

# LAND PARTITION PLAT NO. 2005-4

A PARTITION OF PARCEL 2, LAND PARTITION NO. 2004-04  
SITUATED IN THE SW1/4 OF SEC. 17; IN THE SE1/4 OF SEC. 18; IN THE NE1/4,  
SE1/4, SW1/4, NW1/4 OF SEC. 19; IN THE NE1/4, SE1/4, SW1/4, NW1/4 OF SEC. 20;  
IN THE NW1/4 OF SEC. 29; IN THE NE1/4 OF SEC. 30.  
T15S, R32E, W.M. GRANT COUNTY, OREGON

January 11, 2004

## SURVEYOR'S CERTIFICATE

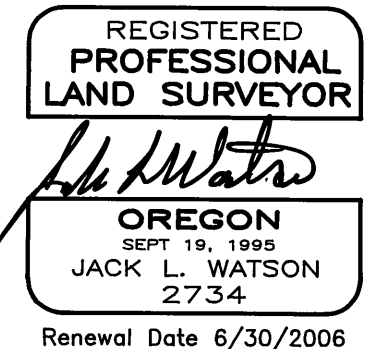
I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have mapped Parcels 1 and 2 of this land partition. No survey was performed for this partition. This is a partition of Parcel 2, Partition No. 2004-04, recorded May 12, 2004 in the office of the Grant County Clerk. This partition is situated in Section 17, 18, 19, 20, 29 and 30, T15S, R32E, W.M., Grant County, Oregon, more particularly described as follows:

Parcel 2 of Land Partition No. 2004-04.

The Initial Point of this land partition is the CN1/16 corner of Section 19 as shown.

This partition contains 1027 acres, more or less.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
(541)575-1813



## DECLARATION AND DEDICATION

Know all people by these presents that I, Larry L. Lassen, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon. I do hereby create a private access easement, 40 feet in width, for ingress and egress, over and across Parcels 1 and 2 for the benefit of Parcels 1 and 2, from the Fawns Springs road, along an existing roadway to a point 840 feet west of the NE corner of Parcel 2 as shown.

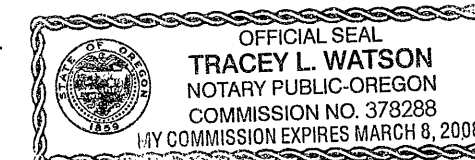
Larry L. Lassen By Storm Carpenter P.O.A.  
Larry L. Lassen  
By Storm Carpenter, as attorney in fact for Larry L. Lassen

## ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF Grant } SS

This instrument was acknowledged before me on this 31<sup>st</sup> day of January, 2005, by Storm Carpenter as attorney in fact for Larry L. Lassen.

Tracey L. Watson  
Notary Public of Oregon  
My commission expires: 3/8/08



RECEIVED AND  
FILED

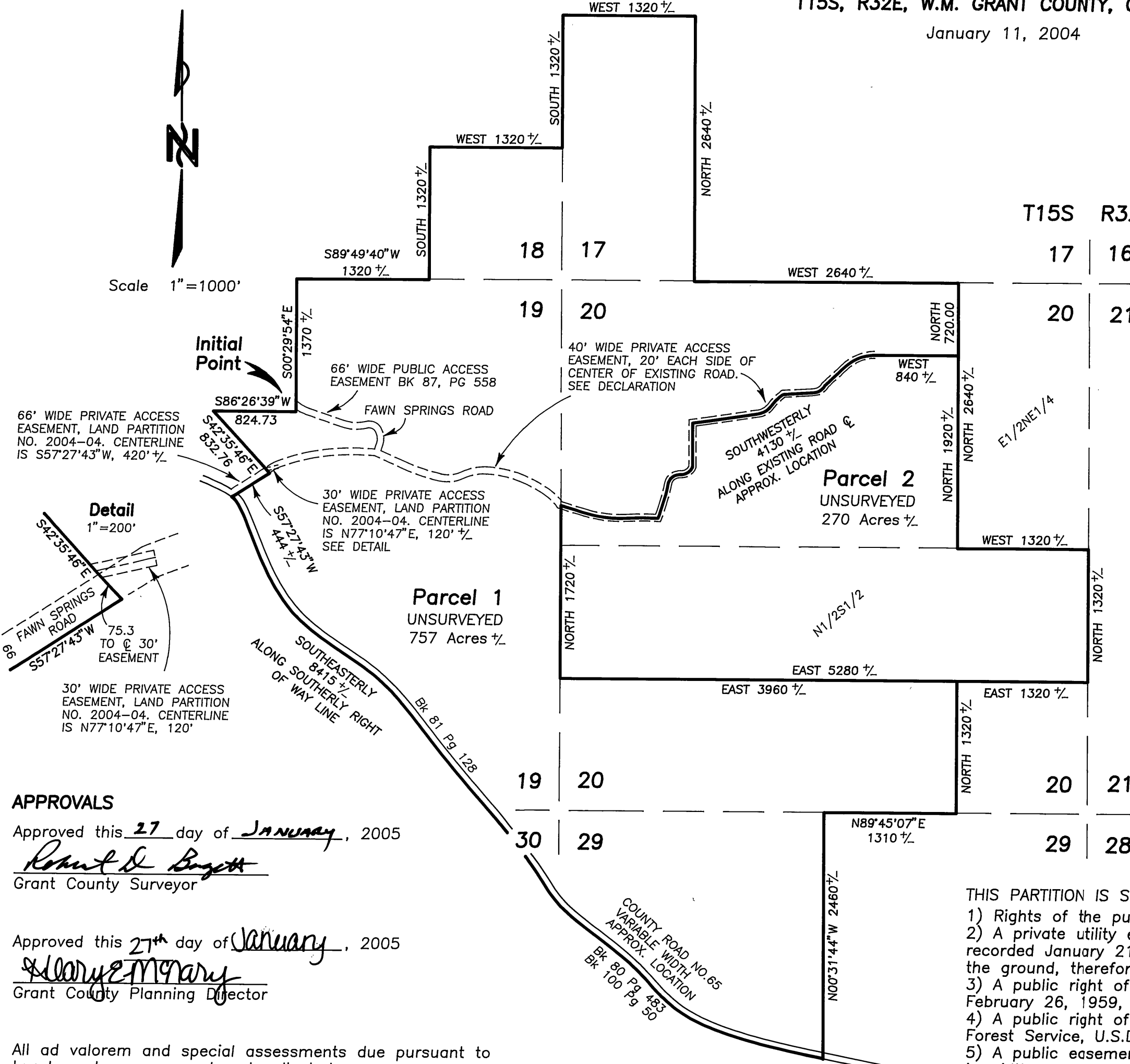
FEB 8, 2005  
OFFICE OF COUNTY SURVEYOR  
Attest: Charles E. Spang

## THIS PARTITION IS 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) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 15 feet in width, recorded January 21, 1959, in Book 80, Page 283, deeds of Grant County, Oregon. The deed indicates the easement is as located on the ground, therefore it is not shown on the plat.
- 3) A public right of way easement, including the terms and conditions thereof, to Grant County, Oregon, variable in width, recorded February 26, 1959, in Book 80, Page 483, deeds of Grant County, Oregon.
- 4) A public right of way easement, including the terms and conditions thereof, to the United States of America, by and through the Forest Service, U.S.D.A., the width is variable, recorded May 19, 1959, in Book 81, Page 128, deeds of Grant County, Oregon.
- 5) A public easement and right of way for a road, including the terms and conditions thereof, to the United States of America, 66 feet in width, recorded October 30, 1962, in Book 87, Page 558, deeds of Grant County, Oregon.
- 6) A public easement and right of way, including the terms and conditions thereof, to Grant County, Oregon, no width is given, recorded November 27, 1968, in Book 100, Page 50, deeds of Grant County, Oregon.
- 7) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 15 feet in width, recorded December 20, 1976, in Book 115, Page 905, deeds of Grant County, Oregon. The deed indicates the easement is as staked on the ground, therefore it is not shown on the plat.
- 8) A private utility easement, including the terms and conditions thereof, to Oregon Electric Consumers Cooperative, 30 feet in width, recorded June 4, 1993, in Deed Instrument No. 930887, records of Grant County, Oregon. Not shown on the plat. Although this easement is listed on the owners warranty deed, the plat of Partition No. 2004-04 shows that the easement does not incur this property.
- 9) A private utility easement, including the terms and conditions thereof, to Oregon Electric Consumers Cooperative, 15 feet in width, recorded July 10, 1998, in Deed Instrument No. 981360, records of Grant County, Oregon. Not shown on the plat. Although this easement is listed on the owners warranty deed, the plat of Partition No. 2004-04 shows that the easement does not incur this property.
- 10) Memorandum of agreement, including the terms and conditions thereof, between John L. Morris and Charlene L. Morris and the Rawlins Family Trust, Rawlins Land and Cattle Co. and Pete and Wendi Rawlins, for ingress and egress. Recorded June 23, 1999 in Deed Instrument No. 991754, records of Grant County, Oregon. No width is given. Not shown on the plat due to insufficient data given in the deed description.
- 11) A private access easement, for the benefit of Parcel 2, Land Partition No. 2004-04, 66 feet in width, recorded May 12, 2004, as shown on the plat thereof recorded in the office of the Grant County Clerk.
- 12) A private access easement, for the benefit of Parcel 1, Land Partition No. 2004-04, 30 feet in width, recorded May 12, 2004, as shown on the plat thereof recorded in the office of the Grant County Clerk.

## NOTES:

- 1) The area for this partition is may vary when the lines of these parcels are determined by survey.
- 2) The section lines and subdivision of section lines are protracted.
- 3) The parcel dimensions are approximate. The dimensions shown are as shown on Land Partition No. 2004-04.



## APPROVALS

Approved this 27 day of JANUARY, 2005  
Robert D. Bogen  
Grant County Surveyor

Approved this 27<sup>th</sup> day of JANUARY, 2005  
Henry E. Mary  
Grant County Planning Director

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

Don R. Sutton  
Grant County Assessor and Tax Collector  
Date 01/27/2005

I do hereby certify that this plat was received on the 31<sup>st</sup> day of JANUARY, 2005 at 4:15 o'clock P.M., and recorded as Land Partition Plat No. 2005-4  
Grant County Recorder  
Kathy M. Union  
Grant County Clerk

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

Jack L. Watson  
Jack L. Watson