

# LAND PARTITION PLAT NO. 2005-17

A PARTITION OF PARCEL 3 OF THE RE-PLAT OF LAND PARTITION NO. 97-19  
SITUATED IN THE SE1/4 AND IN THE SW1/4  
OF SECTION 29, T13S, R31E, W.M.  
GRANT COUNTY, OREGON

July 27, 2005

Sheet 2 of 2

## APPROVALS

Approved this 11<sup>th</sup> day of Oct, 2005

Robert D. Beyer  
Grant County Surveyor

Approved this 21<sup>st</sup> day of October, 2005

Shannon Springer  
Grant County Planning Director

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

Ann L. Sutton  
Grant County Assessor and Tax Collector  
Date 10-21-2005

I do hereby certify that this plat was received on  
the 21<sup>st</sup> day of October, 2005 at 4:30 o'clock  
P.M., and recorded as Land Partition No. 2005-17  
in the Grant County deed records.

Buddy Perry  
Grant County Clerk Deputy

I do hereby certify that this is a true and exact copy  
of the original land partition plat.

Jack L. Watson  
Jack L. Watson

## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of  
Oregon, hereby certify that I have correctly surveyed and marked with  
proper monuments Parcels 1, 2 and 3 of this partition. This is a partition of  
Parcel 3 of the Re-Plat of Land Partition No. 97-19, recorded in the office of  
the Grant County Clerk, described as follows:

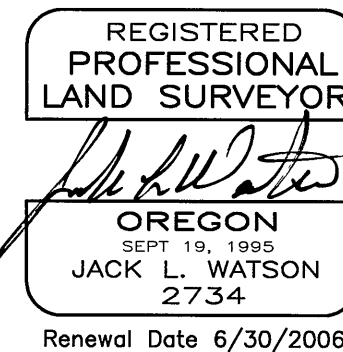
Parcel 3 of the Re-Plat of Land Partition No. 97-19, recorded in the office of  
the County Clerk, Grant County, Oregon.

The Initial Point of this partition is the NE corner of Parcel 3 of the Re-Plat of  
Land Partition No. 97-19, which is a 5/8 inch iron pin.

This partition contains 48.355 acres.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845

(541) 575-1813



## NARRATIVE

This survey was performed at the request of Jerry Updegrave. The  
purpose of this survey was to partition Parcel 3 of the Re-Plat of Land  
Partition No. 97-19, into three parcels. The Re-Plat of Land Partition No.  
97-19 is recorded in the office of the Grant County Clerk.

A search was made of the available records pertaining to this survey.  
Field measurements were made to locate the existing monuments  
shown, the improvements and to set the new parcels corners. The  
found monuments from the Re-Plat of Land Partition No. 97-19 and those  
along the county road right of way established in Survey No. 1160 were  
accepted. The new parcel division lines are at locations approved by Mr.  
Updegrave.

## DECLARATION

Know all people by these presents that I, Jerry Updegrave, 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 hereby grant a private access and utility easement, variable in width, over  
and across Parcels 1, 2 and 3 for ingress and egress and utilities to Parcel 2  
and for the benefit of the future owners of Parcel 2 and any future land  
divisions of Parcel 3 of the Re-Plat of Land Partition No. 97-19, which is  
recorded in the office of the Grant County Clerk.

I hereby grant a private access and utility easement, variable in width, over  
and across Parcel 1 for ingress and egress and utilities to Parcel 2 and 3 of  
Partition No. 2005-15, which is recorded in the office of the Grant County  
Clerk.

I hereby grant a private access and utility easement, with a radius of 60 feet  
for a cul-de-sac, over and across Parcel 1 of Land Partition No. 2005-15, for  
ingress and egress and utilities to Parcel 3 of this land partition.

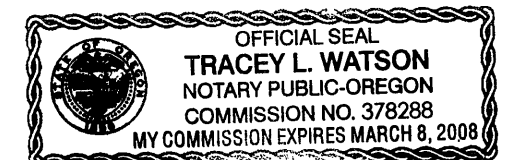
Jerry Updegrave  
Jerry Updegrave

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 19<sup>th</sup> day of  
October, 2005, by Jerry Updegrave.

Tracey L. Watson  
Notary Public of Oregon  
My commission expires: 3/8/2008



## EASEMENTS

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) A) Unpatented mining claims.  
B) Reservations or exceptions in patents or acts authorizing the  
issuance thereof.  
C) Water rights, claims or title to water; whether or not the matters are  
excepted under (A), (B) or (C) are shown in the public record.
- 3) Springs and private easements as conveyed by deed, including the  
terms and provisions thereof, no width is given, to A.H. Stevenson and Mary  
Joyce Stevenson, husband and wife, dated Sept 10, 1970, recorded Sept. 11,  
1970 in Book 104, Page 232 deeds of Grant County.
- 4) A private easement, 15 ft. in width, including the terms and provisions  
thereof, to California-Pacific Utilities Company, a corp., dated May 18, 1973,  
recorded May 14, 1973 in Book 109, Page 966, deeds of Grant County.
- 5) Right of way deed, variable in width, including the terms and provisions  
thereof, to Grant County, Oregon, dated Nov. 21, 1990, recorded Dec. 5,  
1990, in Deed Instrument No. 901342, records of Grant County, Oregon.
- 6) A private access and utility easement, 50 feet in width, granted on  
Land Partition Plat No. 2005-15, recorded in the office of the Grant  
County Clerk.
- 7) A private access easement, 30 ft. in width, dated May 30, 1997,  
recorded May 30, 1997 in Instrument No. 970965 deeds of Grant County.

RECEIVED AND  
FILED

Oct 28, 2005  
OFFICE OF COUNTY SURVEYOR  
Attest: [Signature]