

Sec. 21  
Sec. 28

1/4 cor.

310

332.29  
(332.21)

1146

(S89°42'59"E 542.74)  
S89°41'27"E 542.74

1146

Initial  
Point

(S6°24'23"E 79.16)  
S6°24'23"E 79.16

Parcel 2  
5.00 Acres

Curve Data  
 $\Delta=22^{\circ}36'25''$   
R=477.46  
L=188.39  
LC=187.17  
S17°42'35"E

Total Curve  
L=570.46  
R=477.46  
LC=306.61  
S43°53'24"E

Record Date  
L=570.46  
R=477.46  
LC=306.61

Scale 1"=100'

BASIS OF BEARINGS

Record Map of Survey No. 324

Basis of Bearings

(N00°20'48"E 2657.69)  
N00°20'48"E 2657.80

N00°20'48"E 664.30  
(664.42)

East 434.65  
400.00  
Between Pins

Curve Data  
 $\Delta=14^{\circ}25'37''$   
R=477.46  
L=120.22  
LC=119.91  
S36°13'36"E

Parcel 1  
5.68 Acres

N1/2S1/2NW1/4NE1/4

Road Easement "C"  
S43°26'25"E 399.37  
Deed Book 111 Page 900

Found 5/8" iron pin, no  
cap, N89°46'02"W, 0.60'  
from property corner.  
No new monument  
was set.

400

177.87

1661.21  
(1661.06)

C1/4 cor.  
Sec. 28

### NARRATIVE

This survey was performed at the request of David Hydes. The purpose of this survey was to partition Mr. Hydes' property, as described in Deed Instrument No. 970182, into 2 parcels.

After searching the available records pertaining to this survey, I found Map of Survey No. 324, dated 1973, Record Map of Survey No. 1146, dated June 14, 1990 which shows monuments set at the NE and NW corners of Mr. Hydes' property. I accept the monuments found at the NE and NW corners and the found offset monument near the SE corner of Parcel 1. The monument found near the SW corner of Parcel 2, is not on the north-south property line. This monument was set during Survey No. 400, dated March 1976. I accept the monument for the direction of the south line and intersect the line between the C1/4 corner and the N1/4 corner of Section 28 to position the SW corner of this parcel.

The division line between parcels 1 and 2 is located in the position approved by Mr. Hydes. I find no record of a Geodetic Control Monument within 1/2 mile of this partition.

RECEIVED AND  
FILED

MARCH 16, 2001

OFFICIAL SEAL  
NOTARY PUBLIC - OREGON  
KELLIE E. COBB

### LEGEND

- Found 2" aluminum pipe with attached aluminum cap, see Land Partition No. 96-15.
- Found 1 1/2" iron pipe with attached Grant County Surveyor brass cap.
- Found 5/8" iron pin with attached yellow plastic cap, unless otherwise shown.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- Fence Line
- Record bearing and distance.
- Found monument, see record map of survey number shown in box.

### APPROVALS

Approved this 5<sup>TH</sup> day of MARCH, 2001

Robert D. Beyer  
Grant County Surveyor

Approved this 7<sup>TH</sup> day of March, 2001

Debra M. Kowalski-Secretary  
Grant County Planning Director

I do hereby certify that this is a true and exact copy of Land Partition No. 2001-06

Jack L. Watson

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

Gene R. Sutton 03-07-2001  
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 11<sup>TH</sup> day of March, 2001 at 2:45 o'clock P.M., and recorded as Land Partition Plat No. 2001-06 Grant County Records.

Kathy M. Huron  
Grant County Clerk

## LAND PARTITION PLAT NO. 2001-06

SITUATED IN THE NE1/4 OF SECTION 28, T13S, R31E, W.M.  
GRANT COUNTY, OREGON

February 16, 2001

### 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, Parcels 1 and 2 of this land partition. Situated in the NE1/4 of Section 28, T13S, R31E, W.M., Grant County, Oregon, described as follows:

T13S, R31E, W.M.

Section 28:

All that portion of the S1/2N1/2NW1/4NE1/4 and the N1/2S1/2NW1/4NE1/4 lying south and west of the center line of Road Easement 'C' as said center line is described in Book 110, Page 900, deeds of Grant County, Oregon.

This partition contains 10.68 acres.

I designate the NE corner of Parcel 2 as the Initial Point of this Land Partition.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JACK L. WATSON  
2734  
Renewal Date 6/30/2002

### DECLARATION

Know all people by these presents that we, David B. Hydes and Cynthia E. Hydes, 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. Together with an easement in common with others entitled to the use thereof, over and along Road Easement "C" and "A" for the purpose of ingress and egress to County Road No. 47 (now 47-B), as said easements are described in Book 110, Page 900, deed records of Grant County, Oregon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- Rights of the public in streets, roads and highways.
- An easement, including the terms and provisions thereof, to CP National Corporation, a corp., dated December 22, 1980, recorded December 29, 1980, in Deed Book 124, Page 11, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 30 feet in width. The easement is not shown due to insufficient data given in the deed.
- Maintenance agreement, including the terms and conditions thereof, between Jim R. Black and Mary Lou Black, and other land owners abutting Road Easement "C", recorded November 13, 1979 in Book 122, Page 80 deeds of Grant County, Oregon.
- Reservation, including the terms and conditions thereof, in deed from RLC Investments, Inc., a corp., dated June 28, 1974, recorded July 16, 1974 in Book 111, Page 840 deeds of Grant County, to wit: "RESERVING to Grantor, its successors and assigns, an easement in common over and along that portion of Road Easement "C" traversing the above described tract for the purpose of ingress and egress to County Road 47".

David B. Hydes  
David B. Hydes

Cynthia E. Hydes  
Cynthia E. Hydes

### ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 7<sup>TH</sup> day of March, 2001, by David B. Hydes and Cynthia E. Hydes, husband and wife.

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

OFFICIAL SEAL  
KELLIE E. COBB  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 329829  
MY COMMISSION EXPIRES DEC. 14, 2003