

LAND PARTITION PLAT NO. 2000-3
REPLAT OF LAND PARTITION PLAT NO. 97-23
SITUATED IN GOV'T LOT 2 AND IN THE SE1/4 OF SECTION 1
T14S, R32E, W.M., GRANT COUNTY, OREGON
January 25, 2000

APPROVALS

Approved this 11TH day of FEB., 2000

Robert D. Baggett
Grant County Surveyor

Approved this 11TH day of FEBRUARY, 2000

BH Carpenter
Grant County Planning Commission

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

Karen R. Offices, Deputy
Grant County Assessor and Tax Collector
Date: 02-11-00

I do hereby certify that this plat was received on the 22 day of February, 2000 at 12:30 o'clock P.M., and recorded as Land Partition Plat No. 2000-3 Grant County Records.

Kathy McInnis
Grant County Clerk

I do hereby certify that this is a true and exact copy of the Replat of Land Partition No. 97-23.

Jack L. Watson
Jack L. Watson, PLS 2734

NOTES:

- 1) The high water line and the 100 year flood hazard along this portion of Pine Creek has not been determined.
- 2) I find no record of a Geodetic Control Monument within 1/2 mile of this Replat.

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 21st day of February, 2000, by Charles E. Woods personally and as Trustee of the Charles Woods Trust.

Karon S. Steinmetz
Notary Public of Oregon
My Commission Expires: Jan. 20, 02



DECLARATION

Know all people by these presents that I, Charles E. Woods, as an individual and trustee of the Charles Woods Trust, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be replatted into parcels in accordance with the provisions of ORS Chapter 92, as shown hereon. No existing easements are to be realigned, reduced in width, or omitted by this replat. I hereby grant a 30 foot wide private access easement in common with others entitled to the use thereof and for Parcels 2 and 3, along the existing Pine Creek Road, for ingress and egress, over and across Parcels 2 and 3.

Parcels are subject to the following:

- (1) Rights of the public in streets, roads and highways.
- (2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches.
- (3) Public easements, including the terms and provisions thereof, to the United States of America, acting by and through the Forest Service U.S.D.A., dated February 21, 1958, recorded February 24, 1958, in Deed Book 78, Page 352, and dated May 5, 1959, recorded May 12, 1959, in Deed Book 81, Page 87, and dated December 23, 1958, recorded November 10, 1959, in Deed Book 82, Page 120, and dated December 9, 1958, recorded November 10, 1959, in Deed Book 82, Page 123-125, records of Grant County, Oregon. All are 66 feet in width and for roadway and incidental purposes.
- (4) Private right of way easement, including the terms and provisions thereof, to Philip J. Kuhl, also known as Philip J. Kuhl, Jr., and Margaret R. Kuhl, his wife, and Echo E. Kuhl, a widow, dated January 6, 1966, recorded January 12, 1966, in Deed Book 94, Page 141, no width is given, for roadway and incidental purposes, to-wit: "A Right of Way on an existing roadway, or any relocation thereof, over, through and across the NE1/4NE1/4 of Section 11, NW1/4NW1/4 of Section 12, S1/2SW1/4, NE1/4SW1/4, W1/2SE1/4 and Lot 2 of Section 1, T.14S., R.32E., W.M., for the purpose of ingress and egress to the NW1/4 of Section 11 and the E1/2E1/2 of Section 10, T.14S., R.32E., W.M., and the Grantors reserve the right to use said right of way in common with the Grantees, said road to be jointly maintained and appurtenant to the properties herein described". This easement is not shown due to insufficient data given in the deed.
- (5) A private easement, including the terms and provisions thereof, 20 feet in width, to California-Pacific Utilities Company, a corp., dated June 26, 1970, recorded July 29, 1970, in Deed Book 104, Page 60, records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (6) A private easement, including the terms and provisions thereof, 15 feet in width, to California-Pacific Utilities Company, a corp., dated August 17, 1972, recorded August 21, 1972, in Deed Book 108, Page 711, records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (7) A private easement, including the terms and provisions thereof, 15 feet in width, to California-Pacific Utilities Company, a corp., dated January 10, 1974, recorded January 15, 1974, in Deed Book 110, Page 936, records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (8) A private easement, including the terms and provisions thereof, no width is given, to Wesley Wilson and Lamona Wilson, husband and wife, dated April 1, 1974, recorded April 2, 1974, in Deed Book 111, Page 258, records of Grant County, Oregon. Being an easement in common, with others entitled to the use thereof and with owners of the land which is traversed and to be jointly maintained, a right of way on an existing roadway, or any location thereof, over, through and across the NW1/4SE1/4 and Lot 2 of Section 1, T.14S., R.32E., W.M. for the purpose of ingress and egress. This easement is not shown due to insufficient data given in the deed.
- (9) Reservation, including the terms and provisions thereof, in deed from Wesley Wilson and Lamona Wilson, husband and wife, dated February 19, 1974, recorded April 22, 1976, in Deed Book 114, Page 680, to-wit: "Reserving unto Grantors, their heirs, personal representatives and assigns, and others entitled to the use thereof, rights of way for easements on the existing roads, or any relocation thereof, on the above described property. That said rights of way shall be easements in common and shall be jointly maintained. Also reserving easement for power line". This easement is not shown due to insufficient data given in the deed.
- (10) Reservation, including the terms and provisions thereof, in deed from Steve Skidgel and Bonnie Skidgel, husband and wife, dated April 25, 1972, recorded April 22, 1976, in Deed Book 114, Page 682, to-wit: "Reserving unto Grantors, their heirs, administrators, successors and assigns, rights of way for easements on the existing roads, or any relocation thereof, on Lot 2, NW1/4SE1/4, N1/2SW1/4SE1/4 and SE1/4SE1/4 Section 1, T.14S., R.32E., W.M., That said rights of way shall be easements in common and shall be jointly maintained". These easements are not shown due to insufficient data given in the deed, no widths are given.
- (11) A private easement, including the terms and provisions thereof, 15 feet in width, to California-Pacific Utilities Company, a corp., dated May 3, 1976, recorded June 8, 1976, in Deed Book 114, Page 882, and re-recorded June 22, 1976 in Deed Book 114, Page 937, records of Grant County, Oregon. Right of way easement for utility and incidental purposes. This easement is not shown due to insufficient data given in the deed.

Charles E. Woods
Charles E. Woods
Personally and as Trustee of the Charles Woods Trust

RECEIVED AND
FILED

MAR. 6, 2000

NOTARY PUBLIC - OREGON
JACK L. WATSON

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 land shown on this plat. This is a Replat of Land Partition No. 97-23, described in Deed Instrument No. 950536. The boundary is described as follows:

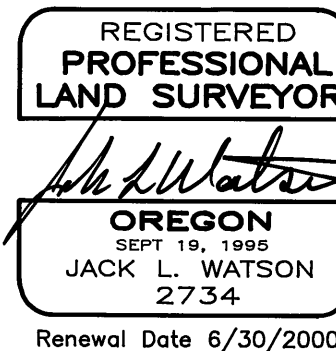
In T14S, R32E, W.M., Grant County, Oregon:

Section 1: Beginning at the SE corner of Section 1, which is monumented with a Grant County Surveyor brass capped monument; thence N00°29'42"E, 1313.70 feet, to the NE corner of the SE1/4SE1/4 of Section 1; thence N89°37'02"W, 1326.41 feet, to the NW corner of the SE1/4SE1/4 of Section 1; thence N00°40'27"E, 657.20 feet, to a 3/4" iron pipe at the NE corner of the SE1/4NW1/4SE1/4 of Section 1; thence N00°44'02"E, 656.69 feet, to the SE corner of Gov't Lot 2; thence N00°40'18"E, 1115.32 feet, to the NE corner of Gov't Lot 2; thence N89°52'58"W, 390.73 feet, to a 3/4" iron pipe on the north line of Gov't Lot 2; thence S21°06'35"W, 822.85 feet, to a 5/8" iron pin; thence S01°10'55"E, 993.39 feet, to a 5/8" iron pin on the northerly side line of the Pine Creek Road; thence along the northerly side line of the Pine Creek Road as follows: S51°30'00"W, 98.07 feet; thence 111.92 feet along the arc of a 285.00 foot radius curve right, the long chord of which bears (S62°45'00"W, 111.20 feet); thence S74°00'00"W, 216.55 feet; thence S65°08'55"W, 330.62 feet, to a 3/4" iron pipe on the west line of the NW1/4SE1/4 of Section 1; thence leaving said Pine Creek Road, S00°55'07"W, 349.94 feet, to the SW corner of the NW1/4SE1/4 of Section 1; thence S00°55'07"W, 1312.17 feet, to the SW corner of the SW1/4SW1/4SE1/4 of Section 1; thence S89°35'26"E, 666.18 feet, to the SE corner of the SW1/4SW1/4SE1/4 of Section 1; thence N00°46'20"E, 656.33 feet, to the NE corner of the SW1/4SW1/4SE1/4 of Section 1; thence S89°36'46"E, 664.69 feet, to the SE corner of the NE1/4SW1/4SE1/4 of Section 1; thence S00°38'34"W, 656.58 feet, to the SW corner of the SE1/4SE1/4 of Section 1; thence S89°35'26"E, 1330.55 feet, to the point of beginning.

This Replat of Partition Plat No. 97-23 contains 112.24 acres.

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

575-1813



NARRATIVE

This is a Replat of Land Partition Plat No. 97-23, which was recorded August 1, 1997 in the deeds of Grant County. This replat was performed at the request of Charles Woods. The purpose is to increase the number of parcels and vacate the platted parcels shown on Land Partition Plat No. 97-23. No existing easements are to be realigned, reduced in width, or omitted by this replat. This replat was performed in compliance with ORS 92.180 thru ORS 92.190 and the Grant County Land Development Code, Article 53.

On June 20th, 1997 the Grant County Planning Director approved the partition of this property into two parcels as shown on Land Partition Plat No. 97-23, recorded August 1, 1997, in the deeds of Grant County. On November 25th, 1997, the Grant County Planning Director approved a Property Line Adjustment of the two parcels created by Land Partition Plat No. 97-23, which is the division line between parcels 2 and 3 of this replat. On January 24, 2000, the Grant County Planning Director approved the replat of Land Partition Plat No. 97-23, as shown hereon.

The exterior boundary of this property was surveyed and the corners were established by Melvin V. Davenport, June 11, 1976, as shown on Survey Map Number 406 recorded in the office of the Grant County Surveyor. Mr. Davenport found and accepted the remonumented corners at the S1/4 corner and at the SE corner of section 1, which were set by the Grant County Surveyor during Survey No. 384. After retracing that portion of Survey No. 406 which pertains to this survey I found all but three corners. I accept the position of the found corner monuments as shown hereon.

At the SE corner of the tract of land shown on Map of Survey No. 868, I found a 3/4" iron pipe north of the Pine Creek Road about 20 feet, which was laying on the ground, having been disturbed by the placement of a wooden fence post. I determined the correct position of this monument from the three found monuments to the southwest and the two monuments to the north, all as shown on Survey No. 868. From the NW corner of parcel 3, I used the plat distance of 822.85 feet, to intersect the westerly line of parcel 3, and re-establish the missing monument at the angle point.

I accepted the found monuments in the SW1/4SE1/4 of Section 1, to calculate the positions of the two missing corners at the NE and SE corners of the SW1/4SW1/4SE1/4 as shown. Pine Creek Road was located and monuments were set along the north side of the road as called for in Deed Instrument No. 950536. I used the deed record distance from the S1/4 corner and the deed calls to Pine Creek Road and to the west line of the E1/2NW1/4SE1/4 of Section 1 to establish the monuments along the division line of Parcels 2 and 3.