

# LAND PARTITION PLAT NO. 2000-5

Situated in the NE1/4 of Section 19 and in the  
N1/2NW1/4 of Section 20, T13S, R29E, W.M.  
Grant County, Oregon

March 1, 2000

## APPROVALS

Approved this 14 day of MAR., 2000

Robert D. Bager  
Grant County Surveyor

Approved this 14th day of March, 2000

DA Carpenter  
Grant County Planning Director

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

Gene R. Sutton  
Grant County Assessor and Tax Collector  
Date: 03-20-2000

I do hereby certify that this plat was received on  
the 20 day of March, 2000 at 2:30 o'clock  
P.M., and recorded as Land Partition Plat No. 2000-5  
Grant County Records.

Kathy McKinnon  
Grant County Clerk by Alicia H. H. Deputy

I do hereby certify that this is a true and exact  
copy of Land Partition No. 2000-5

Jack L. Watson  
Jack L. Watson

## DECLARATION

Know all people by these present that I, Jean Burrows, 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  
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) Agreement, including the terms and provisions thereof, between Katherine Geisler and John Geisler, her husband and W.G. Belshaw, dated September 24, 1927, recorded November 3, 1927 in Book 37, Page 240 deeds of Grant County.
- 3) The result of that certain boundary agreement, between John Kalita and Eleanor C. Kalita, as subdividers, and John R. Pereira and Millicent Pereira, husband and wife, et al, as owners of abutting property, dated September 15, 1975, recorded September 26, 1975, in Book 113, Page 636 deeds of Grant County.
- 4) Ditch and water right agreement between Blue Mountain Ditch Company, a private corp., and George Clark, et al, dated October 20, 1916, recorded January 27, 1921 in Book E, Page 60, Leases and Agreement Records. Also any and all matters pertaining to said Blue Mountain Ditch Company.
- 5) A private right of way easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated March 15, 1946, recorded December 17, 1946, in Book 49, Page 234, and dated February 9, 1946, recorded December 17, 1946 in Book 49, Page 257, deed records of Grant County, Oregon. For the exclusive right to construct, reconstruct, operate, maintain electric power lines and all necessary poles, towers and appurtenances, over and upon the NE1/4 of Section 19, T13S, R29E, W.M. Together with rights of ingress, egress and tree trimming. No width is stated in these deeds, the easements are not shown due to insufficient data given in these deeds.
- 6) A private right of way easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated May 14, 1955, recorded May 16, 1955, in Book 72, Page 261, deed records of Grant County, Oregon. For the exclusive right to construct, reconstruct, operate, maintain electric power lines and all necessary poles, towers and appurtenances, over and upon a strip of land 16 feet in width, as located on the ground in the E1/2 of Section 19, T13S, R29E, W.M. Together with rights of ingress, egress and tree trimming. The easement are not shown due to insufficient data given in these deed.
- 7) A private right of way easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated March 22, 1966, recorded March 22, 1966, in Book 94, Page 372, deed records of Grant County, Oregon. For the exclusive right to construct, reconstruct, operate, maintain electric power or telephone lines and all necessary poles, towers and appurtenances, over, under and upon a strip of land 10 feet in width. Together with rights of ingress, egress and tree trimming. The easement is not shown due to insufficient data given in the deed.
- 8) A private right of way easement, including the terms and provisions thereof, to Oregon Telephone Corporation, an Oregon corp., dated July 23, 1973, recorded April 12, 1974, in Book 111, Page 333, deed records of Grant County, Oregon. granting the right to enter upon the E1/4NE1/4 of Section 19, T13S, R29E, W.M., to construct, reconstruct, operate, maintain on or under the above lands, a telephone line or system, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone or electrification purposes. No width is given, the easement is not shown due to insufficient data given in the deed.
- 9) Access restrictions and burdens imposed, including the terms and provisions thereof, with certain limited access granted, in deeds to the State of Oregon, by and through its State Highway Commission, dated August 26, 1953, recorded September 17, 1953 in Book 68, Page 381, and deed dated June 28, 1954, recorded July 26, 1954 in Book 70, Page 460, together with that certain Indenture of Access, dated August 19, 1955, recorded October 11, 1955 in Book 73, Page 185 deed records of Grant County, Oregon.

Jean Burrows  
Jean Burrows

## ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF GRANT }

This instrument was acknowledged before me on this 20 day of March, 2000, by Jean Burrows.

Kellie E. Cobb  
Notary Public of Oregon  
My commission expires: 12/14/03



## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly mapped the land shown on this partition and that these parcels were not surveyed during this partition process. This partition is situated in the NE1/4 of Section 19, and in the N1/2NW1/4 of Section 20, T13S, R29E, W.M., Grant County, Oregon, described as follows:

Beginning at the NE corner of Section 19, which I designate to be the Initial Point of this land partition; thence East, along the north line of the NW1/4 of Section 20, 2640 feet, more or less, to the NE corner of said NW1/4; thence South, along the east line of the NW1/4 of Section 20, 1320 feet, more or less, to the SE corner of the N1/2NW1/4 of Section 20; thence West, along the south line of the N1/2NW1/4 of Section 20, 2640 feet, more or less, to the SW corner of said N1/2NW1/4; thence South, along the east line of the NE1/4 of Section 19, 690 feet, more or less, to the center of the John Day River; thence downstream along the center of the John Day River as follows: S62°22'W, 558.6 feet, more or less; thence S81°51'W, 815 feet, more or less; thence N60°00'W, 110 feet, more or less, to a point which is N61°24'E from the west corner of Lot 1, Blk B of River Estates, recorded in the office of the Grant County Clerk; thence leaving the river S61°24'W, 240 feet, more or less, to the re-located northeasterly right of way line of U.S. Highway 26; thence S36°00'E, 250 feet, more or less, to the intersection of the re-located southwesterly right of way line of U.S. Highway 26 and the south line of the SW1/4NE1/4 of Section 19; thence West, along the south line of the SW1/4NE1/4 of Section 19, 1170 feet, more or less, to the SW corner of said SW1/4NE1/4; thence North, along the west line of the NE1/4 of Section 19, 2343 feet, more or less, to a point which is 279.00 feet south of the NW corner of said NE1/4; thence East, parallel with the north line of Section 19, 1320 feet, more or less, to the west line of the NE1/4NE1/4 of Section 19; thence North, along the west line of the NE1/4NE1/4 of Section 19, 297.00 feet to the NW corner of said NE1/4NE1/4; thence East, along the north line of the NE1/4NE1/4 of Section 19, 1320 feet, more or less, to the point of beginning.

Excepting the U.S. Highway 26 right of way and that certain tract of land described in Book 127, Page 428, exception "C", deeds of Grant County.

This partition contains 205.68 acres, more or less.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Jack L. Watson  
OREGON  
SEPT 19, 1985  
JACK L. WATSON  
2734  
Renewal Date 6/30/2000

RECEIVED AND  
FILED

MAR 20, 2000  
OFFICE OF COUNTY CLERK  
Robert D. Bager