

LAND PARTITION PLAT NO. 96-06

SITUATED IN THE W1/2NW1/4 OF SECTION 34, T13S, R31E, W.M.
GRANT COUNTY, OREGON

JANUARY 22, 1996

**CURVE TABLE
OF ROAD EASEMENT 'A'**

CURVE NO.	DELTA	RADIUS	ARC	LONG CHORD	BEARING
A-C1	30°31'11"	286.48	152.60	150.80	S56°15'40"E
A-C2	12°12'05"	1432.39	305.03	304.46	S34°54'01"E

**LINE TABLE
OF ROAD EASEMENT 'A'**

LINE	BEARING	DISTANCE
A-L1	S71°31'15"E	678.37
A-L2	S41°00'04"E	468.37
A-L3	S28°47'59"E	363.12

**CURVE TABLE
OF COUNTY ROAD NO. 74**

CURVE NO.	DELTA	RADIUS	ARC	LONG CHORD	BEARING
R-C1	30°59'04"	530.00	286.61	283.13	S56°32'08"E
R-C2	02°20'28"	2450.00	100.11	100.10	S39°52'22"E
R-C3	09°29'33"	980.00	159.05	158.87	S33°57'22"E

**LINE TABLE
OF COUNTY ROAD NO. 74**

LINE	BEARING	DISTANCE
R-L1	S72°01'40"E	533.32
R-L2	S41°02'36"E	188.90
R-L3	S38°42'08"E	271.01
R-L4	S29°12'35"E	372.95

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 762
BETWEEN FOUND PINS AT STATIONS
106+17.00 AND 108+05.90 ON THE
NORTH R.O.W. LINE OF CO. RD. NO. 74
BEARING - S41°02'36"E.

SCALE 1"= 200'

LEGEND

- FOUND 1/2" IRON PIPE WITH GRANT COUNTY SURVEYOR BRASS CAP.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER.
- FOUND 5/8" IRON PIN - NO CAP.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER.
- () RECORD BEARING AND DISTANCE.
- FOUND MONUMENT FROM RECORDED SURVEY NO. □ SURVEY NO. APPEARS IN BOX.

REFERENCES

RECORD MAP OF SURVEY NO.'S 324,
362, 497, AND 762
DEED RECORD BOOK 110 PG 900
BOOK 112 PG 66
BOOK 112 PG 873
BOOK 125 PG 939
DEED RECORD INSTRUMENT NO. 951399

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF VICKI LUNDBOM. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 OF THIS LAND PARTITION AND TO SET MONUMENTS ON THE DIVISION LINE BETWEEN SAID PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 324, 362, 497 AND 762, WHICH I SURVEYED IN 1973, APR. 1975, JAN. 1978, AND NOV. 1982 TO NOV. 1983, RESPECTIVELY. THE TWO NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MS. LUNDBOM, AS SHOWN HEREON. WE DID NOT FULLY RESURVEY PARCEL 2 FOR THIS PARTITION.

I SET THE NORTH MONUMENT ON LINE BETWEEN THE FOUND PINS AT THE NW AND NE CORNERS OF THE TRACT. I SET THE SOUTH MONUMENT AT THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 74, AS SHOWN.

THE SOUTHERLY BOUNDARY IS ALONG THE CENTERLINE OF ROAD EASEMENT "A", THE CENTERLINE OF WHICH DOES NOT COINCIDE WITH THE CENTERLINE OF COUNTY ROAD NO. 74. BOTH PARCELS ARE SUBJECT TO ROAD EASEMENT "A" AND THE DEDICATED RIGHT OF WAY FOR COUNTY ROAD NO. 74.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, VICKI J. LUNDBOM, HAVE CAUSED THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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:

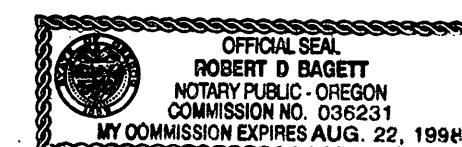
- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.
- (2) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN WARRANTY DEED FROM RLC INVESTMENTS, INC., A CORPORATION, TO TERRY B. LYONS, DATED AUG. 13, 1974 IN DEED BOOK 112, PAGE 66, TO WIT: RESERVING TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT IN COMMON OVER AND ALONG THAT PORTION OF ROAD EASEMENT "A" TRAVERSING THE PROPERTY DESCRIBED ABOVE, FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47.
- (3) DECLARATION OF DEDICATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE PUBLIC, DATED MARCH 18, 1980, RECORDED FEB. 10, 1982, IN BOOK 125, PAGE 939, DEED RECORDS OF GRANT COUNTY, OREGON, AFFECTING ROAD EASEMENT "A" AS DESCRIBED IN DEED BOOK 110, PAGE 900.
- (4) THE COMMON EASEMENTS REFERRED TO HEREIN ARE SUBJECT TO RIGHTS OF WAY, ACCESS RESTRICTIONS, AGREEMENT REGARDING MAINTENANCE AND CONTROL OF THE OLD HIGHWAY, AND RIGHTS OF THE UNITED STATES OF AMERICA.
- (5) QUITCLAIM OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO VICKI J. LUNDBOM, IN DEED DATED JULY 27, 1995, RECORDED AUGUST 4, 1995, AS INSTRUMENT NO. 951399, DEED RECORDS OF GRANT COUNTY, OREGON, TO WIT: "GRANTOR QUITCLAIMS TO GRANTEE AN INTEREST IN COMMON WITH GRANTOR TO AN EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, OVER AND ALONG ROAD EASEMENT "A" FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47, AS SAID EASEMENT IS DESCRIBED IN BOOK 110, PAGE 900, DEED RECORDS OF GRANT COUNTY, OREGON."

Vicki J. Lundbom
VICKI J. LUNDBOM

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON FEB. 8, 1996.
BY VICKI J. LUNDBOM.

Robert D. Bagett MY COMMISSION EXPIRES AUG 22, 1998
NOTARY PUBLIC FOR OREGON



APPROVALS

APPROVED THIS 31 DAY OF JANUARY, 1996.

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 2nd DAY OF FEB, 1996.

B. H. Carpenter
GRANT COUNTY PLANNING COMMISSION

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

Lawrence D. Butler
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 02-02-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 13th DAY OF February, 1996 AT 2:50O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 96-06
GRANT COUNTY RECORDS.

Kathy M. Munson
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 96-06, AS FILED
WITH THIS OFFICE.

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 96-06.
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS LAND PARTITION, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

IN TWP. 13 S., R. 31 E., W. M., GRANT COUNTY, OREGON: SECTION 34: ALL THAT PORTION OF THE E1/2W1/2NW1/4 LYING NORTH AND EAST OF THE CENTERLINE OF ROAD EASEMENT "A" AS SAID CENTERLINE IS DESCRIBED IN BOOK 110, PAGE 900, DEED RECORDS OF GRANT COUNTY, OREGON; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, AERONAUTICS DIVISION, BY DEED DATED MARCH 27, 1975, RECORDED APRIL 3, 1975, IN BOOK 112, PAGE 873, SAID DEED RECORDS. ALL ACCORDING TO MAPS OF SURVEY 324 AND 362 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR. THIS PARCEL SHOWN AS A PORTION OF TRACT NO. 43 ON SAID MAP OF SURVEY NO. 324. CONTAINING 19.07 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE 5/8X30 INCH IRON PIN, FOUND AT THE NORTHWEST CORNER OF PARCEL 1, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION IS IN ACCORDANCE WITH ORS 92.060, SAID POINT BEING 171.74 FEET SOUTH AND 667.49 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 34.

BAGETT-GRIFFITH AND BLACKMAN
217 NORTH CANYON BLVD.
JOHN DAY, OREGON