

LAND PARTITION PLAT NO. 2003-19

SITUATED IN THE E1/2NE1/4 SECTION 27; T.13S; R.31E.; W.M.
GRANT COUNTY, OREGON
DECEMBER 9, 2003

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DR. H. LEE HARRIS, TRUSTEE OF THE H. LEE HARRIS TRUST. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION AND TO SURVEY PARCEL 2, AS SHOWN. I DID NOT SURVEY THE REMAINING EXTERIOR BOUNDARIES OR PARCEL 1 AT THIS TIME.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS, AS SHOWN.

WE RETRACED THE APPURTENANT PORTION OF RECORD SURVEY NO. 1659 WHICH I SURVEYED IN MAY 2003. WE FOUND 5/8 INCH IRON PINS AT THE POSITIONS INDICATED ON THE ANNEXED PLAT, AS SHOWN ON RECORD MAP OF SURVEY NO. 1659. ALL MONUMENTS FOUND WERE IN GOOD CONDITION AND ARE ACCEPTED FOR THE MONUMENTATION OF THE BOUNDARY OF PARCEL 2.

SUBSEQUENT TO SURVEY NO. 1659 THE GRANT COUNTY AIRPORT INDUSTRIAL SUBDIVISION WAS RECORDED. THE SOUTHEAST CORNER OF PARCEL 2 OF THIS PARTITION IS IDENTICAL WITH THE NORTHEAST CORNER OF LOT 14 OF SAID SUBDIVISION, WHICH I DESIGNATE AS THE INITIAL POINT OF THIS LAND PARTITION.

REFERENCES

RECORD MAP OF SURVEY NO.'S 153, 324, & 1659
RECORD GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION PLAT
DEED RECORD INSTRUMENT NO.'S 932450 & 030979 & 20033734

EASEMENTS

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF COUNTY ROAD NO. 80-A.
2. A PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR "CLEAR ZONE", TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON STATE BOARD OF AERONAUTICS, RECORDED MAY 3, 1962, IN BOOK 86, PAGE 512.
3. A PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO MICHAEL L. RYAN RECORDED DECEMBER 23, 1975 IN BOOK 114, PAGE 55. CORRECTED BY AN INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 1, 1978, IN BOOK 119, PAGE 485. 60 FEET IN WIDTH.
4. A PRIVATE ACCESS EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF OVER AND ACROSS THE JOE OLIVER PROPERTY IN THE NE1/4NE1/4 OF SAID SECTION 27, AS SAID EASEMENT IS DESCRIBED IN DEED RECORDED APRIL 30, 1973, IN BOOK 109, PAGE 819. 60 FEET IN WIDTH.

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCEL 2 OF THIS LAND PARTITION AS SHOWN HEREON, AND THAT I DID NOT SURVEY PARCEL 1 OF THIS PARTITION, SAID PARTITION BEING SITUATED IN THE E1/2NE1/4 OF SECTION 27, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID E1/2NE1/4, SAID POINT BEING N00°45'24"W, 4.23 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE N37°09'54"W, 520.49 FEET;
THENCE N73°29'00"W, 660.00 FEET;
THENCE S50°43'13"W, 98.64 FEET (RECORD: S50°38'00"W, 97.95 FEET);
THENCE S04°01'08"W, 212.83 FEET (RECORD: S04°02'00"W, TO THE NORTH LINE OF THE S1/2SW1/4SE1/4NE1/4 OF SAID SECTION 27);
THENCE S89°48'38"W, 287.94 FEET (RECORD: THENCE WEST, ALONG THE NORTH LINE OF THE S1/2SW1/4SE1/4NE1/4 OF SAID SECTION 27, TO THE WEST LINE OF THE E1/2NE1/4 OF SAID SECTION 27;
THENCE N00°29'00"W, ALONG THE WEST LINE OF THE E1/2NE1/4 OF SAID SECTION 27, 1320 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE JOE OLIVER PROPERTY, AS DESCRIBED ON MAP OF SURVEY NO. 153;
THENCE ALONG SOUTH LINE OF SAID PROPERTY AS FOLLOWS:
S60°09'20"E, 579.25 FEET;
S68°33'00"E, 368.1 FEET;
S74°01'20"E, 496.98 FEET TO THE EAST LINE OF THE E1/2NE1/4 OF SAID SECTION 27;
THENCE S00°45'24"E, ALONG THE EAST LINE OF THE SAID E1/2NE1/4, 1086.45 FEET TO THE POINT OF BEGINNING.

SAVE & EXCEPT THEREFROM THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE E1/2NE1/4 OF SECTION 27, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, KNOWN AS INDUSTRIAL PARK ROAD, COUNTY ROAD NUMBER 80-A, CONVEYED TO GRANT COUNTY, OREGON, BY RIGHT OF WAY DEED RECORDED MARCH 31, 2003, AS INST. NO. 030979, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF S1/2S1/2SW1/4NE1/4 OF SECTION 27, THENCE N00°26'47"W, 244.79 FEET (RECORD: N01°34'02"W, 244.58 FEET), TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS:
135.94 FEET ALONG THE ARC OF A 190.37 FOOT RADIUS NON TANGENT CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N57°50'10"E, 133.07 FEET) (RECORD: R = 190.00 FEET, L = 135.67 FEET);
N78°17'34"E, 174.30 FEET (RECORD = N77°12'31"E);
169.06 FEET ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S87°27'46"E, 167.32 FEET);
S73°13'05"E, 579.06 FEET (RECORD: S74°18'08"E);
128.98 FEET ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S53°46'13"E, 126.52 FEET);
S34°19'22"E, 353.09 FEET (RECORD: S35°24'25"E, 353.08 FEET);
39.85 FEET ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S31°43'41"E, 39.84 FEET), TO A POINT ON THE EAST LINE OF THE E1/2NE1/4 OF SAID SECTION 27;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, S00°45'24"E, ALONG THE EAST LINE OF SAID E1/2NE1/4, 102.88 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING N00°45'24"W, 4.23 FEET (RECORD: N02°00'37"W) FROM THE EAST QUARTER CORNER OF SAID SECTION 27;
THENCE ALONG THE GRANT COUNTY AIRPORT BOUNDARY AS FOLLOWS:
N37°09'54"W, 520.49 FEET (RECORD: N38°14'57"W, 520.49 FEET);
N73°29'00"W, 660.00 FEET (RECORD: N74°34'03"W);
THENCE CONTINUE N73°29'00"W ALONG SAID AIRPORT BOUNDARY LINE EXTENDED 4.03 FEET, SAID LINE ALSO BEING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 80-A;
THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD AS FOLLOWS:
78.11 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS NON TANGENT CURVE LEFT (THE LONG CHORD OF WHICH BEARS S86°53'59"W, 77.82 FEET);
S78°17'34"W, 174.30 FEET (RECORD: S77°12'31"W);
151.68 FEET ALONG THE ARC OF A 110.37 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S38°55'23"W, 140.02 FEET) (RECORD: R = 110.00 FEET, L = 151.24 FEET);
S00°26'47"E, 128.22 FEET TO A POINT ON THE NORTH LINE OF THE S1/2SW1/4SE1/4NE1/4 OF SAID SECTION 27;
THENCE S89°48'38"W ALONG THE NORTH LINE OF SAID S1/2SW1/4SE1/4NE1/4 OF SAID SECTION 27, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.47 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NE CORNER OF LOT 14, GRANT COUNTY AIRPORT INDUSTRIAL PARK SUBDIVISION AS THE INITIAL POINT OF THIS LAND PARTITION.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. BAGETT
JULY 12, 1963
598

Renewal Date 12/31/05

RECEIVED AND
FILED

DEC. 30, 2003
OFFICE OF COUNTY SURVEYOR

ATTEST: *Alice West*

APPROVALS

APPROVED THIS 29th DAY OF DEC, 2003

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 30th DAY OF December, 2003

Channah Robinson
GRANT COUNTY PLANNING DIRECTOR

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

Dane S. Burton
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 1:25 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2003-19 GRANT COUNTY RECORDS.

Kelby McKinnon
GRANT COUNTY CLERK by *Alice West*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2003-19

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, H. LEE HARRIS, TRUSTEE OF THE H. LEE HARRIS TRUST, DATED JUNE 15, 1991, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID TRUST HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

H. Lee Harris
H. LEE HARRIS, TRUSTEE OF THE
H. LEE HARRIS TRUST, DATED JUNE 15, 1991

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 19, 2003, BY H. LEE HARRIS, TRUSTEE OF THE H. LEE HARRIS TRUST, DATED JUNE 15, 1991.

Alice West
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 4-14-05

