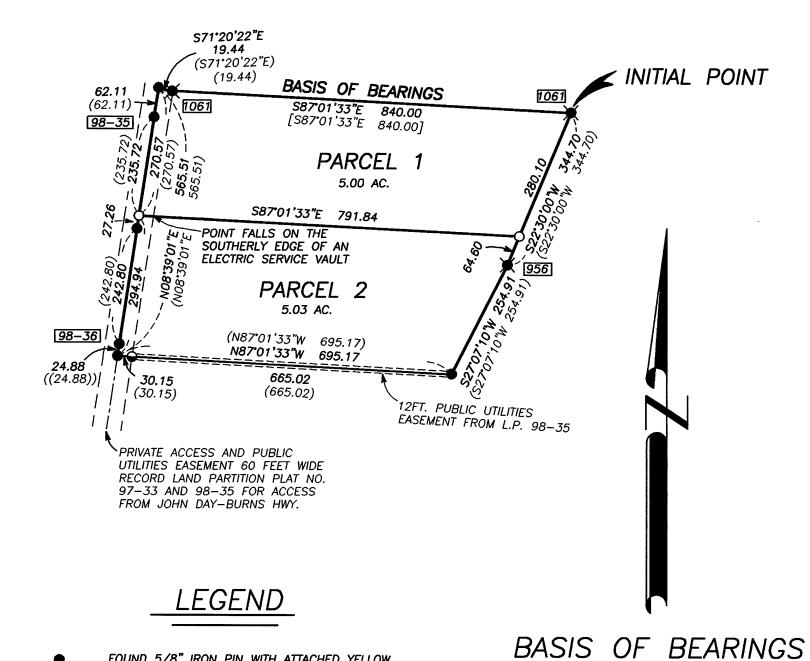
# LAND PARTITION PLAT NO. 2004-10

BEING A PARTITION OF PARCEL 3 OF LAND PARTITION PLAT NO. 98-35 SITUATED IN THE SW1/4SE1/4 AND IN THE SE1/4SW1/4 SECTION 2, T.15S., R.31E., W.M., GRANT COUNTY, OREGON JULY 8, 2004



RECORD MAP OF SURVEY NO. 1061

AS SHOWN

SCALE: 1"=200'

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER FROM RECORD LAND PARTITION PLAT NO. 97-33 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN WITH NO CAP SET IN LAND PARTITION PLAT NO. 97-33
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO'S 97-33 AND 98-35
- RECORD BEARING AND DISTANCE FROM RECORD MAP OF SURVEY
- RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO 98-36

THIS SURVEY WAS REQUESTED BY JERRY JOHNSON, OWNER. THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF LAND PARTITION NO. 98-35 INTO 2 PARCELS AS SHOWN ON THE ACCOMPANYING PLAT.

THE EXTERIOR BOUNDARY OF THIS LAND PARTITION WAS DETERMINED IN LAND PARTITION NO. 98-35 WHICH I SURVEYED IN JULY 1998. THESE MONUMENTS ARE BASICALLY STILL IN POSITION, ALTHOUGH WE FOUND THREE OF THEM BENT AND SLIGHTLY DISTURBED. WE RESET THEM TO THEIR ORIGINAL PO-SITION. WE SET IRON PINS ON THE DIVISION LINE BETWEEN PARCELS 1 AND 2 AT LOCATIONS APPROVED BY MR. JOHNSON, AS SHOWN HEREON.

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, 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 PARTITION OF PARCEL 3 OF LAND PARTITION PLAT NO. 98-35, ON FILE IN THE OFFICE OF THE CLERK OF GRANT COUNTY, OREGON, SITUATED IN THE SW1/4SE1/4 AND IN THE SE1/4SW1/4 OF SECTION 2, TWP. 15 S., R. 31 E., W.M., GRANT COUNTY. OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION PLAT NO. 98-35

I DO HEREBY DESIGNATE THE NE CORNER OF PARCEL 3 OF LAND PARTITION PLAT NO. 98-35 AS THE INITIAL POINT OF THIS LAND PARTITION.

SAID TRACT CONTAINING 10.03 ACRES, MORE OR LESS.

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

### SUBJECT TO THE FOLLOWING:

- 1. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO WEST COAST POWER CO., A CORP., RECORDED APRIL 16, 1937, BOOK 41, PAGE 590. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- 2. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., RECORDED JULY 23, 1947, BOOK 51, PAGE 99. 30 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- 3. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE RIGHT OF INGRESS AND EGRESS ALONG THE EXISTING ROAD ACROSS GRANTOR'S REMAINING REAL PROPERTY AS DESCRIBED THEREIN. GRANTED TO JAMES S. LUNSFORD AND MARY THERESA LUNSFORD, HUSBAND AND WIFE; RECORDED SEPTEMBER 27, 1991, INSTRUMENT NO. 911689. 30 FEET IN WIDTH. NOT PLOTTED, FALLS OUTSIDE BOUNDARY OF THIS PARTITION.
- 4. SUBJECT TO ANY AND ALL MATTERS AS SET FORTH, DESCRIBED AND DELINEATED ON LAND PARTITION PLAT NO. 97-33, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON DECEMBER 22, 1997. INCLUDING, BUT NOT LIMITED TO, EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.
- 5. SUBJECT TO ANY AND ALL MATTERS AS SET FORTH, DESCRIBED AND DELINEATED ON LAND PARTITION PLAT NO. 98-35, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON NOVEMBER 13, 1998, INCLUDING, BUT NOT LIMITED TO, EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.
- 6. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. REGARDING EASEMENT AND ASSIGNMENT TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, AND SUBJECT TO THE BURDENS AND OBLIGATIONS IMPOSED THEREIN. BETWEEN FLORENCE R. LEMCKE AND JAMES A. HENNING AND MAE JEANETT HENNING AND ASSIGNED TO JERRY JOHNSON. RECORDED NOVEMBER 20, 1998, INSTRUMENT NO. 982579.
- 7. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON JULY 12, 1963 ROBERT D. BAGETT 598 Renewal Date 12/31/05

**FILED** JULY 22, 2004
OFFICE OF COUNTY SURVEYOR

RECEIVED AND

### REFERENCES

PRELIMINARY TITLE REPORT ORDER NO. 18173 RECORD MAP OF SURVEY NO.'S 956 & 1051 DEED RECORD INSTRUMENT NO.'S 911689

RECORD LAND PARTITION PLAT NO.'S 97-33

DEED RECORD BOOK 41 PAGE 590

148 95 432 677-679

APPROVED THIS 19th DAY OF SULLY , 2004

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

GRANT ICOUNTY ASSESSOR & TAX COLLECTOR

DATE: <u>07-19-2004</u>

ON THE 22 DAY OF 2004 AT 2:20 CLOCK OF THE 20 DAY OF 2004 AT 2:20 CLOCK OF PARTITION PLAT NO. 2004 GRANT COUNTY RECORDS.

STATE OF THE PROPERTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2004-2004

## **DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JERRY L. JOHNSON, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

en Lolina JERRY L. JOHNSON

**ACKNOWLEDGMENT** 

STATE OF Washington SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULY 15, 2004, BY JERRY L. JOHNSON.

Kimbuly attuman NOTARY PUBLIC FOR OREGON WISHINGTON MY COMMISSION EXPIRES SLOT 4.2004

