

# LAND PARTITION PLAT NO. 2005 - 28

SITUATED IN THE NE1/4 SECTION 1, T.14S., R.31E., W.M.,  
GRANT COUNTY, OREGON

DECEMBER 22, 2005

## 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, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE NE1/4 SECTION 1, TWP. 14 S., R. 31 E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWP.14 S., R.31 E., W.M.,

SECTION 1:  
BEGINNING AT A 5/8" IRON PIN WHICH IS THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING 1401.63 FEET SOUTH AND 1010.26 FEET EAST OF THE N1/4 CORNER OF SAID SECTION 1 AND ALSO BEING ON THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 971800, THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID TRACT AS FOLLOWS:

S.70°31'42"E., 299.94 FEET (DEED RECORD S.70°30'E., 300.00 FEET);  
S.57°00'00"E., 320.00 FEET (DEED RECORD S.57°00'E., 320.00 FEET);  
S.45°39'00"E., 534.78 FEET (DEED RECORD S.45°39'E., 535.00 FEET);  
S.22°55'29"E., 412.82 FEET (DEED RECORD S.22°54'E., 412.78 FEET) TO THE SOUTH LINE OF SAID TRACT OF LAND;  
THENCE S.81°15'00"W., ALONG SAID SOUTH LINE, 1177.57 FEET TO THE WEST LINE OF SAID TRACT (DEED RECORD S.81°15'W., 1177.55 FEET);  
THENCE N.09°00'00"W., ALONG SAID WEST LINE, 1525.96 FEET TO THE NORTHERLY LINE OF SAID TRACT (DEED RECORD N.09°00'W., 1526.36 FEET);  
THENCE S.45°48'00"E., ALONG SAID NORTHERLY LINE, 429.91 FEET (DEED RECORD S.45°48'E., 430.00 FEET) TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 1, TWP. 14 S., R. 31 E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 971800, DEED RECORDS OF GRANT COUNTY, OREGON, SAID POINT BEING 1101.91 FEET SOUTH AND 702.06 FEET EAST OF THE N1/4 CORNER OF SAID SECTION 1;

THENCE S.45°48'00"E., 333.88 FEET, ALONG THE NORTH LINE OF SAID TRACT;  
THENCE S.09°00'00"E., 738.65 FEET, LEAVING SAID NORTH LINE;  
THENCE S.71°20'00"W., 202.88 FEET, TO THE WEST LINE OF SAID TRACT;  
THENCE N.09°00'00"W., 1040.07 FEET, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

ALL ACCORDING TO RECORD MAP OF SURVEY NO. 1728 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

THIS PARTITION CONTAINS 20.71 ACRES, MORE OR LESS.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2006

RECEIVED AND  
FILED

DEC. 29, 2005  
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett  
ATTEST: Michael C. Springer

### SUBJECT TO THE FOLLOWING:

1. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL POWER LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY RECORDED MAY 28, 1965 BOOK 93 PAGE 47. 10 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
2. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED BY TERRENCE E. SOWA AND VIRGINIA A. SOWA, HUSBAND AND WIFE, FOR AN ACCESS EASEMENT. RECORDED APRIL 1, 2005, INSTRUMENT NO. 050779.
3. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TERRY SOWA. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION, AS SHOWN. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS, AS SHOWN HEREON.

MY RESEARCH DISCLOSED THE FOLLOWING RECORD SURVEYS:

RECORD MAP OF SURVEY NO. 198: PERFORMED BY ROBERT BAGETT, PLS IN AUGUST, 1970. MR. BAGETT SURVEYED AND MARKED WITH MONUMENTS THE EXTERIOR BOUNDARY OF THIS TRACT OF LAND.

RECORD MAP OF SURVEY NO. 1583: PERFORMED BY ROBERT BAGETT, PLS IN FEBRUARY 2001. MR. BAGETT RETRACED A PORTION OF THE EASTERLY BOUNDARY OF THIS TRACT OF LAND.

RECORD MAP OF SURVEY NO. 1728: I PERFORMED THIS SURVEY IN MARCH OF 2005. I RETRACED A PORTION OF THE NORTHERLY, EASTERLY AND WESTERLY BOUNDARIES OF THIS TRACT OF LAND FOR A PROPERTY LINE ADJUSTMENT.

I FOUND AND ACCEPT THE APPURTENANT MONUMENTS OF THESE SURVEYS, UNLESS OTHERWISE NOTED.

REGARDING THE SW CORNER OF MR. SOWA'S PROPERTY, I FOUND A 5/8" IRON PIN NEAR A FENCE CORNER. THE PIN IS S.19°58'E., 7.32 FEET FROM THE POSITION I ESTABLISHED WITH A BEARING/BEARING INTERSECTION. THE FOUND PIN IS NOT HARMONIOUSLY RELATED TO THE OTHER FOUND PINS OF RECORD SURVEY NO. 198. I DO NOT ACCEPT THIS MONUMENT.

I SET NEW MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. SOWA.

## REFERENCES

RECORD MAP OF SURVEY NO.'S 198, 1583 & 1728  
DEED RECORD INSTRUMENT NO.'S 971800 & 050779  
PRELIMINARY TITLE REPORT ORDER NO. 18681

## APPROVALS

APPROVED THIS 23<sup>RD</sup> DAY OF DEC, 2005  
Jack W. Purrie  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 12<sup>TH</sup> DAY OF December 2005  
Demario R. Reynolds  
GRANT COUNTY PLANNING DIRECTOR COZ

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE  
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
Paul G. Dutton  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 12/22/2005

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 24 DAY OF December 2005 AT 1:00 O'CLOCK  
P.M., AND RECORDED AS PARTITION PLAT NO. 2005-28  
GRANT COUNTY RECORDS.  
Julie Milam  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2005-28  
Michael C. Springer  
BAGETT-GRIFFITH AND BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, TERRENCE E. SOWA AND VIRGINIA A. SOWA, 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 HEREON, AND THAT WE DO HEREBY CREATE A PRIVATE ACCESS EASEMENT OVER AND ACROSS A PORTION OF PARCEL 1, TO THE BENEFIT OF THE FUTURE OWNERS OF PARCEL 2, FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 2 TO THAT CERTAIN 30 FOOT WIDE PRIVATE EASEMENT SHOWN ON RECORD SURVEY NO. 1723 AND DESCRIBED IN INSTRUMENT NO. 050779, RECORDS OF GRANT COUNTY, OREGON. SAID NEW EASEMENT BEING 30 FEET IN WIDTH, AS SHOWN HEREON.

Terrence E. Sowa  
TERRENCE E. SOWA

Virginia A. Sowa  
VIRGINIA A. SOWA

### ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 29 2005  
BY Terrence E. Sowa and Virginia A. Sowa, HUSBAND AND WIFE.

Dawn Kreps  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug 27, 2007

