

LAND PARTITION PLAT NO. 2006-14

SITUATED IN THE NE1/4 AND THE SE1/4 SECTION 35 AND IN THE NE1/4,

SE1/4, SW1/4 AND NW1/4 SECTION 36, T.14S., R.31E., W.M.,

GRANT COUNTY, OREGON

MAY 12, 2006

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GORDON LARSON. THE PURPOSE OF THIS LAND PARTITION WAS TO SURVEY AND MARK WITH PROPER MONUMENTS, PARCEL 2 AND PARCEL 3, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING APPURTENANT MONUMENTS FROM RECORD SURVEY NO'S 245 AND 647. I ACCEPT THE FOUND MONUMENTS FROM THESE SURVEYS, AS SHOWN HEREON.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. LARSON, AS SHOWN HEREON.

REFERENCES

RECORD MAP OF SURVEY NO.'S 245 & 467
DEED RECORD INSTRUMENT NO. 980111
DEED RECORD BOOK 85 PAGE 527
PRELIMINARY TITLE REPORT ORDER NO. 19435

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY
BEING PARTITIONED, RECORDED AS INSTRUMENT NO. 2006-14, DEED RECORDS.

NOTES:

1. THE UNSURVEYED SECTION AND SECTION SUBDIVISION LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
2. THE LOCATION OF THE JOHN DAY--BURNS HIGHWAY NO. 395 IS APPROXIMATE.
3. ALL UNSURVEYED BEARINGS AND DISTANCES ARE APPROXIMATE.
4. UPON EXECUTION OF AN ACTUAL SURVEY.

APPROVALS

APPROVED THIS 22 DAY OF May, 2006
Joni Kimbly
MALHEUR COUNTY SURVEYOR

APPROVED THIS 31 DAY OF May, 2006
Cherene Moles-Planning
GRANT COUNTY PLANNING DIRECTOR

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

Steve DeShazo
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06/30/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 1 DAY OF August, 2006 AT 12:00 CLOCK
P.M., AND RECORDED AS LAND PARTITION PLAT
NO. 2006-14 GRANT COUNTY RECORDS.
Debbie McKeen
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2006-14.

Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2006

RECEIVED AND
FILED

Aug 9, 2006
OFFICE OR COUNTY SURVEYOR

Robert D. Dwyer
ATTEST: James L. Haglund

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, PARCEL 2 AND PARCEL 3 OF THIS LAND PARTITION, AS SHOWN HEREON, AND THAT I HAVE NOT SURVEYED THE EXTERIOR BOUNDARY OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN SECTIONS 35 AND 36, T. 14 S., R. 31 E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

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

SECTION 35: ALL THAT PORTION OF THE SE1/4NE1/4, E1/2SE1/4 LYING EAST OF THE JOHN DAY--BURNS HIGHWAY RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED SEPT. 7, 1961, RECORDED SEPT. 12, 1961 IN DEED BOOK 85, PAGE 527.

SECTION 36: S1/2NE1/4; N1/2SE1/4; SE1/4NW1/4; NE1/4SW1/4; AND ALL THAT PORTION OF THE SW1/4NW1/4 AND W1/2SW1/4 LYING EAST OF THE JOHN DAY--BURNS HIGHWAY RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED SEPT. 7, 1961, RECORDED SEPT. 12, 1961 IN DEED BOOK 85, PAGE 527. SAVE & EXCEPT A TRACT OF LAND IN THE SW1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4SW1/4;

THENCE N.01°13'34"E., 1340.10 FEET (RECORD S.88°16'43"W., 1134.00) TO THE EAST RIGHT OF

WAY LINE OF U.S. HIGHWAY 395;

THENCE S.88°17'22"W., 1134.4 FEET (RECORD S.88°16'43"W., 1134.00) TO THE SOUTH

BOUNDARY OF SAID SEC. 36;

THENCE S.89°39'50"E., 684.22 FEET (RECORD S.89°41'46"E., 684.17) ALONG THE SOUTH BOUNDARY

OF SAID SEC. 36 TO THE POINT OF BEGINNING.

RECORD DATA ACCORDING TO MAP OF SURVEY NO. 245 AS FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

I DO HEREBY DESIGNATE THE FOUND 5/8" IRON PIN ON THE SOUTH LINE OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS LAND PARTITION CONTAINS 333 ACRES, MORE OR LESS.

BAGETT, GRIFFITH AND BLACKMAN
PROFESSIONAL LAND SURVEYORS

217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
(541) 575-1251

SUBJECT TO THE FOLLOWING:

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. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
3. 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 585. NO SPECIFIED 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 588. 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 CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED JULY 22, 1947, BOOK 73, PAGE 73. 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
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 15, 1965, BOOK 93, PAGE 201. 10 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
7. PRIVATE PRESCRIPTIVE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. TO UNITED TELEPHONE COMPANY OF THE NORTHWEST BY ADVERSE POSSESSION OF ABSOLUTE RIGHT TO KEEP, OPERATE, USE, MAINTAIN AND REBUILD ITS TELEPHONE LINES, AND APPURTENANCES THERETO, AND INCIDENTAL PURPOSES, AS SHOWN IN THAT CERTAIN DECREE OF THE CIRCUIT COURT FOR THE STATE OF OREGON, COUNTY OF GRANT, CASE NO. E-4005, DATED JULY 6, 1966, AND ENTERED JULY 8, 1966 IN BOOK 34, PAGE 551, CIRCUIT COURT JOURNAL.
8. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM ROBERT FARRINGTON LOTT AND DOROTHY ELAINE LOTT, TRUSTEES OF THE LOTT FAMILY TRUST, RECORDED MARCH 18, 1993, AS INST. NO. 930468, FOR A PRIVATE ACCESS EASEMENT TO THE WILDERNESS AREA, NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
9. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, GORDON J. LARSON AND JULIE M. LARSON, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT. WE DO HEREBY CREATE THE FOLLOWING EASEMENTS.

EASEMENT "A": FROM HIGHWAY 395 TO THE SOUTH LINE OF PARCEL 1 AS OWNERS OF THE THAT PORTION OF THE SW1/4SW1/4 AND THE NW1/4SW1/4 SECTION 36, T.14S., R.31E., W.M., LYING EASTERLY OF THE JOHN DAY--BURNS HIGHWAY 395 AND WE DO HEREBY CREATE A 30 FOOT WIDE PRIVATE ACCESS EASEMENT, 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, OVER AND ACROSS A PORTION OF THE SW1/4SW1/4 AND THE NW1/4SW1/4 SAID SECTION 36 AS SHOWN. EASEMENT "A" IS TO THE BENEFIT OF PARCELS 1, 2 AND 3 AND IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO THE JOHN DAY--BURNS HIGHWAY 395.

EASEMENT "B": FROM THE NORTHERLY END OF EASEMENT "A" ON THE SOUTH LINE OF PARCEL 1 TO THE WEST LINE OF PARCEL 2

A 30 FOOT WIDE PRIVATE ACCESS EASEMENT, BEING 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, OVER AND ACROSS A PORTION OF PARCEL 1, AS SHOWN. EASEMENT "B" IS TO THE BENEFIT OF PARCELS 1, 2 AND 3 AND IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO EASEMENT "A".

EASEMENT "C": FROM PARCEL 3 TO EASEMENT "B" AS SHOWN. A 30 FOOT WIDE PRIVATE ACCESS EASEMENT, 15 FEET ON EACH SIDE OF THE CENTERLINE OVER AND ACROSS A PORTION OF PARCEL 1, AS SHOWN. SAID EASEMENT IS TO THE BENEFIT OF PARCEL 3 AND IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCEL 3 TO EASEMENTS "B" AND "D".

EASEMENT "D": FROM THE EAST END OF EASEMENT "B" ON THE WEST LINE OF PARCEL 2 TO THE EAST LINE OF PARCEL 1

A 30 FOOT WIDE PRIVATE ACCESS EASEMENT, 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, OVER AND ACROSS A PORTION OF PARCELS 1 AND 2, AS SHOWN. EASEMENT "D" IS TO THE BENEFIT OF PARCELS 1, 2 AND 3. SAID EASEMENT IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO THE NATIONAL FOREST IN SECTION 31, T.14S., R.32E., W.M.

Gordon J. Larson
GORDON J. LARSON

Julie M. Larson
JULIE M. LARSON

ACKNOWLEDGMENT

STATE OF OREGON, SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/31, 2006,
BY GORDON J. LARSON AND JULIE M. LARSON, HUSBAND AND WIFE.

Debbie McKeen
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6/31/2008

OFFICIAL SEAL
KELLY MC KEEN
NOTARY PUBLIC-OREGON
COMMISSION NO. A384241
MY COMMISSION EXPIRES AUGUST 31, 2008