

# LAND PARTITION PLAT NO. 2004-05

SITUATED IN THE SE1/4 OF SECTION 21  
T13S, R31E, W.M.  
GRANT COUNTY, OREGON

April 1, 2004  
Sheet 2 of 2

## APPROVALS

Approved this 10<sup>th</sup> day of MAY, 2004

[Signature]  
Grant County Surveyor

Approved this 10<sup>th</sup> day of May, 2004

[Signature]  
Grant County Planning Director

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

[Signature]  
Grant County Assessor and Tax Collector  
Date 05-10-2004

I do hereby certify that this plat was received on the 21<sup>st</sup> day of May, 2004 at 8:10 o'clock A.M., and recorded as Land Partition Plat No. 2004-05 Grant County Records.

[Signature]  
Grant County Clerk

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

[Signature]  
Jack L. Watson

## DECLARATION AND DEDICATION

Know all people by these presents that we, Gale Speakman and Donna Speakman, husband and wife, and Dean Elliott and Betty J. Elliott, husband and wife, 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 reserve a 20 foot wide private access and utility easement over and across Parcel 1 for ingress and egress and an underground water line to serve parcel 2.

[Signature]  
Gale Speakman  
[Signature]  
Dean Elliott

[Signature]  
Donna Speakman  
[Signature]  
Betty J. Elliott

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 20<sup>th</sup> day of MAY, 2004, by Gale Speakman and Donna Speakman.

[Signature]  
Notary Public of Oregon  
My commission expires: 11-2-07

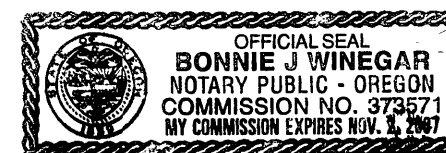


## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 20<sup>th</sup> day of MAY, 2004, by Dean Elliott and Betty J. Elliott.

[Signature]  
Notary Public of Oregon  
My commission expires: 11-2-07



## NARRATIVE

This survey was performed at the request of Gale Speakman. The purpose of this survey was to partition Mr. Speakman's property, into 2 parcels.

After searching the available records pertaining to this survey, I found Survey No.'s 551, 1341 and 1442 which have monumented the boundaries of this partition. I found a monument at the NW corner of Parcel 1 which has been disturbed by fencing operations, which I do not accept. The remaining monuments I found from these three surveys were accepted as shown and new monuments were established on the new division line.

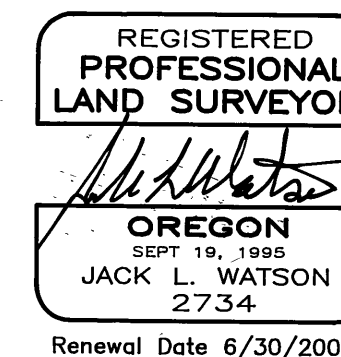
## SURVEYOR'S CERTIFICATE

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 2 of this land partition. This partition is situated in the SE1/4 of Section 21, T13S, R31E, W.M., Grant County, Oregon.

The Initial Point of this land partition is a 5/8 inch iron pin, which is 1002.66 feet north and 1551.66 feet west of the SE corner of said Section 21;  
Thence N00°11'42"W, 204.12 feet;  
Thence N70°46'49"W, 89.82 feet;  
Thence S81°26'47"W, 20.00 feet;  
Thence N08°33'13"W, 260.20 feet;  
Thence N78°16'43"W, 229.00 feet;  
Thence S11°43'17"W, 166.35 feet;  
Thence S89°54'47"W, 21.48 feet;  
Thence S19°00'47"W, 92.01 feet;  
Thence S03°52'33"E, 87.19 feet;  
Thence S41°27'48"E, 130.58 feet;  
Thence S08°53'33"W, 12.00 feet;  
Thence S81°51'18"E, 241.09 feet;  
Thence S24°28'53"E, 81.50 feet, to the northerly right of way line of the re-located John Day Highway;  
Thence N89°45'07"E, along said right of way line, 104.56 feet;  
Thence N35°08'13"W, 24.38 feet to the point of beginning.

This partition contains 3.565 acres.

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



## EASEMENTS

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
- 3) A private easement, including the terms and conditions thereof, to West Coast Power Co., a Delaware corp., recorded March 5, 1940, in Book 43, Page 585, deeds of Grant County, Oregon. No width is given in the deed. Not shown due to insufficient data given in the deed.
- 4) A private easement, including the terms and conditions thereof, to C.P. National, a corp., 30 feet in width, recorded January 23, 1980, in Book 122, Page 383, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 5) A private access easement, including the terms and conditions thereof, to August H. Stevenson, et al, 30 feet in width, for ingress and egress to adjoining lands, recorded June 11, 1981, in Book 124, Page 856-859, deeds of Grant County, Oregon.
- 6) A private easement, including the terms and conditions thereof, to Pacific Northwest Bell Telephone Co., a Washington corp., 30 feet in width, recorded January 18, 1984, in Book 129, Page 391, deeds of Grant County, Oregon.
- 7) A private access and utility easement, including the terms and conditions thereof, to Byron Haberly and Jean Haberly, 20 feet in width, for ingress and egress to adjoining lands, recorded April 26, 2004, in Instrument No. 20041113 deeds of Grant County, Oregon.

RECEIVED AND  
FILED

JUNE 4, 2004

CLERK OF COUNTY SURVEYOR  
Attest: [Signature]