

LAND PARTITION PLAT NO. 2002-06

SITUATED IN THE SE1/4 SEC. 33, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

MAY 14, 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 PARCELS 1 AND 2 AS SHOWN ON THIS PARTITION PLAT, AND THAT I DID NOT SURVEY THE SOUTH AND WEST EXTERIOR BOUNDARIES OF PARCEL 3, SAID PARTITION DESCRIBED AS FOLLOWS:

T.13S., R.31E., W.M., GRANT COUNTY, OREGON:

SECTION 33: A TRACT OF LAND SITUATED IN THE SE1/4, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 33, S.89°58'46"W., 358.24 FEET FROM THE SOUTHEAST CORNER OF SAID SEC. 33;

THENCE S.89°58'46"W., ALONG THE SOUTH LINE OF SAID SECTION, 1301.95 FEET; THENCE N.00°38'12"W., 912.85 FEET TO A POINT ON THE CENTERLINE OF ROAD EASEMENT "G" AS SAID CENTERLINE IS DESCRIBED IN DEED BOOK 110, PAGE 900, SAID ROAD EASEMENT "G" BEING IDENTICAL WITH THE CENTERLINE OF COUNTY ROAD NO. 74-G;

THENCE ALONG THE CENTERLINE OF SAID ROAD EASEMENT "G" AND COUNTY ROAD 74-G, AS FOLLOWS:

107.06 FEET ALONG THE ARC OF A 220.37 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N.21°52'17"E., 106.01 FEET);

N.07°57'11"E., 393.67 FEET

219.90 FEET ALONG THE ARC OF A 477.46 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N.05°14'27"W., 217.96 FEET);

N.18°26'06"W., 149.49 FEET;

THENCE S.49°13'14"E., LEAVING SAID ROAD EASEMENT "G", 224.04 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ACCESS EASEMENT ALONG AN EXISTING ROAD;

THENCE ALONG THE CENTERLINE OF SAID ACCESS EASEMENT AND ROAD AS FOLLOWS:

104.63 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.84°11'01"E., 83.49 FEET);

N.30°39'14"E., 170.10 FEET;

197.30 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS N.36°50'45"E., 196.63 FEET);

N.47°02'13"E., 20.14 FEET;

96.95 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS N.63°22'27"E., 95.64 FEET);

127.33 FEET ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS N.89°50'39"E., 126.67 FEET);

117.62 FEET ALONG THE ARC OF A 207.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS S.63°44'40"E., 116.04 FEET);

S.47°27'59"E., 79.47 FEET;

90.72 FEET ALONG THE ARC OF A 154.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS S.30°35'24"E., 88.41 FEET);

67.93 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.24°31'26"E., 67.52 FEET);

139.97 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS S.12°25'22"E., 136.26 FEET);

S.10°29'23"W., 194.98 FEET;

77.23 FEET ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.01°09'17"E., 76.70 FEET);

103.52 FEET ALONG THE ARC OF A 96.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.43°41'24"E., 98.57 FEET);

S.74°28'44"E., 89.96 FEET;

THENCE S.09°41'57"E., LEAVING SAID ACCESS EASEMENT, 1238.79 FEET TO THE POINT OF BEGINNING.

THIS PARTITION IS A PORTION OF TRACTS 27 & 34 AS SHOWN ON MAP OF SURVEY NO. 324.

SAID TRACT CONTAINING 45.45 ACRES, MORE OR LESS.

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

CORRECTIONS MADE NOVEMBER 13, 2002 AS PER AFFIDAVIT OF CORRECTION FILED AS INSTRUMENT NO. 223343, DEED RECORDS.

Robert D. Bagett
GRANT COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/03

RECEIVED AND
FILED

June 11, 2002
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Brenda J. Grifflith*

APPROVED THIS 31ST DAY OF MAY, 2002

Joanna Dean
JOANNA DEAN, COUNTY SURVEYOR

APPROVED THIS 10TH DAY OF JUNE, 2002

Wendy E. McNary
GRANT COUNTY PLANNING COMMISSION

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

Gene G. Smith
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 06-11-2002

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 11TH DAY OF June, 2002 AT 1:55:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2002-06 GRANT COUNTY RECORDS.

Brenda J. Grifflith
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2002-06

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

EASEMENTS

PARCELS 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.

- RESERVATION/PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM R L C INVESTMENTS, INC., A CORPORATION, DATED MARCH 1, 1974, RECORDED MARCH 15, 1974 IN DEED BOOK 111, PAGE 162, TO-WIT: "RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT IN COMMON OVER AND ALONG THAT PORTION OF EASEMENT "G" TRaversing THE ABOVE DESCRIBED TRACT FOR THE PURPOSES OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47."

- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED APRIL 20, 1976, RECORDED APRIL 27, 1976, IN DEED BOOK 114, PAGE 715, RECORDS OF GRANT COUNTY, OREGON, RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET IN WIDTH.

- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED NOVEMBER 21, 1978, RECORDED DECEMBER 6, 1978, IN DEED BOOK 120, PAGE 96, RECORDS OF GRANT COUNTY, OREGON, RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 30 FEET IN WIDTH. ~~NOT PLOTTED, IS LOCATED OUT-OF-PARTITION.~~

- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, SHOWN IN NOTICE OF SALE FROM JAMES TATE AND PHYLLIS TATE, HUSBAND AND WIFE, TO DENNIS VAN HORN AND VIRGINIA VAN HORN, HUSBAND AND WIFE, DATED FEB. 13, 1981, RECORDED FEB. 13, 1981 IN DEED BOOK 124, PAGE 263, TO-WIT: "AN ACCESS EASEMENT IN COMMON OVER AND ACROSS PORTION OF TRACTS 27 AND 34, WEST BENCH LAND PARTITIONING AS SAID TRACTS ARE SHOWN ON MAP OF SURVEY NO. 324 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR SAID EASEMENT BEING FOR THE PURPOSE OF INGRESS AND EGRESS FROM THE TRACT OF LAND FIRST HEREIN DESCRIBED TO ROAD EASEMENT "G" AS SAID ROAD EASEMENT IS DESCRIBED IN BOOK 110, PAGE 900, DEED RECORDS OF GRANT COUNTY, OREGON, SAID ACCESS EASEMENT BEING 20.0 FEET IN WIDTH, AND BEING LOCATED ALONG A ROAD TO BE PROVIDED BY THE SELLERS, ALSO, AN EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, OVER AND ALONG ROAD EASEMENTS "G" AND "ALL FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47, AS SAID EASEMENTS ARE DESCRIBED IN BOOK 110, PAGE 900, DEED RECORDS OF GRANT COUNTY, OREGON."

- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED AUGUST 23, 1963, RECORDED OCTOBER 20, 1963, IN DEED BOOK 128, PAGE 975, RECORDS OF GRANT COUNTY, OREGON, RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 30 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)

- PUBLIC EASEMENT DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A BODY POLITIC, DATED AUG. 22, 1988, RECORDED SEPT. 7, 1988 IN DEED BOOK 137, PAGE 384, GIVEN TO CREATE A COUNTY ROAD OUT OF WHAT HAS FORMERLY BEEN DESCRIBED AS "EASEMENT G"

- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO ROBERT W. DEAN, JR., AND JOANNA DEAN, HUSBAND AND WIFE AS SHOWN IN STATUTORY WARRANTY DEED DATED SEPT. 16, 1983, RECORDED MAY 16, 1989, IN DEED BOOK 138, PAGE 820, TO-WIT: "AN ACCESS EASEMENT IN COMMON OVER AND ACROSS PORTION OF TRACTS 27 AND 34, WEST BENCH LAND PARTITIONING AS SAID TRACTS ARE SHOWN ON MAP OF SURVEY NO. 324 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR SAID EASEMENT BEING FOR THE PURPOSE OF INGRESS AND EGRESS FROM THE TRACT OF LAND FIRST HEREIN DESCRIBED TO ROAD EASEMENT "G" AS SAID ROAD EASEMENT IS DESCRIBED IN BOOK 110, PAGE 900, DEED RECORDS OF GRANT COUNTY, OREGON, SAID ACCESS EASEMENT BEING 20.0 FEET IN WIDTH, AND BEING LOCATED ALONG A ROAD TO BE PROVIDED BY THE SELLERS, ALSO, AN EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, OVER AND ALONG ROAD EASEMENTS "G" AND "ALL FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47, AS SAID EASEMENTS ARE DESCRIBED IN BOOK 110, PAGE 900, DEED RECORDS OF GRANT COUNTY, OREGON."

- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CENTURYTEL OF EASTERN OREGON, INC. D.B.A. CENTURYTEL, ITS SUCCESSORS AND ASSIGNS, DATED SEPTEMBER 19, 2001, RECORDED OCTOBER 5, 2001, AS INSTRUMENT NO. 212558, RECORDS OF GRANT COUNTY, OREGON, RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, NO WIDTH SPECIFIED.

- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LELAND SMUCKER, OWNER. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITH THIS LAND PARTITION AND TO SURVEY PARCELS 1 AND 2, AS SHOWN. I DID NOT SURVEY THE SOUTH AND WEST BOUNDARIES OF PARCEL 3 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 543, 1047 AND 1150 WHICH I SURVEYED IN OCT. 1978, JULY 1988 AND JUNE 1990, RESPECTIVELY. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. SMUCKER, AS SHOWN HEREON. RECORD SURVEY NO. 1150 DETERMINED THE NORTH & EAST BOUNDARIES OF PARCEL 1, AND THE EAST BOUNDARY OF PARCEL 2. RECORD SURVEY NO. 1047 DETERMINED THE WEST BOUNDARY OF PARCELS 1 AND 2, AS SHOWN. MEASURED COURSES AND DISTANCES ARE THE SAME AS RECORD UNLESS OTHERWISE SHOWN.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, LELAND R. SMUCKER AND SANDRA SMUCKER, 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 PARCELS 1, 2 AND 3 THE APPURTENANT PRIVATE ACCESS EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 74-G, AS SHOWN ON THE ANNEXED PLAT

Leland R. Smucker
LELAND R. SMUCKER

Sandra Smucker
SANDRA SMUCKER

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 10, 2002,
BY LELAND R. SMUCKER AND SANDRA SMUCKER, HUSBAND AND WIFE.

William E. Papp
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10/14/03

