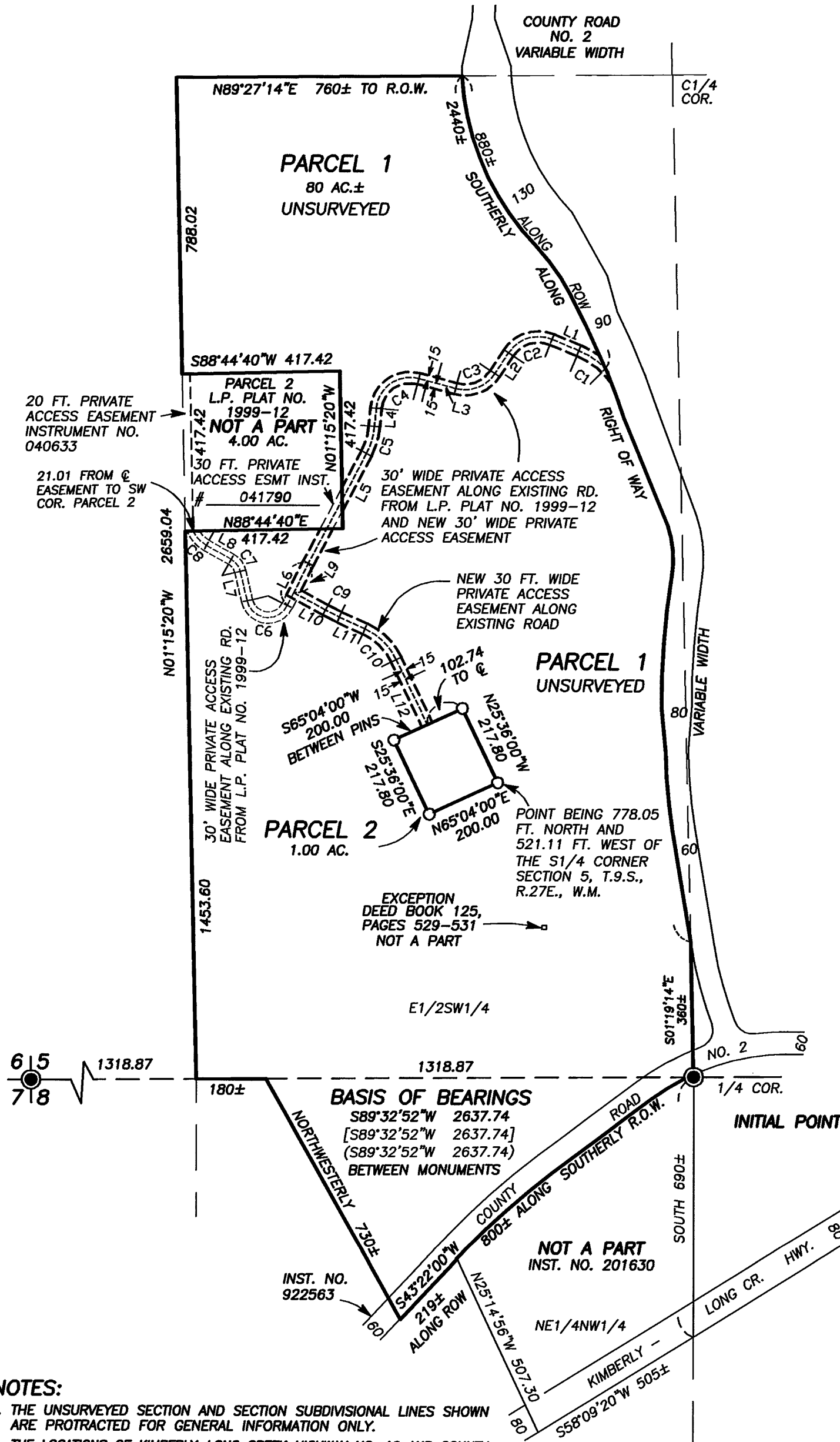


# LAND PARTITION PLAT NO. 2004-11

BEING A PARTITION OF A PORTION OF PARCEL 1 LAND PARTITION PLAT NO. 1999-12 SITUATED IN THE E1/2SW1/4 SECTION 5 AND THE NE1/4NW1/4 SECTION 8, T.9S., R.27E., W.M., GRANT COUNTY, OREGON  
JUNE 7, 2004



- NOTES:
1. THE UNSURVEYED SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
  2. THE LOCATIONS OF KIMBERLY-LONG CREEK HIGHWAY NO. 19 AND COUNTY ROAD NO. 2, ARE APPROXIMATE.
  3. ALL UNSURVEYED BEARINGS AND DISTANCES ARE APPROXIMATE.
  4. THE UNSURVEYED LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DENNIS MOSS. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS WITH THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING APPURTENANT MONUMENTS. NEW MONUMENTS WERE SET AT LOCATIONS APPROVED BY DENNIS MOSS.

## LEGEND

- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP FROM RECORD MAP OF SURVEY NO. 213
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- ( ) RECORD BEARING AND DISTANCE FROM RECORD MAP OF SURVEY NO. 213
- [ ] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. 1999-12

## LINE TABLE

30' WIDE NEW PRIVATE ACCESS EASEMENT ALONG EXISTING ROAD

LINE	BEARING	DISTANCE
L10	S61°01'32"E	95.63
L11	S65°47'35"E	74.14
L12	S25°36'41"E	190.74

## CURVE TABLE

30' WIDE NEW PRIVATE ACCESS EASEMENT ALONG EXISTING ROAD

CURVE NO.	DELTA	RADIUS	ARC	LONG CHORD	DISTANCE	BEARING
C9	4°46'03"	500.00	41.60	41.59	S63°24'33"E	
C10	40°10'54"	170.00	119.22	116.79	S45°42'08"E	

## RECORD CURVE TABLE

30' WIDE PRIVATE ACCESS EASEMENT ALONG EXISTING ROAD FROM LP 99-12

CURVE NO.	DELTA	RADIUS	ARC	LONG CHORD	DISTANCE	BEARING
C1	21°21'30"	227.94	84.97	84.48	N57°02'21"W	
C2	79°09'22"	95.00	131.25	121.05	S72°42'13"W	
C3	71°46'15"	95.00	119.00	111.37	S69°00'39"W	
C4	99°44'40"	90.00	156.68	137.63	S55°01'27"W	
C5	22°36'07"	190.00	74.95	74.47	S16°27'11"W	
C6	141°08'00"	57.00	140.40	107.51	N83°33'05"W	
C7	48°03'52"	50.00	41.94	40.73	N37°01'01"W	
C8	37°29'52"	80.00	52.36	51.43	N42°18'01"W	

## RECORD LINE TABLE

30' WIDE PRIVATE ACCESS EASEMENT ALONG EXISTING ROAD FROM LP 99-12

LINE	BEARING	DISTANCE
L1	N67°43'06"W	77.08
L2	S33°07'32"W	65.62
L3	N75°06'13"W	101.10
L4	S05°09'07"W	49.00
L5	S27°45'14"W	329.52
L6	S25°52'55"W	126.37
L7	N12°59'05"W	80.54
L8	N61°02'57"W	75.46
L9	S25°52'55"W	88.14

BASIS OF BEARINGS  
RECORD MAP OF SURVEY NO. 213  
AS SHOWN

SCALE: 1" = 300'

## REFERENCES

RECORD MAP OF SURVEY NO. 213  
DEED RECORD INSTRUMENT NO. 040630 & 201630  
LAND PARTITION PLAT NO. 1999-12 & 94-4  
DEED RECORD BK 125, PAGES 529-531  
TITLE REPORT ORDER NO. 17996

## APPROVALS

APPROVED THIS 24<sup>TH</sup> DAY OF JUNE, 2004

*Jack W. Burris*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 1<sup>ST</sup> DAY OF JULY, 2004

*Mary E. Mary*  
GRANT COUNTY PLANNING DIRECTOR

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

*Karen A. Office Deputy*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 07-30-04

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 30<sup>TH</sup> DAY OF JULY, 2004 AT 1:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2004-11 GRANT COUNTY RECORDS.

*Michael C. Springer*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2004-11.  
*Michael C. Springer*  
BAGETT-GRIFFITH AND BLACKMAN

RECEIVED AND FILED

July 30, 2004  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bryant*  
ATTEST: *B. Bryant*

REGISTERED PROFESSIONAL LAND SURVEYOR

*Michael C. Springer*  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2004

## 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, PARCEL 2 OF THIS LAND PARTITION, AS SHOWN HEREON, AND THAT I HAVE NOT SURVEYED THE EXTERIOR BOUNDARY OF THIS LAND PARTITION, SAID PARTITION BEING A PORTION OF PARCEL 1 OF LAND PARTITION PLAT NO. 1999-12, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON. SAID PARTITION BEING SITUATED IN THE SW1/4 OF SECTION 5 AND THE NW1/4 OF SECTION 8, T. 9 S., R. 27 E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION PLAT NO. 1999-12; TOGETHER WITH A PRIVATE ACCESS EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS THROUGH PARCEL 2 OF LAND PARTITION NO. 1999-12, INSTRUMENT NO. 041790, RECORDED JUNE 7, 2004, RECORDS OF GRANT COUNTY OREGON.

ALSO TOGETHER WITH A PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN DAVID L. LUNDY AND DOROTHY D. LUNDY AND DENNIS MOSS RECORDED MARCH 8, 2004, INSTRUMENT NO. 040633. 30 FEET IN WIDTH.

EXCEPTING THEREFROM THE FOLLOWING:

- 1.) ALL THAT PORTION OF SAID PARCEL 1 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 2, ACCORDING TO DEED INSTRUMENT NO. 201630, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON.
- 2.) PUBLIC RIGHT OF WAY FOR COUNTY ROAD NO. 2, INCLUDING THE TERMS AND PROVISIONS THEREOF, TOGETHER WITH ALL APPURTENANCE THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO GRANT COUNTY, OREGON, RECORDED DECEMBER 22, 1992 AS INSTRUMENT NO. 922563. 60 FEET IN WIDTH.
- 3.) THAT CERTAIN TRACT OF LAND SITUATED IN THE E1/2SW1/4 OF SAID SECTION 5 AS SHOWN ON LAND PARTITION PLAT NO. 94-04 AND MORE PARTICULARLY DESCRIBED IN DEED BOOK 125, PAGES 529-531, RECORDS OF GRANT COUNTY, OREGON.

THIS PARTITION CONTAINS 81 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE S1/4 CORNER OF SECTION 5 AS THE INITIAL POINT OF THIS LAND PARTITION.

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

## SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, REGARDING ABANDONMENT BY THE STATE OF CERTAIN PORTIONS OF THE OLD KIMBERLY-LONG CREEK SECONDARY HIGHWAY, BETWEEN STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AND GRANT COUNTY, OREGON RECORDED NOVEMBER 12, 1946, BOOK F, PAGE 273.
3. PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT TO BURY AND MAINTAIN UNDERGROUND TELEPHONE FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORP. RECORDED MAY 5, 1986, BOOK 133, PAGES 338, 339, 340, AND 341. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
5. SUBJECT TO ANY AND ALL MATTERS AS SET FORTH, DELINEATED, AND DECLARED ON LAND PARTITION PLAT NO'S. 93-3, 94-4, 98-01 AND 99-12 FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON FEBRUARY 12, 1993, JULY 26, 1994, JANUARY 11, 1999 AND APRIL 13, 1999, RESPECTIVELY.
6. PRIVATE ACCESS EASEMENT ALONG AN EXISTING ROAD, OVER AND ACROSS PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. 1999-12 FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 2, AS DISCLOSED IN DECLARATION AND LAND PARTITION PLAT NO. 1999-12, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON APRIL 13, 1999, SAID EASEMENT GRANTED TO THE FUTURE OWNERS OF PARCEL 2 AS SHOWN ON SAID LAND PARTITION PLAT 1999-12. 30 FEET IN WIDTH.
7. DOMESTIC WATER AGREEMENT AND PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN DAVID L. LUNDY AND DOROTHY D. LUNDY AND DENNIS MOSS RECORDED MARCH 8, 2004, INSTRUMENT NO. 040632. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
8. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, DENNIS MOSS 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 HEREON, AND THAT I DO HEREBY CREATE A NEW PRIVATE ACCESS EASEMENT, TO THE BENEFIT OF PARCELS 1 AND 2 OF THIS LAND PARTITION, FOR THE PURPOSE OF INGRESS AND EGRESS TO CUPPER CREEK COUNTY ROAD NO. 2. SAID NEW EASEMENT RUNS COINCIDENT WITH A PORTION OF THE EXISTING PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 OF LAND PARTITION PLAT NO. 1999-12, AS SHOWN HEREON. SAID NEW ACCESS EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTER LINE OF AN EXISTING ROAD.

*Dennis Moss*  
ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 19, 2004.

*Dennis Moss*  
BY DENNIS MOSS  
*Samuel A. Kowling*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 11/20/07

