

LAND PARTITION PLAT NO. 2004-13

SITUATED IN SE1/4 SECTION 12 AND NE1/4 AND SE1/4  
SECTION 13, T.7S., R.30E., W.M.,  
GRANT COUNTY, OREGON  
SEPTEMBER 9, 2004

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON,  
HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT,  
BEING SITUATED IN GRANT COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

TWP.7S., R.30E., W.M.,

SECTION 12: SE1/4;  
SECTION 13: E1/2.

I DO HEREBY DESIGNATE THE E1/4 CORNER OF SECTION 12, T.7S., R.30E., W.M. AS THE INITIAL  
POINT OF THIS LAND PARTITION.

CONTAINING 480 ACRES, MORE OR LESS.

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

SUBJECT TO THE FOLLOWING:

1. THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN  
DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS,  
ROADS AND HIGHWAYS.
2. EASEMENT, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST  
OR APPEAR OF RECORD.

NOTES:

1. THE SECTION AND SECTION SUBDIVISION LINES SHOWN ARE  
PROTRACTED FOR GENERAL INFORMATION ONLY.
2. THE LOCATIONS OF ALL ROADS AND ROAD EASEMENTS ARE APPROXIMATE.
3. ALL BEARINGS AND DISTANCES ARE APPROXIMATE.
4. THE LINES AND AREAS MAPPED HEREON MAY CHANGE UPON  
EXECUTION OF AN ACTUAL SURVEY.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ANDREW R. WILBURN AND MITSIE WILBURN,  
HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS  
DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE CAUSED SAID LANDS TO BE  
PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS  
SHOWN ON THE ANNEXED PLAT, AND THAT WE DO HEREBY CREATE A PRIVATE ACCESS  
EASEMENT, TO THE BENEFIT OF PARCELS 1 AND 2 OF THIS LAND PARTITION, FOR  
INGRESS AND EGRESS, SAID EASEMENT BEING 30.00 FEET IN WIDTH, 15.00 FEET  
ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

*Andrew R. Wilburn*  
ANDREW R. WILBURN

*Mitsie Wilburn*  
MITSIE WILBURN

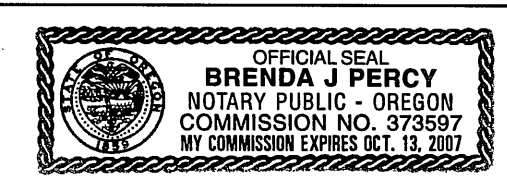
ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-25, 2004,  
BY ANDREW R. WILBURN AND MITSIE WILBURN.

*Brenda J Percy*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-13-2007



SCALE: 1" = 600'

REFERENCES

DEED RECORD INSTRUMENT NO.'S 041970, 041971 AND 041972  
PRELIMINARY TITLE REPORT ORDER NO. 18224

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY  
BEING PARTITIONED RECORDED AS INSTRUMENT NO.  
2004-2907, DEED RECORDS.

APPROVALS

APPROVED THIS 15<sup>TH</sup> DAY OF SEPT., 2004  
*Jack W. Burns*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 27<sup>TH</sup> DAY OF OCT., 2004  
*Glenn E. McNary*  
GRANT COUNTY PLANNING DIRECTOR

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

*Gene L. Austin*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 10/25/2004

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 27 DAY OF OCTOBER, 2004 AT 12:30 O'CLOCK  
P.M., AND RECORDED AS PARTITION PLAT NO. 2004-13  
GRANT COUNTY RECORDS  
*Kathy McManis*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2004-13  
*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN



RECEIVED AND  
FILED

OCT. 27, 2004  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Kathy McManis*

