

LAND PARTITION PLAT NO. 2003-15

SITUATED IN THE SE1/4 SECTION 23 AND
IN THE SW1/4 SECTION 24, AND IN GOV'T LOT 4 SECTION 25
AND IN THE NE1/4 SECTION 26, T14S, R31E, W.M.
GRANT COUNTY, OREGON

NOVEMBER 6, 2003
SHEET 2 OF 2

APPROVALS

Approved this 24 day of Nov, 2003

Robert D. Baggett
Grant County Surveyor

Approved this 18th day of November, 2003

Shannon Springer
Grant County Planning Director

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

Steve R. Linton
Grant/County Assessor and Tax Collector
Date 11-18-2003

I do hereby certify that this plat was received on the 24th day of November 2003 at 8:10 o'clock A.M., and recorded as Land Partition Plat No. 2003-15 Grant County Records.

B. O. O'Connell
Grant County Clerk

I do hereby certify that this is a true and exact copy of the original Land Partition plat.

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these presents that we, Michael G. Dress and Sherry L. Dress, and Sally DeFord, 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. We hereby grant to the future owners of parcels 1, 2 and 3 a 20 foot wide private access easement for ingress and egress to Highway 395, along an existing roadway, over and across Parcels 2 and 3 as shown on this plat.

Michael G. Dress
Michael G. Dress

Sherry L. Dress
Sherry L. Dress

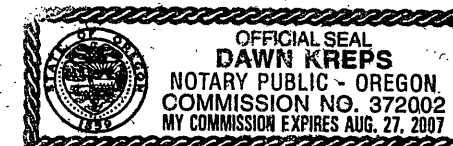
Sally C. De Ford
Sally DeFord

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 21st day of Nov, 2003, by Michael G. Dress and Sherry L. Dress.

Notary Public of Oregon Dawn Kreps
My commission expires: 8/27/07

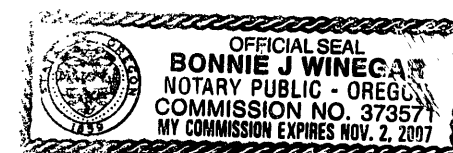


ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 21st day of Nov, 2003, by Sally DeFord.

Notary Public of Oregon Bonnie J. Winegar
My commission expires: 11-2-07



EASEMENTS

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) A private utility easement, including the terms and conditions thereof, to West Coast Power Company, a corp., recorded April 16, 1937, in Book 41, Page 586, deeds of Grant County, Oregon, no width is stated.
- 3) A private right of way and ditch permit, including the terms and conditions thereof, to W.C. and Bessie St. Marie, recorded March 13, 1944, in Book 46, Page 483, deeds of Grant County, Oregon, no width is stated. Not shown due to insufficient data given in the deed.
- 4) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, a corp., 30 feet in width, recorded July 22, 1947, in Book 51, Page 75, deeds of Grant County, Oregon.
- 5) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, a corp., 20 feet in width, recorded September 17, 1970, in Book 104, Page 268, deeds of Grant County, Oregon.
- 6) A private access easement, 20 feet wide, recorded June 7, 1973, in Book 104, Page 152, deeds of Grant County, Oregon.

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 3 of this land partition. Parcel 2 was not surveyed in this partition process. This partition is situated in the SE1/4 of Section 23, and in the SW1/4 of Section 24, and in Gov't Lot 4 of Section 25, and in the NE1/4 of Section 26, T14S, R31E, W.M., Grant County, Oregon.

The Initial Point of this land partition is the NE corner of the SE1/4SE1/4 of Section 23, which is a 2 1/2" iron pipe with a BLM brass cap;
Thence West, 1320 feet, more or less, to the NW corner of said SE1/4SE1/4;
Thence West, along the north line of the SW1/4SE1/4 of Section 23, 501 feet, more or less, to a point which is 501 feet west of the east line of said SW1/4SE1/4;
Thence South, parallel to the east line of the SW1/4SE1/4 of Section 23, to the south line of said SW1/4SE1/4;
Thence N87°48'46"E, along the south line of the SW1/4SE1/4 of Section 23, 501 feet, more or less, to the SE corner of said SW1/4SE1/4;
Thence S00°03'00"W, 656.49 feet to the SW corner of the N1/2NE1/4NE1/4 of Section 26;
Thence N87°51'00"E, 1300.83 feet to the SE corner of the N1/2NE1/4NE1/4 of Section 26;
Thence S00°01'58"W, 657.7 feet, more or less, to the SW corner of Gov't Lot 4 Section 25;
Thence East, along the south line of said Gov't Lot 4, 492.6 feet, more or less, to the westerly boundary of that certain property described in Book 104, Page 152, deeds of Grant County;
Thence along the westerly boundary of that certain property described in Book 104, Page 152 as follows:
N14°00'E, 103.0 feet;
N06°00'W, 100.5 feet;
N10°00'W, 101.5 feet;
N01°00'E, 100.0 feet;
N49°00'E, 152.4 feet;
N42°00'E, 121.0 feet, more or less, to the westerly right of way line of Highway No. 395;
Thence leaving the westerly boundary of that certain property described in Book 104, Page 152, Northerly, along the westerly right of way line of Highway No. 395, 1266 feet, more or less, to the point which is 170.00 feet north of the south line of Section 24;
Thence West, parallel with the south line of Section 24, 142 feet, more or less, to the west line of said Section 24;
Thence N00°09'14"E, along the west line of Section 24, 923.98 feet to the point of beginning.

This partition contains 97.18 acres, more or less.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT. 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2004

NARRATIVE

This survey was performed at the request of Mike Dress. The purpose of this survey was to partition Mr. Dress's property, into 3 parcels. Parcel 1 and 3 were to be surveyed and the corners monumented as shown hereon. Parcel 2 was not surveyed for this partition.

After searching the available records pertaining to this survey, I found Survey No. 613, performed by the BLM and Survey No. 1384 which were used to position the lines of Section 23 and 26. The lines of Parcel 1 and Parcel 3 are at the positions selected by Mr. Dress. The highway center line stripe was located. The deed record bearings and distances were rotated clockwise 00°04'00". The SW corner of Gov't Lot 4, Section 25 is shown in its approximate location based on the proportionate position determined from the survey record shown on Survey No. 1384 and Survey No. 1631.

RECEIVED AND
FILED

DEC. 5, 2003

OFFICE OF COUNTY SURVEYOR
Altogether