

LAND PARTITION PLAT NO. 99-2
Situating in the NE1/4 and NW1/4 of 2000-1
Section 35, T13S, R30E, W.M.
GRANT COUNTY, OR.
September 13, 1999

APPROVALS

Approved this 13th day of OCT, 1999
Robert A. Benge
Grant County Surveyor

Approved this 4th day of January, 2000
B. Salas
Grant County Planning Director

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

John R. Linton 01-04-2000
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 4th day of January, 2000 at 10:05 o'clock AM, and recorded as Land Partition Plat No. 2000-1 Grant County Records.

Kathy M. Hinnin
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 2000-1

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these presents that we, S. Eugene Salada and Ruth E. Salada, 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 or roads.
- 2) A private access easement, 20 feet in width, for the purpose of ingress and egress, as recorded on Land Partition Plat No. 96-21, deed records of Grant County.
- 3) A private water line and power line easement, 15 feet in width, for the purpose of a buried water line and power line, as recorded on Land Partition Plat No. 96-21, deed records of Grant County.
- 4) Any and all matters, including easements, pertaining to irrigation ditches.
- 5) A private right of way easement for electric, telephone gas and/or water lines and incidental purposes, 15 feet in width, to California-Pacific Utilities Company, recorded in Book 115 Page 8, deed records, as shown hereon.
- 6) A private right of way easement for electric, telephone gas and/or water lines and incidental purposes, 30 feet in width, to C P National Corporation, recorded in Book 124 Page 687, deed records, as shown hereon.
- 7) A right of way for a public highway, 60 feet in width, 30 feet on each side of the existing road, to Grant County, a body public, recorded in Book 111 Page 151, deed records, as shown hereon.
- 8) A private easement for the existing drain field and an easement for the existing pipeline and spring located to the west, no widths are specified, recorded in Instrument No. 940687, deed records, these easements are not plotted due to insufficient data given in the deed.

S. Eugene Salada
S. Eugene Salada

Ruth E. Salada
Ruth E. Salada

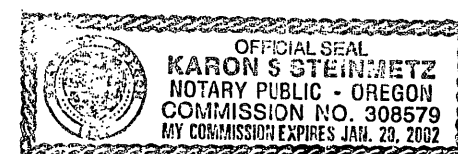
ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 9th day of November, 1999, by S. Eugene Salada and Ruth E. Salada, husband and wife.

Karon S. Steinmetz
Notary Public of Oregon

My commission expires: Jan. 20, 2002



NARRATIVE

This survey was performed at the request of Gene Salada. The purpose of this survey was to partition Parcel 1 of Land Partition No. 96-21, into 2 parcels and to set the SE corner of Deed Instrument No. 940541.

After searching the available records pertaining to this survey, I found that Section 35 has been subdivided and monumented and the easterly right of way line of County Road No. 49 was also monumented in 1981, by Douglas Ferguson, see Record Map of Survey No. 673. I found and tied the four corners of the NW1/4 of Section 35, as shown hereon. The monuments of Survey No. 673 along the County road were searched for but not found. I also found and accepted the monuments of Land Partition No. 96-21 as shown hereon.

In 1974, Joe Oliver gave the county a deed for County Road No. 49, 60 feet wide, along the existing road, recorded in Book 111, Page 151. The Grant County Road Department realigned and reconstructed this portion of the county road in 1986-1987. I can find no vacation of the old alignment or a deed to the county for the new realigned road in the deed records. The county road was located during Survey No. 673, in 1981, 5 years prior to the County Road Department relocating the road. The county road right of way shown follows the alignment shown on Record Map of Survey No. 673.

The south line of Parcel 2 is located at the deed call from the north line of Section 35. The SW corner of Parcel 1 and the line running east 660 feet are positioned at deed record bearing and distance from the NW1/16 corner of Section 35. The division line of these two parcels is at the position approved by Mr. Salada.

The southeast corner of Deed Instrument No. 940541 is at deed record from the north line of Section 35 and the NW1/16 corner.

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, Parcel 2 of this land partition and that Parcel 1 was not surveyed during this partition process. This is a partition of Parcel 1, Land Partition No. 96-21, situated in the NE1/4 and NW1/4 of Section 35, T13S, R30E, W.M., Grant County, Oregon, described as follows:

Beginning at the N1/4 corner of Section 35, which I designate to be the Initial Point of this Land Partition; thence N89°43'29"E, along the north line of the NE1/4 of Section 35, 417.85 feet, to the westerly right of way line of County Road No. 49; thence along the westerly right of way line of County Road No. 49 as follows: S15°31'01"W, 110.45 feet; thence 301.19 feet along the arc of a 686.20 foot radius curve right, the long chord of which bears (S28°05'29"W, 298.78 feet); thence S40°39'56"W, 182.47 feet; thence 479.29 feet along the arc of a 793.94 foot radius curve left, the long chord of which bears (S23°22'17"W, 472.04 feet); thence S6°04'38"W, 356.64 feet to the SE corner of Parcel 2, Land Partition No. 96-21; thence N03°30'12"E, along the east boundary of Parcel 2, Land Partition No. 96-21, 1001.48 feet, to the NE corner of Parcel 2, Land Partition No. 96-21; thence West, along the north boundary of Parcel 2, Land Partition No. 96-21, 644.26 feet, to the NW corner of Parcel 2, Land Partition No. 96-21; thence South, along the west boundary of Parcel 2, Land Partition No. 96-21, 291.56 feet; thence West, along the south boundary of Parcel 1, Land Partition No. 96-21, 660.00 feet; thence along the lines of Parcel 1, Land Partition No. 96-21 as follows: South, 741.77 feet; thence S89°39'16"W, 674.75 feet; thence N00°04'51"E, 1320.01 feet, to the north line of Section 35; thence N89°39'16"E, along the north line of Section 35, 2012.28 feet to the point of beginning.

Said tract containing 38.31 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2000

RECEIVED AND
FILED

JAN 7, 2000

DEPARTMENT OF COUNTY SURVEYOR
Robert A. Benge