

# LAND PARTITION PLAT NO. 2002-05

SITUATED IN THE SW1/4 SEC. 25,  
T.14S., R.31E., W.M.,  
GRANT COUNTY, OREGON

MAY 10, 2002

## 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, PARCEL 1 AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARY OF THIS PARTITION, AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE W1/2SW1/4 OF SECTION 25, T.14S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 25, WHICH IS MARKED WITH A 1-1/2" IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP, WHICH I DESIGNATE TO BE THE INITIAL POINT FOR THIS LAND PARTITION; THENCE S.00°18'41"W., ALONG THE WEST SECTION LINE OF SAID SECTION 25, 1665.77 FEET TO A POINT WHICH IS N.00°18'41"E., 970.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE EAST, 843.6 FEET, TO THE WEST RIGHT OF WAY LINE OF THE RELOCATED JOHN DAY-BURNS HIGHWAY; THENCE NORTHERLY, ALONG SAID WEST RIGHT OF WAY LINE, 1670 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NW1/4SW1/4 OF SAID SECTION 25; THENCE N.89°54'46"W., ALONG SAID NORTH LINE, 818.76 FEET (RECORD WEST, 813.4 FEET), TO THE PLACE OF BEGINNING. ALL ACCORDING TO MAP OF SURVEY NO. 262 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR

SAID TRACT CONTAINING 32.10 ACRES, MORE OR LESS.

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

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DICK CHASE, OWNER. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION AND TO SURVEY PARCEL 1, AS SHOWN. I DID NOT SURVEY PARCEL 2 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 262 AND 1451 WHICH I SURVEYED IN MAY 1972, AND AUGUST 1997, RESPECTIVELY. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. CHASE, AS SHOWN HEREON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Renewal Date 12/31/03

RECEIVED AND  
FILED

JUNE 11, 2002  
OFFICE OF COUNTY SURVEYOR

ATTEST:

## APPROVALS

APPROVED THIS 28<sup>TH</sup> DAY OF MAY, 2002

JACK W. BURRIS  
WALLA WA COUNTY SURVEYOR

APPROVED THIS 10<sup>TH</sup> DAY OF JUNE, 2002

HEARLY E. MCNARY  
GRANT COUNTY PLANNING COMMISSION

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

DAVE L. BURTON  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 06-11-2002

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 10<sup>TH</sup> DAY OF JUNE, 2002 AT 3:30 O'CLOCK  
P.M., AND RECORDED AS PARTITION PLAT NO. 2002-05  
GRANT COUNTY RECORDS.

BRUNDA J. PERCY DEPUTY  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2002-05

Robert D. Bagett  
BAGETT-GRIFFITH AND BLACKMAN

## EASEMENTS

PARTITION 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.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO WEST COAST POWER COMPANY, RECORDED APRIL 16, 1937, BOOK 41, PAGE 585. NO WIDTH SPECIFIED.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT AS DISCLOSED BY INSTRUMENT FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED JULY 22, 1947, BOOK 51, PAGE 73. 30 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED MAY 8, 1958, BOOK 79, PAGE 3. 15 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- ACCESS RESTRICTIONS AND PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION. DATED DECEMBER 18, 1958, RECORDED FEBRUARY 1959, BOOK 80, PAGE 382. 25 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- ACCESS RESTRICTIONS, AND PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION DATED SEPTEMBER 7, 1961, RECORDED SEPTEMBER 12, 1961, BOOK 85, PAGE 527. 25 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF REGARDING IMPOUNDMENT OF WATERS OF CANYON CREEK BETWEEN THE STATE OF OREGON, ACTING BY AND THROUGH ITS GAME COMMISSION AND "OWNERS OF LANDS ON WHICH THERE ARE WATER RIGHTS OF DIVERSION OF WATERS FROM CANYON CREEK. RECORDED MAY 25, 1961, BOOK "I" OF LEASES AND AGREEMENTS PAGE 282, AN AMENDMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, WAS RECORDED JULY 3, 1962, IN BOOK "I" OF LEASES AND AGREEMENTS, AT PAGE 364.
- GRANT OF PRIVATE ACCESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, TO L. E. STEELMAN, ETAL. RECORDED JULY 26, 1972, IN BOOK 108, PAGE 562. 35 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF REGARDING PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF BETWEEN PRAIRIE CITY TIMBER CO. AND L. E. STEELMAN, ETAL. RECORDED MAY 29, 1973, BOOK 109, PAGE 982. NO WIDTH SPECIFIED.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY. RECORDED NOVEMBER 1, 1973, BOOK 110, PAGE 584. 6 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED NOVEMBER 23, 1976, BOOK 115, PAGE 773. 15 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED APRIL 17, 1979, BOOK 120, PAGE 882. 30 FEET IN WIDTH.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RICHARD A. CHASE AND NANCY J. CHASE, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP, AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 1, A PRIVATE ACCESS EASEMENT CENTERED ON AN EXISTING ROAD, OVER AND ACROSS PARCEL 2, FOR THE PURPOSE OF INGRESS AND EGRESS TO U.S. HIGHWAY 395, JOHN DAY-BURNS HIGHWAY, SAID EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF SAID ROAD, AS SHOWN HEREON.

Richard A. Chase  
RICHARD A. CHASE

Nancy J. Chase  
NANCY J. CHASE

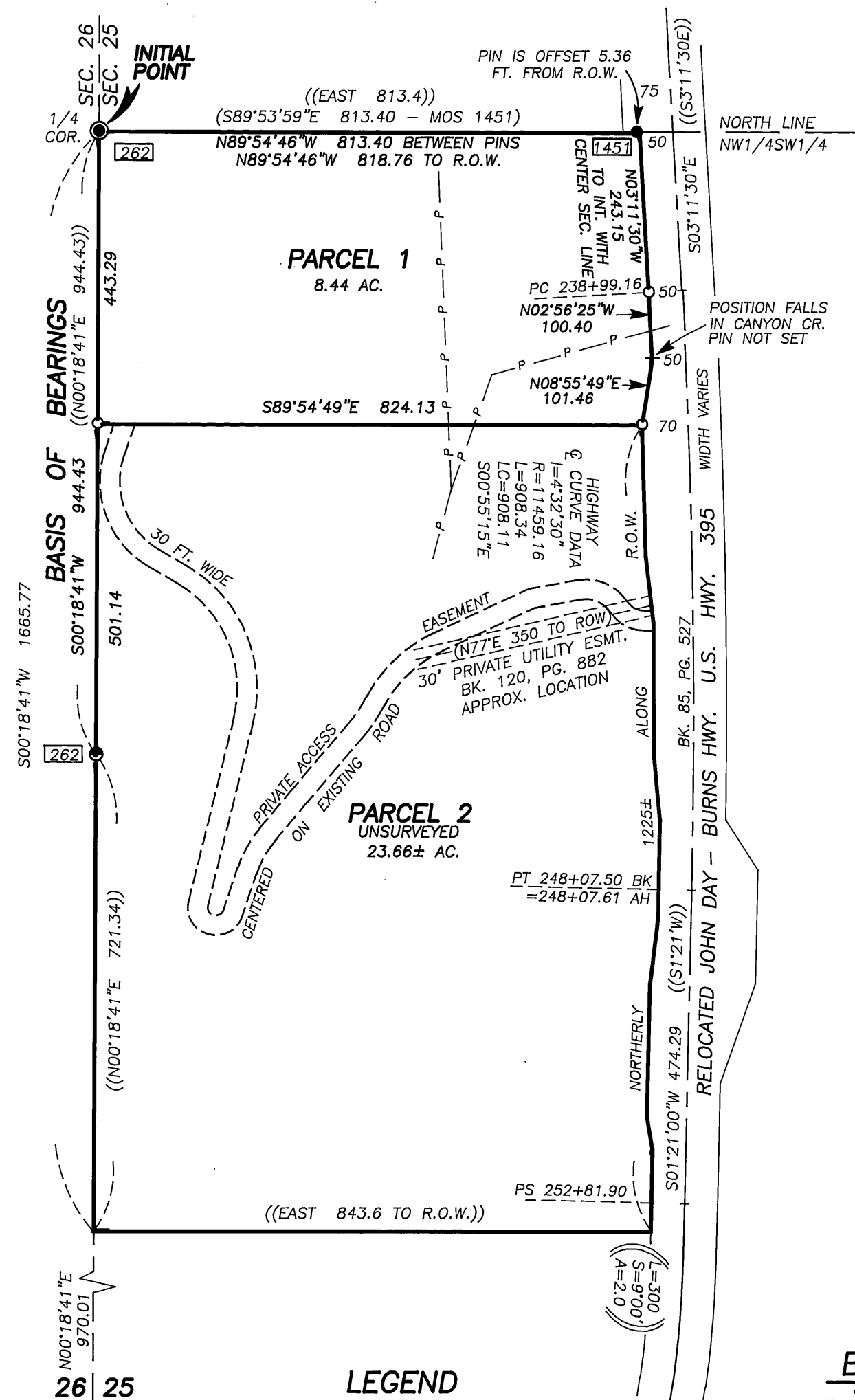
## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 11, 2002, BY RICHARD A. CHASE AND NANCY J. CHASE, HUSBAND AND WIFE.

Kellie E. Cobb  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 12/14/13



## LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- ( ) RECORD BEARING AND DISTANCE, AS SHOWN
- (( )) RECORD BEARING AND DISTANCE PER MOS 262
- FOUND MONUMENT FROM RECORDED SURVEY NO. SURVEY NO. APPEARS IN BOX
- P—P EXISTING OVERHEAD POWER LINE

## BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 262  
AS SHOWN

SCALE: 1" = 200'

## REFERENCES

RECORD MAP OF SURVEY NO.'S 262 & 1451  
PRELIMINARY TITLE REPORT ORDER NO. 16278  
DEED RECORD BOOK 80 PAGE 382  
BOOK 85 PAGE 527  
BOOK 140 PAGE 80