

# LAND PARTITION PLAT NO. 2003-14

SITUATED IN GOV'T LOT 3, SECTION 1,  
T.9S., R.27E., W.M., TOWN OF MONUMENT,  
GRANT COUNTY, OREGON

AUGUST 27, 2003

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, 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 IS SITUATED IN GOVERNMENT LOT 3, SECTION 1, TWP. 9S., R.27E., W.M., TOWN OF MONUMENT, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.9S., R.27E., W.M., TOWN OF MONUMENT, GRANT COUNTY, OREGON:

SECTION 1: A TRACT OF LAND IN GOVERNMENT LOT 3 DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3, SAID POINT BEING 1-1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP AT AN ANGLE POINT ON THE TOWNSHIP LINE, AND ALSO BEING THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING 2533.59 FEET NORTH AND 778.90 FEET WEST OF THE MONUMENTED C1/4 CORNER OF SAID SECTION 1;  
THENCE S.87°19'22"W., ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 278.65 FEET;  
THENCE SOUTH, 512.01 FEET;  
THENCE S.83°30'00"E., 100.00 FEET;  
THENCE SOUTH, 460.79 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF THE OLD KIMBERLY/MONUMENT HIGHWAY;  
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:  
S.87°15'51"E., 285.86 FEET;  
163.63 FEET ALONG THE ARC OF A 715.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.80°42'29"E., 163.27 FEET);  
THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH, 449.90 FEET;  
THENCE N.83°30'00"W., 117.17 FEET;  
THENCE NORTH, 579.38 FEET, TO THE NORTH LINE OF SAID GOVERNMENT LOT 3;  
THENCE S.87°57'09"W., 151.35 FEET, TO THE POINT OF BEGINNING.

CONTAINING 9.98 ACRES, MORE OR LESS.

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

## EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED: FOR EASEMENTS APPURTENANT TO TRACT II ACROSS TRACT I OF THE HEREIN DESCRIBED PROPERTY. GRANTED TO THE CITY OF MONUMENT. RECORDED APRIL 6, 1982, BOOK 86, PAGE 448. TO-WIT: "TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS AND FOR THE FURTHER PURPOSE OF DIGGING, CONSTRUCTING, AND MAINTAINING A PIPE LINE OVER, THROUGH AND ACROSS THE ADJACENT PROPERTY NOW BELONGING TO THE VANDETTAS TO THE PROPERTY HEREIN CONVEYED." NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED: FOR AN EASEMENT TO THE ADJOINING PROPERTIES FOR USE OF WATER AND A WATER RIGHT IN COMMON FOR THE USE OF THE SPRING. AND A NON-EXCLUSIVE EASEMENT FOR THE USE OF AND ACCESS TO A SEPTIC TANK. GRANTEE WILL COOPERATIVELY SHARE IN ANY MAINTENANCE COST AS LONG AS THEY USE SAID SEPTIC TANK. GRANTED TO FREDRICK M. TUBBS AND BARBARA LEE KEENER RECORDED MAY 31, 1984 BOOK 130 PAGE 197. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED: FOR AN EASEMENT TO THE ADJOINING PROPERTIES FOR USE OF WATER AND A WATER RIGHT IN COMMON FOR THE USE OF THE SPRING. AND A NON-EXCLUSIVE EASEMENT FOR THE USE OF AND ACCESS TO A SEPTIC TANK. GRANTEE WILL COOPERATIVELY SHARE IN ANY MAINTENANCE COST AS LONG AS THEY USE SAID SEPTIC TANK. GRANTED TO JOE W. BROWN AND LUANN BROWN, HUSBAND AND WIFE. RECORDED JUNE 19, 1984, BOOK 130, PAGE 285. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, LARRY BLAKESLEE, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I 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 I 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 OLD KIMBERLY/MONUMENT HIGHWAY, SAID EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF SAID EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT

*Larry Blakeslee*  
LARRY BLAKESLEE

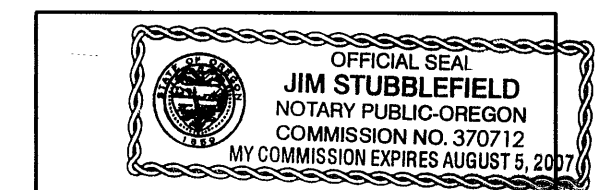
## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 21, 2003,  
BY LARRY BLAKESLEE

*James R. Stubblefield*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8/5/07



## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LARRY BLAKESLEE, OWNER. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION, AS SHOWN. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS, AS SHOWN HEREON.

MY RESEARCH DISCLOSED THAT THIS TRACT OF LAND WAS SURVEYED BY ROBERT BAGETT, PLS., IN JUNE, 1985 AND RECORDED AS MAP OF SURVEY NO. 863. MR. BAGETT ALSO PERFORMED ANOTHER SURVEY ALONG A PORTION OF THE WEST BOUNDARY OF THIS PARTITION IN MARCH, 1998, RECORDED AS MAP OF SURVEY NO. 1452. I FOUND AND ACCEPT THE APPURTENANT MONUMENTS OF THESE SURVEYS.

RECORD MAP OF SURVEY NO. 863 CREATED SEVEN TRACTS OF LAND. SINCE THAT TIME SEVERAL ADJUSTMENTS TO BOUNDARIES HAVE BEEN MADE. CONCERNING THE EAST LINE OF PARCEL 2, THE DEED DESCRIPTIONS DIFFER SLIGHTLY. HOWEVER, I BELIEVE THE INTENT OF THE DEEDS WAS TO ADJUST THE BOUNDARIES OF TRACTS 3 AND 4 30 FEET ON A LINE BEARING N.83°30'00"W., AND HOLD THIS LINE PARALLEL WITH THE WEST BOUNDARIES OF TRACTS 3 AND 4. I SET THE PIN AT THE NE CORNER OF PARCEL 2 ON THE NORTH LINE OF TRACT 2, S.83°30'00"E., 198.42 FEET FROM THE NW CORNER OF TRACT 2.

AN OFFSET PIN NEAR THE NW CORNER OF PARCEL 2 WAS SET DURING MAP OF SURVEY NO. 1452. THIS MONUMENT WAS DESTROYED DUE TO EROSION. DURING THIS SURVEY WE SET A NEW MONUMENT AT THE TRUE POSITION FOR THE NW CORNER OF PARCEL 2. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. BLAKESLEE, AS SHOWN HEREON.

RECEIVED AND  
FILED

Nov. 5, 2003  
OFFICE OF COUNTY SURVEYOR

*Robert D. Baggett*  
ATTEST: *James R. Stubblefield*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael C. Springer*  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2004

## REFERENCES

RECORD MAP OF SURVEY NO.'S 863 & 1452  
DEED RECORD INSTRUMENT NO.'S 941402, 961255 & 033065  
DEED RECORD BOOK 134 PAGE 196  
134 211  
134 870  
134 874

## APPROVALS

APPROVED THIS 9<sup>TH</sup> DAY OF SEPT., 2003

*Josh W. Burns*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 4<sup>TH</sup> DAY OF NOV., 2003

*Joe McLean*  
TOWN OF MONUMENT MAYOR

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

*James R. Stubblefield*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 11-05-2003

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 3<sup>RD</sup> DAY OF NOVEMBER, 2003 AT 4:00 O'CLOCK  
P.M., AND RECORDED AS PARTITION PLAT NO. 2003-14  
GRANT COUNTY RECORDS

*Michael C. Springer*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2003-14

*Michael C. Springer*  
BAGETT-GRIFFITH AND BLACKMAN

