

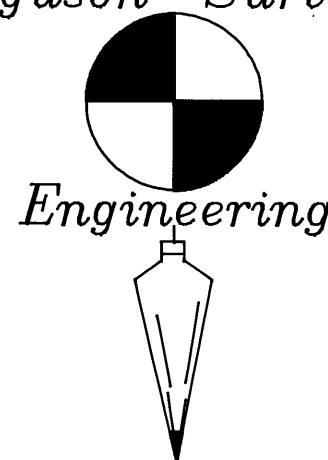
LAND PARTITION PLAT 2004-3  
BEING A PARTITION OF PORTION OF LOT 1,  
BLOCK 1 OF THE COUNTRY CLUB ESTATES  
SUBDIVISION, SITUATED IN THE NE1/4 OF  
SECTION 29, T.13S., R.31E., W.M.  
GRANT COUNTY, OREGON.

COMPLETED APRIL 2, 2004

REFERENCES

COUNTRY CLUB ESTATES SUBDIVISION  
GRANT COUNTY MAP OF SURVEY NO. 1213  
DEED INSTRUMENT NO. 993579

Ferguson Surveying



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MT. VERNON, OR 97865  
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EMAIL DFSE@ORTELCO.NET

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1999  
KENNETH H. DELANO JR.  
49865  
RENEWAL DATE:  
01/01/2006

I, KENNETH H. DELANO JR., PLS.,  
DO HEREBY CERTIFY THAT THIS IS  
A TRUE AND EXACT COPY.

KENNETH H. DELANO JR., PLS.

EASEMENTS

- 1) SUBJECT TO THE "PROTECTIVE COVENANTS OF COUNTRY CLUB ESTATES SUBDIVISION, GRANT COUNTY, OREGON" RECORDED AUGUST 16, 1976, BOOK 115, PAGE 271
- 2) THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF HIGHWAYS, ROADS OR PUBLIC WAYS.
- 3) ALL EASEMENTS AND RIGHTS OF WAY THAT EXIST THAT MAY OR MAY NOT BE SHOWN IN THE PUBLIC RECORD.
- 4) BUILDING SETBACK LINE ALONG LA COSTA(COUNTY ROAD 85), SHOWN HEREIN
- 5) PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO LAVELLE SHANK, RECORDED OCTOBER 30, 1990, INSTRUMENT NO. 901100, FOR INGRESS AND EGRESS, 30 FT. IN WIDTH(SHOWN HEREIN)
- 6) PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO C.P. NATIONAL CORPORATION, RECORDED DECEMBER 23, 1986, BOOK 134, PAGE 466, RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FT. IN WIDTH.(APPROXIMATE LOCATION SHOWN)
- 7) PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, SIGNED JULY 14, 1992, INSTRUMENT NO. 921360, FOR THE PURPOSE OF MAINTAINING SLOPES ALONG COUNTY ROAD 85, 10 FT. IN WIDTH(SHOWN HEREIN)
- 8) PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO PERCY MCDANIEL REYNOLDS AND BELVA MAE REYNOLDS, RECORDED DECEMBER 11, 1968, BOOK 100, PAGE 73, FOR USE OF A SPRING(SHOWN HEREIN) AND TO CONSTRUCT AND MAINTAIN A PIPELINE FOR WATER CONVEYANCE, NO WIDTH SPECIFIED(NOT SHOWN DUE TO LACK OF DATA IN DESCRIPTION).

APPROVALS

APPROVED THIS 26<sup>TH</sup> DAY OF APRIL, 2004.

Robert D. Baggett  
GRANT COUNTY SURVEYOR

APPROVED THIS 21<sup>TH</sup> DAY OF April, 2004.

Mary R. Ferris  
GRANT COUNTY PLANNING DIRECTOR

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

Jane A. Sutton  
GRANT COUNTY ASSESSOR/TAX COLLECTOR  
DATE: 04-27-2004

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 27 DAY OF April, 2004 AT 3:00 O'CLOCK  
P.M., AND RECORDED AS PARTITION PLAT NO. 2004-3  
GRANT COUNTY RECORDS.

Kathy McLean  
GRANT COUNTY CLERK

NARRATIVE

THIS SURVEY WAS PERFORMED A THE REQUESTED OF LAWRENCE AND SUSAN WYLLIE FOR THE PURPOSE OF PARTITIONING THE LAND AS DESCRIBED IN DEED INSTRUMENT NO. 993579 OF THE GRANT COUNTY DEED RECORD, AS SHOWN OF MAP OF SURVEY NO. 1213. SAID LAND BEING A PORTION OF LOT 1, BLOCK 1 OF THE COUNTRY CLUB ESTATES.

THE RECORD MONUMENTS OF THE EXTERIOR BOUNDARY ARE FOUND AS SHOWN HEREIN. SEVERAL OF THE PINS ARE FOUND TO BE OUT OF POSITION AS NOTED(SHOWN AS CALCULATED POSITIONS HEREIN). IN ORDER TO RETRACE THE EXTERIOR BOUNDARY, THE POSITIONS OF THE CORNERS ARE DETERMINED AS FOLLOWS;

THE NORTHEAST CORNER IS FOUND AND APPEARS TO BE UNDISTURBED. THE RELATIONSHIP OF THIS PIN TO THE SOUTHEAST CORNER IS FOUND TO BE N00°15'42"W, 614.07 FT. THE RECORD FROM COUNTRY CLUB ESTATES IS N00°15'42"W, 613.50 FT AND THE RECORD FROM MAP OF SURVEY 1213 IS N00°15'42"W, 614.00 FT. NOTE THAT MAP OF SURVEY 1213 INDICATES THAT THIS PIN WAS FOUND BENT.

I HELD THE SOUTHEAST CORNER AND POSITIONING THE NORTHEAST CORNER AT RECORD FROM THE SOUTHEAST CORNER AS SHOWN ON COUNTRY CLUB ESTATES. THE POSITIONS OF THE OTHER FOUND PINS APPEAR TO FIT REASONABLY WELL WITH THE RECORD FROM COUNTRY CLUB ESTATES. REFER TO SHEET 2 FOR THE POSITIONING OF THE REMAINING CORNERS.

SURVEYORS CERTIFICATE

I, KENNETH H. DELANO JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED, PARTITIONED AND PLATTED THE PARCELS AS SHOWN HEREIN, IN ACCORDANCE WITH O.R.S. CHAPTER 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED IN DEED INSTRUMENT NO. 993579, AS SHOWN HEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1, BLOCK 1 OF COUNTRY CLUB ESTATES SUBDIVISION, GRANT COUNTY OREGON.

SAVE AND EXCEPT THE FOLLOWING:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE N89°48'11"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 91.24 FT.  
THENCE N25°23'44"E, 210.72 FT TO A POINT ON THE EAST LINE OF SAID LOT 1;  
THENCE S00°15'42"E ALONG THE EAST LINE OF SAID LOT 1, 190.67 FT. TO THE POINT OF BEGINNING.

I HEREBY DESIGNATE THE FOUND 5/8" IRON PIN ON THE EAST LINE OF LOT 1, SAID PIN BEING N00°15'42"W, 190.67 FT. FROM THE SE CORNER OF LOT 1, AS THE INITIAL POINT FOR THIS PARTITION.

Kenneth H. Delano Jr.  
KENNETH H. DELANO JR., PLS  
STAFF SURVEYOR

OWNER DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LAWRENCE J WYLLIE AND SUSAN L. WYLLIE ARE THE OWNERS OF LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DO HEREBY GRANT A PRIVATE, 30 FOOT WIDE ACCESS EASEMENT ACROSS PARCELS 1, 2 AND 3, FOR INGRESS AND EGRESS TO PARCELS 2 AND 3 AS SHOWN HEREIN.

Lawrence J. Wyllie  
LAWRENCE J. WYLLIE

Susan L. Wyllie  
SUSAN L. WYLLIE

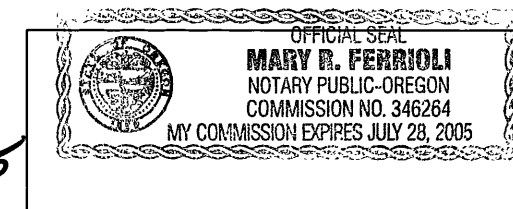
ACKNOWLEDGMENT

STATE OF OREGON)  
COUNTY OF GRANT) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 27, 2004,  
BY LAWRENCE J. WYLLIE AND SUSAN L. WYLLIE.

Mary R. Ferris  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Jul 28 2005



RECEIVED AND  
FILED

444 3, 2004  
OFFICE OF CLERK  
Robert D. Baggett  
Attest: Michael C. Papp