

LAND PARTITION PLAT NO. 2006-2

SITUATED IN SEC. 2, THE SE1/4 SEC. 10, SEC. 11, THE S1/2 SEC. 13, SEC. 14, THE E1/2 SEC. 15, SEC. 23, THE W1/2 SEC. 24, THE N1/2 SEC. 25 AND IN THE NE1/4 SEC. 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON

A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY, OREGON

FEBRUARY 6, 2006

THIS PARTITION SUBJECT TO THE FOLLOWING EASEMENTS:

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. SUBJECT TO ANY AND ALL MATTERS RELATING TO IRRIGATION DITCHES OR CANALS THAT MAY TRAVERSE SUBJECT PROPERTY INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY.
3. 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 PEOPLES WEST COAST HYDRO-ELECTRIC CORPORATION. RECORDED JANUARY 21, 1931, BOOK 39, PAGE 29. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. 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 CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED APRIL 26, 1946, BOOK 48, PAGE 401. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. 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 CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED APRIL 14, 1964, BOOK 90, PAGE 532. 15 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR ROAD RIGHT OF WAY 20 FEET IN WIDTH, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED MAY 13, 1964, BOOK 90, PAGE 608. APPROX. LOCATION SHOWN HEREON.
7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR 3 FOOT WIDE WATERLINE EASEMENT AND, IN ADDITION, A 10 FOOT WIDE EASEMENT TO REPAIR AND MAINTAIN SAME, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED MAY 13, 1964, BOOK 90, PAGE 610. APPROX. LOCATION SHOWN HEREON.
8. PRIVATE EASEMENT FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF THAT PORTION OF COUNTY ROAD NO. 50, NOW VACATED, IF ANY SUCH EXIST, VACATED BY ORDER OF THE COUNTY COURT RECORDED JUNE 2, 1966, IN BOOK "M" OF THE COMMISSIONER'S JOURNAL, AT PAGE 51. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
9. RIGHT OF WAY AND PERPETUAL PRIVATE EASEMENT CONDEMNED AND APPROPRIATED BY JUDGMENT OF THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF GRANT, CASE NO. L-4143, FILE NO. JR 4431, ENTITLED "IDAHO POWER COMPANY, PLAINTIFF, VS. CHARLES A. TROWBRIDGE, ETAL", ENTERED MAY 26, 1967, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, REFERENCE TO WHICH IS HEREBY MADE. 20 FT. WIDE. APPROX. LOCATION SHOWN HEREON.
10. 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 CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED JANUARY 28, 1970, BOOK 102, PAGE 523. 10 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
11. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR CONSTRUCTION AND MAINTENANCE OF A WATERLINE TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED JULY 31, 1972, BOOK 108, PAGE 601, ET SEQ. 15 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
12. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. REGARDING JOINT USE OF THE EXISTING ROAD, SINCE VACATED, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. BETWEEN BOYCE A. TROWBRIDGE AND W. A. PATTERSON. RECORDED NOVEMBER 16, 1973, BOOK 110, PAGE 673. 60 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
13. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR CONSTRUCTION AND MAINTENANCE OF A SEWER LINE, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED JANUARY 6, 1978, BOOK 118, PAGE 137. 20 FT. WIDE. APPROX. LOCATION SHOWN HEREON.
14. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS TO CITY RESERVOIR NO. 5, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED: MARCH 11, 1980, BOOK 122, PAGE 588. 50 FT. WIDE. APPROX. LOCATION SHOWN HEREON.
15. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR CONSTRUCTION AND MAINTENANCE OF A DRAIN DITCH, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED MARCH 11, 1980, BOOK 122, PAGE 590. 30 FT. WIDE. APPROX. LOCATION SHOWN HEREON.
16. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR CONSTRUCTION AND MAINTENANCE OF A DOMESTIC WATERLINE TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED MARCH 11, 1980, BOOK 122, PAGE 591. 35 FT. WIDE AND 30 FT. WIDE. APPROX. LOCATION SHOWN HEREON.
17. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR 3 FOOT WIDE WATERLINE EASEMENT AND, IN ADDITION, A 30 FOOT RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED MARCH 11, 1980, BOOK 122, PAGE 593. APPROX. LOCATION SHOWN HEREON.
18. 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 C P NATIONAL CORPORATION. RECORDED SEPTEMBER 17, 1982, BOOK 126, PAGE 910. 30 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
19. 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 C P NATIONAL CORPORATION. RECORDED JULY 17, 1986, BOOK 133, PAGE 807. 20 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
20. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS GRANTED TO DAVID L. HOLMSTROM, ETUX. RECORDED JANUARY 13, 1989, BOOK 138, PAGE 185. 30 FT WIDE. APPROX. LOCATION SHOWN HEREON.
21. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS GRANTED TO MARTY J. HOLMSTROM, ETUX. RECORDED MAY 12, 1989, BOOK 138, PAGE 796. 15 FT WIDE. APPROX. LOCATION SHOWN HEREON.
22. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INSTALLATION AND MAINTENANCE OF STORM DRAIN FACILITY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED JULY 9, 1990, BOOK 140, PAGE 802. 15 FT WIDE. APPROX. LOCATION SHOWN HEREON.
23. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR "ROAD TURN AROUND EASEMENT", TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CITY OF JOHN DAY, OREGON. RECORDED OCTOBER 10, 1990, INSTR. NO. 900976. WIDTH VARIES. APPROX. LOCATION SHOWN HEREON.
24. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR TELEPHONE FACILITIES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TELEPHONE CORPORATION, A CORP. RECORDED JUNE 8, 1994, INSTR. NO. 941178. 20 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
25. 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 OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED SEPTEMBER 7, 1994, INSTR. NO. 941920. 15 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
26. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR INGRESS AND EGRESS GRANTED TO WILLIS H. MCNEIL AND JEAN M. MCNEIL, CO-TRUSTEES. RECORDED FEBRUARY 6, 1995, INSTR. NO. 950275. 30 FT WIDE. APPROX. LOCATION SHOWN HEREON.
27. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. REGARDING ROCK QUARRY AND STOCKPILE SITE, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN DONA HOLMSTROM AND GRANT COUNTY, OREGON. RECORDED FEBRUARY 8, 1995, INSTR. NO. 950298. ACCESS NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO SPECIFIED WIDTH FOR ACCESS.
28. 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 OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED FEBRUARY 27, 1995, INSTR. NO. 950397. 15 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
29. 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 OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED OCTOBER 28, 1997, INSTR. NO. 972178. 15 FT WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
30. 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 OREGON TRAIL ELECTRIC COOPERATIVE, INC. RECORDED APRIL 25, 2005, INSTR. NO. 050973. 20 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
31. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2006