

LAND PARTITION PLAT NO. 2001-04

SITUATED IN SEC. 35, T.12S., R.33E., W.M.,
GRANT COUNTY, OREGON

FEBRUARY 12, 2001

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 DIVISION LINE BETWEEN PARCELS 1 AND 2 AS SHOWN ON THIS PARTITION PLAT, AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARY OF THIS LAND PARTITION, SAID PARTITION DESCRIBED AS FOLLOWS:

T.12S., R.33 E., W.M., GRANT COUNTY, OREGON:

SECTION 35: ALL; EXCEPT THE SE1/4SE1/4 AND THE NORTH 500 FEET OF THE WEST 435.6 FEET OF THE NE1/4NW1/4. FURTHER EXCEPTING THAT PORTION CONVEYED TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEED RECORDED MARCH 14, 1996, AS INST. NO. 960425.

ALSO, FURTHER EXCEPTING A TRACT OF LAND SITUATED IN THE SW1/4SW1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE N.80°47'37"E., 659.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DIXIE CREEK COUNTY ROAD NO. 58;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, 106 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID SECTION 35;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, 644 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 587 ACRES, MORE OR LESS.

BAGETT, GRIFFITH & BLACKMAN
217 NORTH CANYON BLVD.
JOHN DAY, OREGON 97845
(541) 575-1251

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOANN VIDONDO. THE PURPOSE OF THIS SURVEY WAS TO SET MONUMENTS ON THE DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE THE SOUTHWEST CORNER OF SECTION 35, APPURTENANT RIGHT OF WAY MONUMENTS OF COUNTY ROAD NO. 58 AND THE SW CORNER OF PARCEL 2. WE SET NEW MONUMENTS ON THE DIVISION LINE BETWEEN PARCELS 1 AND 2 AT LOCATIONS APPROVED BY MRS. VIDONDO, AS SHOWN HEREON.

I DID NOT SURVEY THE REMAINING BOUNDARY LINES OF THIS PARTITION.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1195 & 1586
DEED RECORD INSTRUMENT NO. 960425 & 210475
DEED RECORD BOOK 87 PAGE 304
114 620

NOTES:

1. THE SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
2. THE LOCATIONS OF DIXIE CR. CO. RD. NO. 58 & DIXIE CR. ARE APPROXIMATE.
3. ACREAGE FOR THIS PARTITION WAS OBTAINED FROM THE COUNTY ASSESSOR'S TAX MAP.
4. THE HIGH WATER LINE AND 100 YEAR FLOOD HAZARD FOR DIXIE CREEK, IN THIS AREA, HAVE NOT BEEN DETERMINED

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JOANN RICCO VIDONDO, DO HEREBY DECLARE THAT 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 ON THE ANNEXED MAP.

SAID PARCELS SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.
2. (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.
3. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND/OR ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES AND/OR DITCH COMPANIES.
4. ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.
5. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN A.W. WARD AND CHARLOTTE LIVERMORE RICCO, REGARDING MATTERS CONCERNING THE CARPENTER DITCH CROSSING PROPERTY DESCRIBED AS SEC. 35, T12S, R33E, W.M. AND OTHER PROPERTY AS WELL.
6. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, DATED SEPTEMBER 6, 1957, RECORDED SEPTEMBER 6, 1957, IN DEED BOOK 77, PAGE 431, RECORDS OF GRANT COUNTY, OREGON. BEING FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES AND POLES TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. 10 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
7. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CITY OF PRAIRIE CITY, DATED OCTOBER 22, 1964, RECORDED JANUARY 27, 1965, IN DEED BOOK 92, PAGE 179, RECORDS OF GRANT COUNTY, OREGON. FOR THE CONSTRUCTION AND MAINTENANCE OF WATER LINES AND RELATED FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. 20 FEET IN WIDTH.
8. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO IDAHO POWER COMPANY, DATED APRIL 19, 1966, RECORDED MAY 18, 1966, IN DEED BOOK 94, PAGE 577, RECORDS OF GRANT COUNTY, OREGON. BEING FOR THE ERECTION AND MAINTENANCE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND POLES TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. NO WIDTH SPECIFIED.
9. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, DATED JULY 21, 1967, RECORDED SEPTEMBER 8, 1967, IN DEED BOOK 97, PAGE 427, RECORDS OF GRANT COUNTY, OREGON. FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC POWER OR TELEPHONE POLES AND LINES TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. 10 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
10. AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DATED MARCH 14, 1996, RECORDED MARCH 14, 1996, INSTRUMENT NO. 960425, RECORDS OF GRANT COUNTY, OREGON. TOGETHER WITH THE RIGHT TO MAKE SUCH CUTS AND FILLS AS MAY BE NECESSARY FOR SAFETY AND ROAD INTEGRITY. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)

APPROVALS

APPROVED THIS 21ST DAY OF FEB, 2001

Jack W. Burris
WALLA WA COUNTY SURVEYOR

APPROVED THIS 23RD DAY OF February, 2001

BA Carpenters
GRANT COUNTY PLANNING COMMISSION

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

John D. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 02-28-2001

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 21ST DAY OF February, 2001 AT 4:00 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 2001-04
GRANT COUNTY RECORDS.

Lahey M. Gunn
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2001-04

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/01

RECEIVED AND
FILED

FEB 28, 2001
OFFICE OF COUNTY SURVEYOR

ATTEST:

Robert D. Bagett
Lahey M. Gunn

Joann Ricco Vidondo
JOANN RICCO VIDONDO

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 28, 2001,
BY JOANN RICCO VIDONDO.

Kellie E. Cobb
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 12/14/03

