

LAND PARTITION PLAT NO. 2000-22

BEING A PARTITION OF LOT 4, BLOCK 2 OF COUNTRY CLUB ESTATES
SITUATED IN NE1/4 SEC 29, T.13S., R.31E., W.M.,

GRANT COUNTY, OREGON

NOVEMBER 2, 2000

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RAYMOND CURTIS. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITHIN LOT 4, BLOCK 2, COUNTRY CLUB ESTATES, AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE BOUNDARY LINES OF LOT 4 AND THE APPURTENANT PORTION OF GIBSON AVENUE OF COUNTRY CLUB ESTATES, WHICH I SURVEYED AND PLATTED IN JULY 1976. SOME OF THE MONUMENTS ON THE EXTERIOR BOUNDARY WERE FOUND IN GOOD CONDITION. OTHERS HAVE BEEN BENT OR DESTROYED IN ROAD CONSTRUCTION OR FENCING ACTIVITIES. WE STRAIGHTENED THE FOUND BENT IRON PIN MONUMENTS FOR POSITION. WE RESET THE PINS THAT WERE DESTROYED. WE SET NEW MONUMENTS ON THE PARCEL DIVISION LINES AT POSITIONS APPROVED BY MR. CURTIS, AS SHOWN HEREON.

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, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE NE1/4 OF SECTION 29, TWP. 13S., R.31E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4 OF BLOCK 2 OF COUNTRY CLUB ESTATES, GRANT COUNTY, OREGON, AS SHOWN BY THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE IN BOOK 2 OF TOWN PLATS, PAGES 35-36. I DESIGNATE THE INDICATED 5/8 INCH IRON PIN ON THE WEST BOUNDARY LINE OF PARCEL 1 TO BE THE INITIAL POINT OF THIS LAND PARTITION. SAID TRACT CONTAINING 10.79 ACRES, MORE OR LESS.

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RAYMOND E. CURTIS AND PATRICIA A. CURTIS, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE TRACT OF LAND 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 ON THE ANNEXED MAP. SAID PLAT SUBJECT TO THE FOLLOWING:

- A. EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
B. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- 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.
- EXISTING POWER LINE ACROSS THE NORTHERLY PORTION OF SAID LOT, SOUTH OF THE HIGHWAY, AS SHOWN ON THE PLAT OF COUNTRY CLUB ESTATES. NOT SHOWN - NOT IN USE, POLES AND POWER LINES HAVE BEEN REMOVED. NO WIDTH SPECIFIED.
- THE EXISTENCE OF THE LUCE DITCH ACROSS THE NORTHERLY PORTION OF SAID LOT AS SHOWN ON THE PLAT OF COUNTRY CLUB ESTATES.
- SET-BACK LINES AND PUBLIC UTILITY EASEMENTS AS SHOWN ON PLAT OF COUNTRY CLUB ESTATES FILED IN THE OFFICE OF THE GRANT COUNTY CLERK IN BOOK 2 OF TOWN PLATS, AT PAGES 35-36.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED APRIL 9, 1976, RECORDED APRIL 12, 1976, IN DEED BOOK 114, PAGE 600, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. 15 FEET IN WIDTH.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

Raymond E. Curtis
RAYMOND E. CURTIS

Patricia A. Curtis
PATRICIA A. CURTIS

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 16, 2000,
BY RAYMOND E. CURTIS AND PATRICIA A. CURTIS, HUSBAND AND WIFE.

Kellie E. Cobb
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 12/4/03



BASIS OF BEARINGS

PLAT OF COUNTRY CLUB ESTATES
AS SHOWN

SCALE: 1" = 100'

REFERENCES

RECORD PLAT OF COUNTRY CLUB ESTATES
DEED RECORD BOOK 117 PAGE 933

APPROVALS

APPROVED THIS 9th DAY OF Nov, 2000

Jack W. Burns
WALLA WALLA COUNTY SURVEYOR

APPROVED THIS 16th DAY OF Nov, 2000

Debra M. Kowalski - Secretary
GRANT COUNTY PLANNING COMMISSION

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

Sam A. Burton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11-29-2000

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 16th DAY OF November, 2000 AT 2:00 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 2000-22
GRANT COUNTY RECORDS
Kellie E. Cobb
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2000-22
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

AFFIDAVIT OF CONSENT TO DECLARATION OF
PROPERTY BEING PARTITIONED RECORDED AS
INSTRUMENT NO. 200911, DEED RECORDS.

LEGEND

- FOUND 1/2" IRON PIN - NO CAP
FROM RECORD PLAT OF COUNTRY CLUB EST.
- FOUND 5/8" IRON PIN - NO CAP
FROM RECORD PLAT OF COUNTRY CLUB EST.
- FOUND 5/8" IRON PIN - NO CAP
FOUND DISTURBED - RESET
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED BGB SURVEY MARKER
- () RECORD BEARING AND DISTANCE
- P — POWER LINE
- 12' PUBLIC UTILITY EASEMENT CENTERED ON LOT LINES
AS SHOWN ON RECORD PLAT OF COUNTRY CLUB EST.
UNLESS OTHERWISE NOTED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/01

RECEIVED AND
FILED

DEC 13, 2000
OFFICE OF COUNTY SURVEYOR

ATTEST:

Robert D. Bagett
Debra M. Kowalski

LINE TABLE				CURVE TABLE			
LINE	BEARING	DIST.	BEARING	RECORD	DIST.	CURVE	LONG CHORD BEARING-DIST.
L1	N79°46'18"W	76.66					
L2	S79°58'55"W	83.58					
L3	N82°43'32"W	166.09	(N82°43'32"W)				
L4	N79°46'18"W	65.81	(N79°46'18"W)		65.81		
L5	S79°58'55"W	83.58	(S79°58'55"W)		83.48		
L6	N82°43'32"W	132.55	(N82°43'32"W)		132.37		
L7	N79°46'18"W	10.85	(N79°46'18"W)		10.85		
L8	N79°49'46"W	76.75	(N79°46'18"W)		76.66		
L9	N55°27'51"E	45.00					
L10	N89°39'17"W	44.87					
L11	S00°01'14"W	44.90					
L12	S40°39'30"E	45.21					
L13	N82°44'09"W	132.46	(N82°43'32"W)		132.40		
L14	N89°51'17"W	77.27	(N89°53'42"W)		77.34		

