert W. Johnson and Geraldine C. Johnson, husband and wife, have consented to the declaration of this Partition by an Affidavit of Consent recorded as Instrument No. 962096, deeds of Grant County.

~~Bradley A. Raphael and Beverly K. Raphael, husband and wife, have consented to the declaration of this Partition by an Affidavit of Consent recorded as Instrument No. _____, deeds of Grant County.~~

~~William B. Harrington and Linda L. Harrington, husband and wife, have consented to the declaration of this Partition by an Affidavit of Consent recorded as Instrument No. _____, deeds of Grant County.~~

RECEIVED AND
FILED

OCT 1 1996

OFFICE OF COUNTY SURVEYOR
Jack L. Watson

NARRATIVE

This survey was performed at the request of Jim VonLintel and Darrall Johnson acting in behalf of Robert and Geraldine Johnson. The purpose of this survey was to Partition Mr. Johnson's property into 2 parcels, as shown hereon.

After searching the available records pertaining to this survey, I found that the S1/4 corner of Section 2 and the SW and NW corner of Section 2 have been remonumented. The Highway Department has realigned and monumented Highway 26 along the southerly boundary of Mr. Johnson's Property, the map of survey has not been filed as of this date. I contacted the surveyor for the Highway Department and he told me of monuments they found along the original right of way, at station 4+36.0, which I found and tied. I also found a highway monument at station 718+75.4, as shown hereon. Using these two unrecorded monuments and the highway data shown on highway Drawing No. 5B-23-5 and 5B-30-15, I was able to place the northerly highway right of way line. I held the position of the found pipe at station 4+36.00, 40 feet right, and rotated the highway bearing counterclockwise 00°01'20" to true bearings. I used the deed bearing and distance, easterly 285.0 feet, along the northerly right of way line from the SE corner of block 7, McHaley Addition, as located in Record Survey No.1264, and the deed call, perpendicular to the highway, 722.0 feet, to position the northerly portion of the easterly line and the northeast corner of Mr. Johnson's property. I continued along the north right of way line, as established in this survey, utilizing the deed distances and calls, "perpendicular to" and "parallel to" the north right of way of the highway, as called for in Book 107 Page 518, deeds, to position the remainder of the easterly boundary.

The Cora Buchanan property as described in book 44 page 436 is also positioned along the northerly highway right of way line. The SE corner is at deed distance from the SE corner of block 7, McHaley's Addition. The NE corner is positioned at deed distance intersection from the SE corner of her property and the NE corner of said block 7. I found the two monuments set in Survey No. 1264 along the easterly line of this tract out of position as shown hereon. Mr. Bagett did not find the highway monuments at station 4+36.0 but rather projected the highway alignment from other monuments to the west, which accounts for the differences shown.

The northerly boundary of Mr. Johnson's property is described from the NE property corner, as located above, 257.0 feet southwesterly, to the NE corner of the property conveyed to Clyde Buchanan, in deed book 48 page 127. The Clyde Buchanan property is in turn described ... north along the north-south one half section line to the SW corner of the Reservoir Lot as described in Book 41 Page 519; thence east along the south boundary of said Reservoir Lot 60 feet to the SE corner thereof; thence easterly... to the above located NE corner of Mr. Johnson's property. I located the NW corner of Section 2 and ran east to the NE corner of Section 1, where I found the original corner. I remonumented this corner, see the Corner Restoration Records for the details, and searched for the N1/4 corner and the NE corner of Section 2 and the N1/4 corner of Section 1 without finding any evidence. I used a single proportionate measurement between the NW corner of Section 2 and the NE corner of Section 1 to position the N1/4 corner of Section 2, as shown hereon.

I held the deed, book 41 page 519, bearing and distance north from the SW corner of Section 2 and the deed bearing east to intersect the north-south centerline of Section 2, which places the SW corner of the Reservoir Lot. Then I turned perpendicular to the north-south centerline of Section 2 and went the deed distance, 60 feet, to the SE corner of the Reservoir Lot which is identical with the NW corner of the Clyde Buchanan property described in deed book 48 page 127. The north line of Mr. Johnson's property and Mr. Buchanan's property is the line connecting the SE corner of the Reservoir Lot and the NE corner of Mr. Johnson's property as described above. I held the deed distance from the NE corner of Mr. Johnson's property along his north boundary line to position the NW corner of Mr. Johnson's Property. Then southeasterly to a point at deed distance, 50.00 feet southwesterly, from the NE corner of the Cora Buchanan property described in deed book 44 page 436 as described above.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse. I used a IBM compatible AST Brovo 486 computer and CG Survey software to perform the calculations.

APPROVALS

Approved this 25th day of Sept, 1996

Robert D. Bagett
Grant County Surveyor

Approved this 25th day of Sept, 1996

Bob Carpenter
Grant County Planning Commission

These Parcels were segregated in 1991, prior to Senate Bill No. 9, which required prepayment of taxes.

Sam S. Sutton
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 1 day of OCTOBER, 1996 at 2:26 o'clock P.M., and recorded as Land Partition Plat No. 96-20 Grant County Records.

Mary Moulton
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 96-20

Mary Moulton
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 96-20

Jack L. Watson
Jack L. Watson, PLS