

LAND PARTITION PLAT NO. 2000-10

SITUATED IN THE SW1/4 SEC. 2,
T.14S., R.31E., W.M.,
GRANT COUNTY, OREGON
JUNE 20, 2000

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WARREN WILLIAMS, OWNER. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITH THIS LAND PARTITION AND TO SURVEY PARCELS 1 AND 2, AS SHOWN. I DID NOT SURVEY PARCEL 3 DURING THIS SURVEY. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT PORTIONS OF RECORD MAPS OF SURVEY NO'S. 805, 1243 AND 1343 WHICH I SURVEYED IN MARCH 1984, DEC. 1993 AND OCT. 1994, RESPECTIVELY. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. WILLIAMS, AS SHOWN HEREON.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, WARREN MICHAEL WILLIAMS, DO HEREBY DECLARE THAT I 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:

- A. UNPATENTED MINING CLAIMS.
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
C. WATER RIGHTS, CLAIMS OR TITLE TO WATER;
WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO M. F. STOCKWELL DATED APRIL 18, 1921, RECORDED JUNE 9, 1921 IN DEED BOOK 34, PAGE 137, FOR A WATER DITCH AND/OR FLUME, AND PURPOSES INCIDENTAL THERETO. NOT PLOTTED, ABANDONED
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM THE STATE OF OREGON, DATED JUNE 19, 1950, RECORDED NOV. 21, 1950 IN DEED BOOK 61, PAGE 386, TO-WIT: "RESERVING TO THE STATE OF OREGON ALL THE COAL, OIL, GAS AND OTHER MINERALS IN THE N1/2SW1/4, LOTS 3 AND 4, SEC. 2, TWP. 14 S., R. 31 E., W.M., TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME".
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA PACIFIC UTILITIES COMPANY, A CORP., DATED APRIL 9, 1974, RECORDED APRIL 15, 1993, IN DEED BOOK 111, PAGE 369, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 10 FEET WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO LOREN H. STOUT, DATED SEPTEMBER 10, 1980, RECORDED SEPTEMBER 11, 1980, IN DEED BOOK 123, PAGE 551, RECORDS OF GRANT COUNTY, OREGON. TO-WIT: "AN EASEMENT IN COMMON FOR THE PURPOSE OF INGRESS AND EGRESS FROM THE ABOVE DESCRIBED TRACT (SAID TRACT BEING THE NW1/4SE1/4SW1/4 OF SAID SEC. 2), TO COUNTY ROAD NO. 51, SAID EASEMENT BEING 20.0 FEET IN WIDTH, 10.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE NW1/4SE1/4SW1/4 OF SAID SEC. 2; SAID POINT BEING EAST 10.0 FEET FROM THE NORTHWEST CORNER OF SAID NW1/4SE1/4SW1/4; THENCE NORTH 350 FEET, MORE OR LESS, TO COUNTY ROAD NO. 51, AND THE TERMINUS OF THIS EASEMENT".
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO LOREN H. STOUT, DATED JUNE 20, 1984, RECORDED JUNE 20, 1984, IN DEED BOOK 130, PAGE 290, RECORDS OF GRANT COUNTY, OREGON. TO-WIT: "ALSO, AN EASEMENT IN COMMON FOR THE PURPOSE OF INGRESS AND EGRESS FROM THE ABOVE DESCRIBED TRACT TO THE OLD CANYON CITY-IZEE COUNTY ROAD, SAID EASEMENT BEING 20.0 FEET IN WIDTH, 10.0 FEET ON EACH SIDE OF THE CENTERLINE OF THE EXISTING ROAD".
- RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, DATED APRIL 1 1995, RECORDED MAY 24, 1995 IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 950932. COUNTY ROAD 51
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CENTURYTEL OF EASTERN OREGON, INC., DBA CENTURYTEL, DATED MARCH 19, 1999, RECORDED MARCH 31, 1999, INSTRUMENT NO. 990865, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, DATED OCTOBER 24, 1955, RECORDED OCTOBER 25, 1955, IN DEED BOOK 73, PAGE 255, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY APPEAR OR EXIST OF RECORD.

SCALE: 1" = 200'

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1243
AS SHOWN

REFERENCES

RECORD MAP OF SURVEY NO.'S 805, 1243 & 1343
DEED RECORD INSTRUMENT NO. 991999

NOTE:

- EXISTING 20 FT. WIDE PRIVATE ACCESS EASEMENT
BOOK 123, PAGE 551

APPROVALS

APPROVED THIS 27th DAY OF JUNE, 2000

Jack V. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 29th DAY OF JUNE, 2000

Bob Carpenter
GRANT COUNTY PLANNING COMMISSION

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

Greg D. Suter
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06-29-2000

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 27th DAY OF JUNE, 2000 AT 1:40 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 2000-10
GRANT COUNTY RECORDS.

Alison Heath
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2000-10

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

Warren Michael Williams
WARREN MICHAEL WILLIAMS

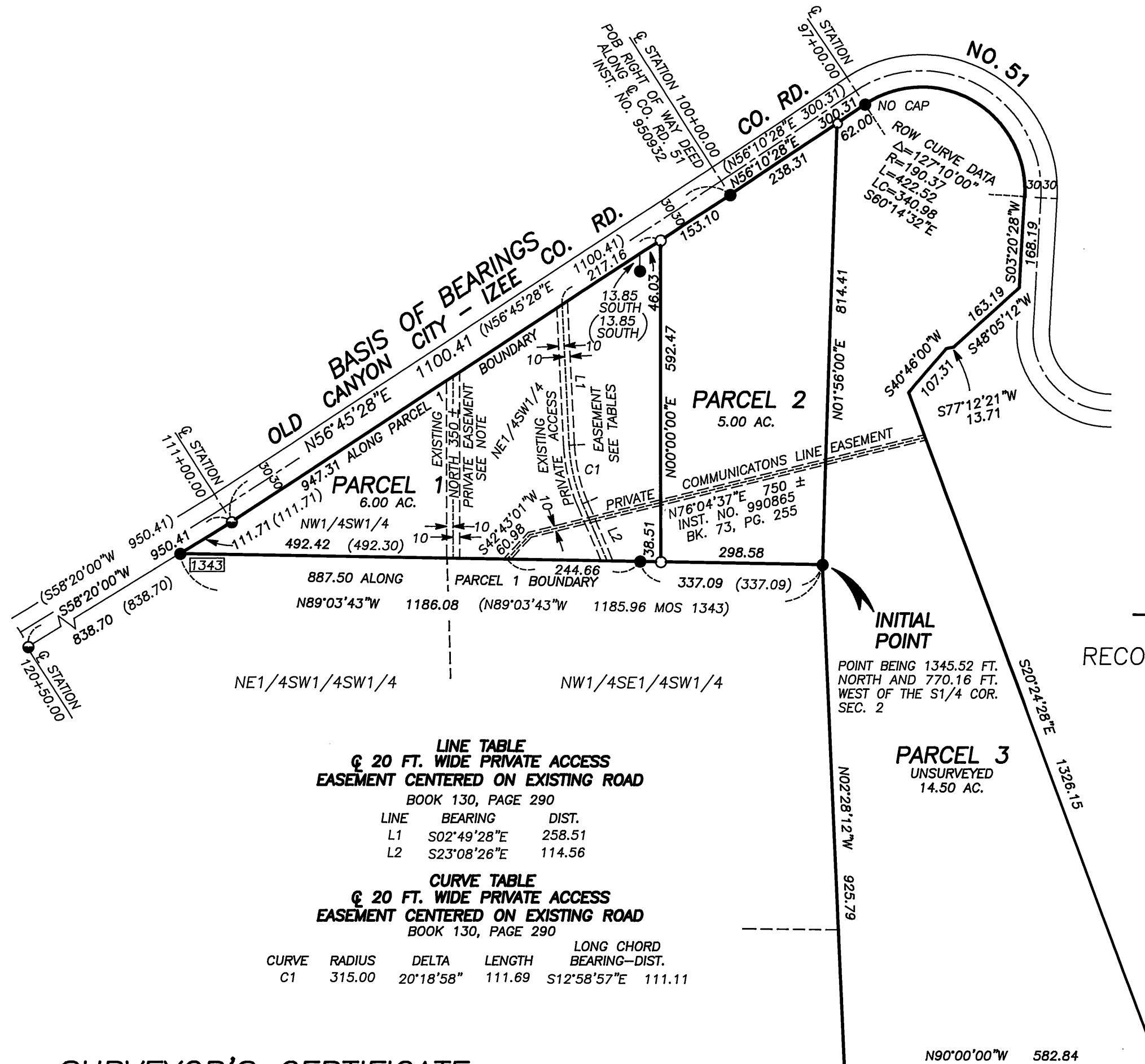
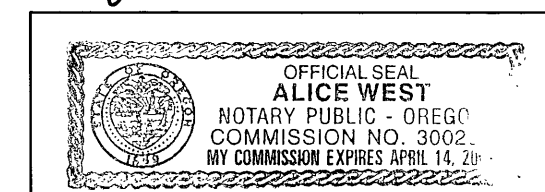
ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 29, 2000,
BY WARREN MICHAEL WILLIAMS.

Alison Heath
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 4-14-01



LINE TABLE 20 FT. WIDE PRIVATE ACCESS EASEMENT CENTERED ON EXISTING ROAD

LINE	BEARING	DIST.
L1	S02°49'28"E	258.51
L2	S23°08'26"E	114.56

CURVE TABLE 20 FT. WIDE PRIVATE ACCESS EASEMENT CENTERED ON EXISTING ROAD

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	315.00	20°18'58"	111.69	S12°58'57"E 111.11

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, PARCELS 1 AND 2 OF THE LAND REPRESENTED AS SHOWN ON THIS LAND PARTITION PLAT, AND THAT I DID NOT SURVEY THE REMAINING LINES OF PARCEL 3 DURING THIS SURVEY, SAID PARTITION BEING SITUATED IN THE SW1/4 OF SECTION 2, T.14S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 x 30 INCH IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID PIN BEING AT THE NORTHEAST CORNER OF THE NW1/4SE1/4SW1/4 OF SAID SEC 2 AND BEING 1345.52 FEET NORTH AND 770.16 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION 2;

THENCE N.89°03'43"W. ALONG THE NORTH LINE OF THE NW1/4SE1/4SW1/4 AND THE NE1/4SW1/4SW1/4 OF SAID SECTION 2, 1186.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD CANYON CITY-IZEE COUNTY ROAD, NO. 51;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS FOLLOWS:
N.58°20'00"E., 111.71 FEET;
N.56°45'28"E., 1100.41 FEET;
N.56°10'28"E., 300.31 FEET;
422.52 FEET ALONG THE ARC OF A 190.37 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.60°14'32"E., 340.98 FEET);
S.03°20'28"W., 168.19 FEET;
THENCE, LEAVING SAID RIGHT OF WAY LINE, S.48°05'12"W., 163.19 FEET;
THENCE S.77°12'21"W., 13.71 FEET;
THENCE S.40°46'00"W., 107.31 FEET;
THENCE S.20°24'28"E., 1326.15 FEET;
THENCE WEST, 582.84 FEET;
THENCE N.02°28'12"W., 925.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 25.50 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON
(541) 575-1251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1963
ROBERT D. BAGETT
598

Renewal Date 12/31/01

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP MARKED BGA SURVEY MARKER AND WITH CENTERLINE RD. STA. AND OFFSET DIST. FROM RECORD MAP OF SURVEY NO. 1243
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM RECORD MAP OF SURVEY NO. 805, UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- () RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO.

RECEIVED AND
FILED

JUNE 29, 2000
OFFICE OF COUNTY SURVEYOR

ATTEST: *Alison Heath*
deputy