

LAND PARTITION PLAT NO. 2000-19

SITUATED IN THE SW1/4SW1/4 OF SECTION 2
T14S, R31E, W.M.
GRANT COUNTY, OREGON

September 13, 2000

APPROVALS

Approved this 9th day of Oct, 2000

Robert D. Baggett
Grant County Surveyor

Approved this 9th day of October, 2000

PA Carpenter
Grant County Planning Director

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

Shirley L. Sutton 10-09-2000
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 9 day of October, 2000 at 3:20 o'clock P.M., and recorded as Land Partition Plat No. 2000-19 Grant County Records.

Kathy McKenna by R. West deputy
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 2000-19

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these present that we, Carl J. Stout and Carolyn E. Stout, 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. We do hereby grant to the future owners of Parcel 3, a 40 foot wide private access easement along the north and east boundary of Parcel 1, for ingress and egress.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) A public right of way, including the terms and conditions thereof, to Grant County, dated October 24, 1955, recorded October 25, 1955 in Book 73, Page 255 deeds of Grant County, for access road and power lines, no width is stated.
- 3) A private right of way easement, including the terms and conditions thereof, to Centurytel of Eastern Oregon, Inc., dated March 6, 1999, recorded March 31, 1999 in Deed Instrument No. 990863, 10 feet in width, for construction and maintenance.
- 4) A private right of way easement, including the terms and conditions thereof, to California-Pacific Utilities Company, a corp., dated April 26, 1977, Book 116, Page 764, 15 feet in width, for construction and maintenance.
- 5) A private right of way easement, including the terms and conditions thereof, to California-Pacific Utilities Company, a corp., dated July 6, 1956, Book 75, Page 34, 15 feet in width, for construction and maintenance. This easement is not shown due to insufficient data given in the deed.
- 6) A private access easement and power line easement, including the terms and conditions thereof, to Jack McKenna and Cleora McKenna, husband and wife, dated March 13, 1973, recorded March 14, 1973 in Book 109, Page 613 deeds of Grant County. The access easement is 15 feet wide and the power line easement is 10 feet wide.
- 7) A public access easement, including the terms and conditions thereof, to State of Oregon, by and through it's State Highway Commission, dated October 28, 1958, recorded November 3, 1958 in deed Book 75, Page 34, 30 feet in width, for an access road.
- 8) A public easement, including the terms and conditions thereof, to Grant County, Oregon, dated September 21, 1994, recorded December 2, 1994 in Deed Instrument No. 942468, for cuts and fills as may be necessary for safety and road integrity. No width is given and this easement is not shown due to insufficient information given in the deed.

Carl J. Stout
Carl J. Stout

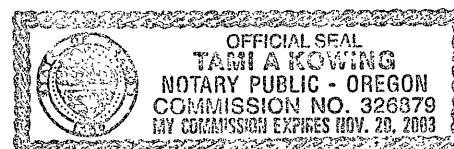
Carolyn E. Stout
Carolyn E. Stout

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 9th day of October, 2000, by Carl J. Stout and Carolyn E. Stout, husband and wife.

Jami A. Kowling
Notary Public of Oregon
My commission expires: 11/20/03



RECEIVED AND
FILED

NOV. 7, 2000

OFFICE OF CLERK, GRANT COUNTY

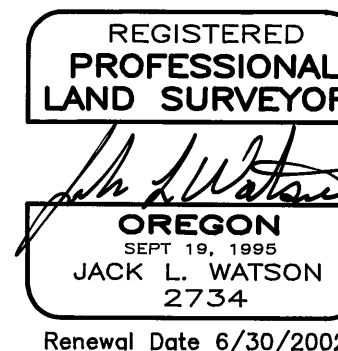
SURVEYOR'S CERTIFICATE

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 parcels of this land partition. This partition is situated in the SW1/4SW1/4 of Section 2, T14S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the SW corner of Section 2, which I designate to be the Initial Point of this land partition; thence N00°04'40"W, along the west line of Section 2, 673.88 feet to the easterly right of way line of County Road No. 51; thence along the right of way line of County Road No. 51, 312.68 feet along the arc of a 405.13 foot radius curve right, the long chord of which bears (N36°12'32"E, 304.97 feet); thence N58°19'09"E, along the right of way line of County Road No. 51, 838.39 feet to the north line of the SW1/4SW1/4 of Section 2; thence S89°04'11"E, along the north line of the SW1/4SW1/4 of Section 2, 145.81 feet to the east line of the W1/2E1/2SW1/4SW1/4 of Section 2; thence S01°15'40"E, along the east line of the W1/2E1/2SW1/4SW1/4 of Section 2, 1359.82 feet to the SE corner of said W1/2E1/2SW1/4SW1/4; thence N89°54'52"W, along the south line of Section 2, 381.74 feet to a 5/8" iron pin at the SE corner of that certain property described in Book 109, Page 613 deeds of Grant County; thence along the lines of said property described in Book 109, Page 613 deeds as follows: N00°05'08"E, 95.00 feet; thence N89°54'52"W, 135.00 feet; thence S00°05'08"W, 95.00 feet to the south line of Section 2; thence N89°54'52"W, leaving the property described in Book 109, Page 613, 551.67 feet to the point of beginning.

This partition contains 26.84 acres.

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



NARRATIVE

This survey was performed at the request of Carl Stout. The purpose of this survey was to partition Mr. Stout's property into 3 parcels. This property is described in Deeds Book 129, Page 185, Book 129, Page 405 and Book 130, Page 291,

After searching the available records pertaining to this survey, I found Survey No. 219, dated April 5, 1971; Survey No. 805, dated March 21, 1984; Survey No. 1243, dated October 1992 thru December 1993. Survey No. 805 and Survey No. 1469, dated February 20, 1998, show the subdivision of Section 2. I found and accept the positions of the W1/4 corner and the C1/4 corner of Section 2. The BLM set the SW corner and the S1/4 corner of Section 2 in Survey No. 248, dated March 12, 1971. I found the SW corner and the S1/4 corner monuments of Section 2 and accepted them. I also found and accepted the monuments from Survey No. 219.

I subdivided the SW1/4 of Section 2 in the usual manner, to establish the east boundary and the north boundary. I recovered several monuments along the County Road from Survey No. 1243 and accepted them. I intersected the southerly right of way of the county road and the north line of the SW1/4SW1/4. I recovered a monument from Survey No. 1343 near the NE corner of Parcel 2 which I do not accept. The division lines are at the locations approved by Mr. Stout. I found no record of a Geodetic Control monument within 1/2 mile of this partition.