

LAND PARTITION PLAT NO. 2005-12

SITUATED IN THE NE1/4, SE1/4, SW1/4 & NW1/4 SECTION 15
AND IN THE NE1/4NE1/4 SECTION 22, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

JUNE 22, 2005

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. RIGHT OF WAY DEEDS, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR ROADWAY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO GRANT COUNTY, OREGON. RECORDED APRIL 17, 1934, BOOK 40, PAGE 178, 80 FEET WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. ORDER OF VACATION IN THE COUNTY COURT OF THE STATE OF OREGON FOR THE COUNTY OF GRANT, ENTITLED, "IN THE MATTER OF THE VACATION OF COUNTY ROAD NO. 50, OLD LONG CREEK-JOHN DAY ROAD FROM EAST FORK BEECH CREEK TO JOHN DAY, OREGON" ENTERED JUNE 2, 1966, IN BOOK M, PAGE 51, COMMISSIONER'S JOURNAL, BY WHICH THE COUNTY ROAD ACROSS THE E1/2NE1/4 OF SECTION 22, SECTION 15, TOWNSHIP 13 SOUTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN, WAS VACATED.
4. PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, BY BOYCE A. TROWBRIDGE AND W.A. PATTERSON, ETUX, RECORDED NOVEMBER 16, 1973, BOOK 110, PAGE 673. 60 FEET WIDE.
5. PRIVATE EASEMENTS INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO WILSON OPERATIONS, INC. RECORDED APRIL 7, 2000, INSTRUMENT NO. 200753. TWO EASEMENTS 40 FEET WIDE AND 60 FEET WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO COASTAL FIBRE, INC. RECORDED APRIL 7, 2000, INSTRUMENT NO. 200754. TWO EASEMENTS 40 FEET WIDE AND 60 FEET WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
7. PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RADIO BEAM PATH, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY. RECORDED APRIL 2, 1959. BOOK 80, PAGES 597-599, RESPECTIVELY. VARIABLE WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
8. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES. TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY. RECORDED APRIL 2, 1959, BOOK 80, PAGES 600-604. 20 FEET WIDE, AS SHOWN.
9. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES. TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO IDAHO POWER COMPANY. ENTERED JUNE 8, 1967, BOOK 35, PAGE 567 OF CIRCUIT COURT JOURNAL, CASE NO. L-4141. JR4434.
10. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF MICROWAVE RADIO RELAY PASSIVE REFLECTOR AND BEAM PATH CLEARANCE EASEMENTS. TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE CO. RECORDED AUGUST 8, 1968, BOOK 99, PAGE 406. BEAM PATH CLEARANCE EASEMENT WITH VARIES. NOT SHOWN.
11. PRIVATE POWER LINE RIGHT OF WAY MODIFICATION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN EXTENSION IN PERPETUITY OF THOSE RIGHTS SET FORTH IN POWER LINE RIGHTS OF WAY. GRANTOR, CLEARWATER LAND EXCHANGE-OREGON, AN OREGON PARTNERSHIP, GRANTEE OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED SEPTEMBER 24, 2001. INSTRUMENT NO. 212449. NO SPECIFIED WITH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
12. EASEMENT, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

RECEIVED AND
FILED

JUNE 27, 2005
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
Attest: Robert D. Baggett

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1963
ROBERT D. BAGGETT
598

Renewal Date 12/31/05

REFERENCES

DEED RECORD INSTRUMENT NO. 980840

PRELIMINARY TITLE REPORT ORDER NO.'S 18862, 18890 & 18894

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY
BEING PARTITIONED RECORDED AS INSTRUMENT NO.
051533, DEED RECORDS.

051533

APPROVALS

APPROVED THIS 23RD DAY OF JUNE, 2005

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 23RD DAY OF JUNE, 2005

Heary E. McNary
GRANT COUNTY PLANNING DIRECTOR

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

Steve D. Sullivan
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 06-23-2005

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 21 DAY OF June, 2005 AT 12:00 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 2005-12
GRANT COUNTY RECORDS.

Robert D. Baggett
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2005-12

Robert D. Baggett
BAGETT-GRIFFITH AND BLACKMAN

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, DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 31 E., W.M., GRANT COUNTY, OREGON:

SECTION 15:
COMMENCING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 10 AND 15 OF SAID TWP. 13 S., R. 31 E., W.M.; SAID POINT BEING 33.0 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE S.20°00'E., 165.0 FEET; THENCE S.34°00'E., 1056.0 FEET; THENCE S.46°30'W., 495.0 FEET; THENCE S.17°00'E., 528.0 FEET; THENCE S.72°45'E., 792.0 FEET; THENCE S.3°00'E., 825.0 FEET; THENCE S.36°00'W., 495.0 FEET; THENCE S.5°45'W., 429.0 FEET; THENCE S.36°30'E., 462.0 FEET; THENCE S.52°00'E., 429.0 FEET; THENCE SOUTH, 882.3 FEET, TO THE SECTION LINE; THENCE WEST, ALONG SAID SECTION LINE 4193.7 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH, ALONG THE SECTION LINE, 5280.0 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE EAST, ALONG THE SECTION LINE, 2673.0 FEET TO THE POINT OF BEGINNING.

SECTION 22:

NE1/4NE1/4; EXCEPTING THEREFROM A TRACT OF LAND IN THE NW1/4NE1/4NE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4-INCH ROUND IRON ROD AT THE NORTHWEST CORNER OF SAID PROPERTY, WHICH BEARS N.29°36'W., 2653.1 FEET AND S.89°50'W., 13.23 FEET AND NORTH A DISTANCE OF 30.0 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 22, T.13 S., R. 31 E., W.M.; RUNNING THENCE N.89°50'E., A DISTANCE OF 100.0 FEET TO A 1/2-INCH IRON PIPE; THENCE SOUTH, A DISTANCE OF 100.0 FEET TO A 5/8-INCH ROUND IRON ROD SET IN A ROCK MOUND; THENCE S.89°50'W., A DISTANCE OF 100.0 FEET TO A 1/2-INCH ROUND IRON ROD SET IN A ROCK MOUND; THENCE NORTH, A DISTANCE OF 100.0 FEET TO THE TRUE POINT OF BEGINNING.

I DO HEREBY DESIGNATE THE SW CORNER OF SECTION 15 AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS PARTITION CONTAINS APPROXIMATELY 475 ACRES.

BAGETT, GRIFFITH & BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
(541) 575-1251

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, MICHAEL G. SMITH AND ELAINE L. SMITH, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED SAID LAND TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

Michael G. Smith
MICHAEL G. SMITH

Elaine L. Smith
ELAINE L. SMITH

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24, 2005,
BY MICHAEL G. SMITH AND ELAINE L. SMITH, HUSBAND AND WIFE.

Jane A. Downing
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11/20/07

