

LAND PARTITION PLAT NO. 2006-~~122~~

BEING A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 2003-18
SITUATED IN THE NW1/4 SECTION 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON

JUNE 20, 2006

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANSEL KRUTSINGER. THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF LAND PARTITION NO. 2003-18 INTO THREE PARCELS. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 1300 AND 1683 AND LAND PARTITION PLAT NO.'S 98-41, 2003-18 AND 2005-13.

I SET MONUMENTS ON THE DIVISION LINES BETWEEN PARCELS 1, 2 AND 3 IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. KRUTSINGER, AS SHOWN HEREON. THE NE CORNER OF PARCEL 1 OF THIS LAND PARTITION WAS DESTROYED DURING DITCH DIGGING OPERATIONS. I SET A NEW MONUMENT AT THE RECORD POSITION, AS SHOWN HEREON.

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 A PARTITION OF PARCEL 3, LAND PARTITION PLAT NO. 2003-18 SITUATED IN THE SW1/4NW1/4 SECTION 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION PLAT NO. 2003-18, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY OREGON.

I DO HEREBY DESIGNATE THE SW CORNER OF PARCEL 3 AS THE INITIAL POINT OF THIS LAND PARTITION.

SAID TRACT CONTAINING 3.17 ACRES, MORE OR LESS.

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

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

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

EXPIRES: 6/30/2008RECEIVED AND
FILED

July 18, 2006
OFFICE OF COUNTY SURVEYOR

OFFICE OF COUNTY SURVEYOR

ATTEST:

APPROVALS

APPROVED THIS 10 DAY OF July, 2006
Jim Kimberling
 MALHEUR COUNTY SURVEYOR

APPROVED THIS 17 DAY OF July, 2006
Steve Workman
GRANT COUNTY PLANNING DIRECTOR (SPE)

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

Lane D. Dutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 07/17/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 17 DAY OF July, 2006 AT 1:00 O'CLOCK
P.M., AND RECORDED AS LAND PARTITION PLAT
NO. 106-13 GRANT COUNTY RECORDS.
Kathy McKeon
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PIAT NO. 2006-12

Michael D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

REFERENCES

RECORD MAP OF SURVEY NO.'S 1129, 1300 & 1683
RECORD LAND PARTITION PLAT NO.'S 98-41, 2003-18 & 2005-13
DEED INSTRUMENT NO. 033763
PRELIMINARY TITLE REPORT ORDER NO. 18577

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
2. RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DATED SEPTEMBER 14, 1994, RECORDED SEPTEMBER 14, 1994 AS INSTRUMENT NO. 941994, DEED RECORDS OF GRANT COUNTY, OREGON, FOR COUNTY ROAD NO. 80 RIGHT OF WAY, VARIABLE WIDTH, AS SHOWN.
3. A PRIVATE ACCESS AND UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED DECEMBER 29, 2003, RECORDED DECEMBER 30, 2003 AS INSTRUMENT NO. 033762, DEED RECORDS OF GRANT COUNTY, OREGON. 30.0 FEET WIDE, AS SHOWN.
4. A PRIVATE UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED DECEMBER 29, 2003, RECORDED DECEMBER 30, 2003 AS INSTRUMENT NO. 033762, DEED RECORDS OF GRANT COUNTY, OREGON. 30.0 FEET WIDE, AS SHOWN.
5. A PRIVATE SEWER LINE EASEMENT, AND PRIVATE WATER LINE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED NOVEMBER 4, 2004 AS INSTRUMENT NO. 042983, DEED RECORDS OF GRANT COUNTY, OREGON. WIDTH VARIES, AS SHOWN.
6. A PRIVATE ELECTRIC LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., DATED DECEMBER 13, 2004, RECORDED APRIL 25, 2005 AS INSTRUMENT NO. 050974, DEED RECORDS OF GRANT COUNTY, OREGON. 20 FEET.(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
7. A PRIVATE ELECTRIC LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., DATED AUGUST 8, 2004, RECORDED DECEMBER 21, 2004 AS INSTRUMENT NO. 043329, DEED RECORDS OF GRANT COUNTY, OREGON. 30 FEET.(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
8. A PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED MAY 22, 2006, RECORDED MAY 23, 2006 AS INSTRUMENT NO. 061121, DEED RECORDS OF GRANT COUNTY, OREGON. 30.0 FEET WIDE, AS SHOWN.
9. A PRIVATE ACCESS AND UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO ANSEL J. KRUTSINGER, DATED JUNE 28, 2006, RECORDED JUNE 28, 2006 AS INSTRUMENT NO. 061473, DEED RECORDS OF GRANT COUNTY, OREGON. 30.0 FEET WIDE, AS SHOWN.
10. ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ANSEL J. KRUTSINGER, OWNER, DO HEREBY DECLARE THAT I HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF OURS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

I DO HEREBY CREATE A PRIVATE ACCESS AND UTILITY EASEMENT, SHOWN HEREON, TO THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION AND PARCELS 1 AND 3 OF LAND PARTITION NO. 2005-13, SAID EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE SHOWN HEREON.

Ansel Krutinger
ANSEL J. KRUTINGER

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 17, 2006
BY ANSEL J. KRUTSINGER.

Katherine M. Thomson
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Aug 7, 2009

