

LAND PARTITION PLAT NO. 2006-06

SITUATED IN THE NE1/4 SECTION 11, T.15S., R.31E.,
GRANT COUNTY, OREGON

MARCH 21, 2006

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANDY LANE. 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.

DURING THIS SURVEY I RECOVERED MONUMENTS SET BY ROBERT BAGETT DURING SURVEY NO. 956 WHICH WAS SURVEYED IN SEPTEMBER, 1986. I ACCEPT THE FOUND MONUMENTS FROM THIS SURVEY.

IN ORDER TO POSITION THE JOHN DAY-BURNS HIGHWAY 395, I LOCATED THE EXISTING RIGHT OF WAY FENCES AND CENTERLINE. I ROTATED THE RECORD HIGHWAY CENTERLINE 00°05'46" COUNTER-CLOCKWISE TO MATCH THE EXISTING CONDITIONS. I HELD THE NORTH-ING PORTION OF THE DEED RECORD TIE TO THE NE CORNER OF SECTION 11.

I SET MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS AP-PROVED BY MR. LANE, AS SHOWN HEREON.

REFERENCES

RECORD MAP OF SURVEY NO. 956
DEED RECORD INSTRUMENT NO. 060101
DEED RECORD BOOK 88 PAGE 148
PRELIMINARY TITLE REPORT ORDER NO. 19066

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY
BEING PARTITIONED RECORDED AS INSTRUMENT NO.
20060809, DEED RECORDS.

SUBJECT TO THE FOLLOWING:

1. ANY RIGHTS OF WAY FOR PUBLIC UTILITIES CROSSING THE DESCRIBED LANDS.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROAD OR HIGHWAYS.
3. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A PIPELINE FROM VANCE CREEK, AND INCIDENTAL PURPOSES. GRANTED TO THE STATE OF OREGON. RECORDED NOVEMBER 6, 1926, BOOK 36, PAGE 562. 12 FT. IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO. GRANTED TO WEST COAST POWER CO., A CORP. RECORDED APRIL 16, 1937, BOOK 41, PAGE 590. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO. GRANTED TO WEST COAST POWER CO., A CORP. RECORDED JUNE 21, 1941, BOOK 44, PAGE 554. 20 FT. IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP.. RECORDED JULY 23, 1947, BOOK 51, PAGE 99. 30 FT. IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF POWER POLES AND LINES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED MAY 20, 1998, INSTRUMENT NO. 980993, RECORDS OF GRANT COUNTY, OREGON. 15 FT. IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
8. EASEMENT AGREEMENT AND ASSIGNMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN FLORENCE R. LEMCKE AND JAMES A. HENNING, MAE JEANETT HENNING, AND JERRY JOHNSON. RECORDED NOVEMBER 20, 1998, INSTRUMENT NO. 982579, RECORDS OF GRANT COUNTY, OREGON. 60 FT. IN WIDTH, AS SHOWN.
9. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE USE OF AN EXISTING PRIVATE ACCESS EASEMENT. RECORDED JANUARY 13, 2006, INSTRUMENT NO. 060101, RECORDS OF GRANT COUNTY, OREGON. 60 FT. IN WIDTH. THIS RESERVATION CONCERNS A PORTION OF THE PRIVATE ACCESS EASEMENT DESCRIBED IN INSTRUMENT NO. 982579.
10. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2006

RECEIVED AND
FILED

APRIL 17, 2006
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: Michael C. Springer

APPROVALS

APPROVED THIS 5th DAY OF April, 2006

Jim Kimball
MALHEUR COUNTY SURVEYOR

APPROVED THIS 13th DAY OF April, 2006

Athena Moline-Planning Secretary
GRANT COUNTY PLANNING DIRECTOR

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

Lane R. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 04/13/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 12 DAY OF April, 2006 AT 11:00 O'CLOCK
A.M., AND RECORDED AS LAND PARTITION PLAT 2006-06
NO. 20060809 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. 2006-06
Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

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 11, T.15S., R.31E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN TWP. 15 S., R. 31 E., W.M.:

SECTION 11:

THAT PART OF THE NW1/4NE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8 INCH IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER, SAID POINT BEING N.88°50'39"E., 116.63 FEET FROM THE N1/4 CORNER OF SAID SECTION 11, SAID POINT ALSO BEING AT THE INTERSECTION OF THE NORTH LINE OF THE NW1/4NE1/4 OF SAID SECTION 11 AND THE WESTERLY SIDELINE OF THAT CERTAIN 60 FOOT WIDE PRIVATE ACCESS EASEMENT DESCRIBED IN INSTRUMENT NO. 982579, RECORDED NOVEMBER 20, 1998, DEED RECORDS OF GRANT COUNTY, OREGON;

THENCE ALONG SAID SIDELINE AS FOLLOWS:

S.10°38'53"E., 46.07 FEET;
54.07 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE RIGHT
(THE LONG CHORD OF WHICH BEARS S.01°32'10"E., 53.84 FEET);
S.07°34'33"W., 195.08 FEET;
S.15°29'08"E., 153.11 FEET;
S.31°01'45"E., 96.45 FEET;
S.45°20'34"E., 207.39 FEET;
S.53°59'48"E., 107.85 FEET;
S.61°54'38"E., 67.20 FEET;
S.77°47'53"E., 82.06 FEET;
N.88°09'41"E., 59.10 FEET;
N.71°08'40"E., 87.50 FEET;
N.43°18'52"E., 397.28 FEET TO A POINT ON THE WESTERLY RIGHT OF
WAY LINE OF THE JOHN DAY-BURNS HIGHWAY NO. 395;

THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS:

N.03°17'09"E., 39.49;
N.23°16'10"E., 480.48 FEET TO THE NORTH LINE OF THE NW1/4NE1/4
OF SAID SECTION 11;

THENCE, LEAVING SAID RIGHT OF WAY LINE, S.88°50'39"W., ALONG THE NORTH
LINE OF SAID NW1/4NE1/4, 1055.70 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 14.07 ACRES, MORE OR LESS.

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ANDY LANE AND LORI L. LANE, 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.

WE DO HEREBY CREATE A 60 FOOT WIDE PRIVATE ACCESS EASEMENT TO THE BENEFIT OF PARCEL 1, OVER AND ACROSS A PORTION OF PARCEL 2. SAID EASEMENT BEING COINCIDENT WITH A PORTION OF THE EXISTING PRIVATE ACCESS EASEMENT DESCRIBED IN INSTRUMENT NO. 982579, RECORDS OF GRANT COUNTY, OREGON, AS SHOWN HEREON. SAID NEW EASEMENT IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 1 TO THE JOHN DAY-BURNS HIGHWAY NO. 395.

Andy Lane
ANDY LANE

Lori L. Lane
LORI L. LANE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF GRANT SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 12, 2006,
BY ANDY LANE AND LORI L. LANE, HUSBAND AND WIFE

Dawn Kreps
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug 27, 2007

