

LAND PARTITION PLAT NO. 2003 - 18

BEING A PORTION OF PARCEL 2, LAND PARTITION PLAT NO. 98-41
SITUATED IN THE SW1/4NW1/4 SECTION 26, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

DECEMBER 24, 2003

REFERENCES

RECORD MAP OF SURVEY NO.'S 1070, 1129, 1300 & 1683
DEED RECORD INSTRUMENT NO.'S 941994, 970814 & 033763
DEED RECORD BOOK 79 PAGE 6
RECORD PLAT OF AMENDED CRISP HEIGHTS SUBDIVISION
RECORD LAND PARTITION PLAT NO. 98-41

SAID PARCELS SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
2. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED SEPTEMBER 18, 1961, RECORDED SEPTEMBER 19, 1961 IN BOOK 85 PAGE 570, DEED RECORDS OF GRANT COUNTY, OREGON, RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
3. A PRIVATE RIGHT OF WAY AND EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, OREGON, A MUNICIPAL CORPORATION, DATED DECEMBER 13, 1985, RECORDED AUGUST 27, 1989 IN BOOK 101 PAGE 559, DEED RECORDS OF GRANT COUNTY, OREGON, A RIGHT OF WAY AND EASEMENT FOR PIPELINE PURPOSES, NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
4. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED JUNE 7, 1989, RECORDED JUNE 7, 1989 IN BOOK 138 PAGE 923, DEED RECORDS OF GRANT COUNTY, OREGON, AN EASEMENT FOR AN ACCESS ROAD, 30.0 FEET WIDE, AS SHOWN.
5. RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DATED SEPTEMBER 14, 1994, RECORDED SEPTEMBER 14, 1994 AS INSTRUMENT NO. 941994, DEED RECORDS OF GRANT COUNTY, OREGON, FOR COUNTY ROAD NO. 80 RIGHT OF WAY, VARIABLE WIDTH, AS SHOWN.
6. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION, DATED JUNE 23, 1998, RECORDED JULY 10, 1998 AS INSTRUMENT NO. 981358, DEED RECORDS OF GRANT COUNTY, OREGON, AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE, AS SHOWN.
7. A PRIVATE ACCESS AND UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED Dec-29-03, RECORDED Dec-29-03 AS INSTRUMENT NO. 033762, DEED RECORDS OF GRANT COUNTY, OREGON, 30.0 FEET WIDE, AS SHOWN.
8. A PRIVATE UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED Dec-29-03, RECORDED Dec-29-03 AS INSTRUMENT NO. 033762, DEED RECORDS OF GRANT COUNTY, OREGON, 30.0 FEET WIDE, AS SHOWN.
9. ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANSEL KRUTSINGER, THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF PARCEL 2 OF LAND PARTITION NO. 98-41 INTO THREE PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS OF RECORD SURVEY NO.'S 1070, 1129, 1300 AND 1683 AND LAND PARTITION PLAT NO. 98-41 AND AMENDED CRISP HEIGHTS HOMESITES SUBDIVISION. SAID SURVEY'S COMPLETED IN FEBRUARY, 1989; DECEMBER, 1989; DECEMBER, 1994; DECEMBER, 2003; DECEMBER, 1998 AND MAY, 1974, RESPECTIVELY.

I SET MONUMENTS ON THE DIVISION LINES BETWEEN PARCELS 1, 2 AND 3 IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. KRUTSINGER, AS SHOWN HEREON.

APPROVALS

APPROVED THIS 22 DAY OF Dec-1, 2003
David W. Griffin
WALLAWA COUNTY SURVEYOR

APPROVED THIS 30 DAY OF December, 2003
Shannon Thompson
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
David S. Smith
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12-30-2003

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 30 DAY OF December, 2003 AT 1 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 2003-18
GRANT COUNTY RECORDS:
Kathy M. Lyman
GRANT COUNTY CLERK By Mike Shuch

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2003-18
Michael P. Spurr
BAGGETT-GRIFFITH AND BLACKMAN

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 BEING A PORTION OF PARCEL 2, LAND PARTITION PLAT NO. 98-41, SITUATED IN THE SW1/4NW1/4 SECTION 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION PLAT NO. 98-41, EXCEPTING THEREFROM THE FOLLOWING:

ALL THAT PORTION OF SAID PARCEL 2 LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 80, SAID POINT BEING 231.36 FEET NORTH AND 202.24 FEET EAST OF THE W1/4 CORNER OF SAID SECTION 26;

THENCE EAST, 366.69 FEET;

THENCE NORTH, 280.22 FEET;

THENCE N89°39'53"E, 213.82 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 80;

(ALL ACCORDING TO RECORD MAP OF SURVEY NO. 1683)

I DO HEREBY DESIGNATE THE NW CORNER OF PARCEL 2, LAND PARTITION PLAT NO. 98-41 AS THE INITIAL POINT OF THIS LAND PARTITION.

SAID TRACT CONTAINING 5.34 ACRES

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

RECEIVED AND
FILED

Dec. 30, 2003
OFFICE OF COUNTY SURVEYOR
Robert D. Baggett
ATTEST: Mike Shuch

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael P. Spurr
JULY 9, 2002
OREGON
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2004

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ANSEL J. KRUTSINGER, OWNER, DO HEREBY DECLARE THAT I HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

David Krutinger
ANSEL J. KRUTSINGER

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-30-2003
BY ANSEL J. KRUTSINGER.

Beth Simonsen
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 4-3-2005

