

LAND PARTITION PLAT NO. 2006-25

SITUATED IN THE SE1/4NW1/4 OF SECTION 27,
T.13S., R.31E., W.M.
GRANT COUNTY, OREGON
NOVEMBER 29, 2006
NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS

APPROVALS

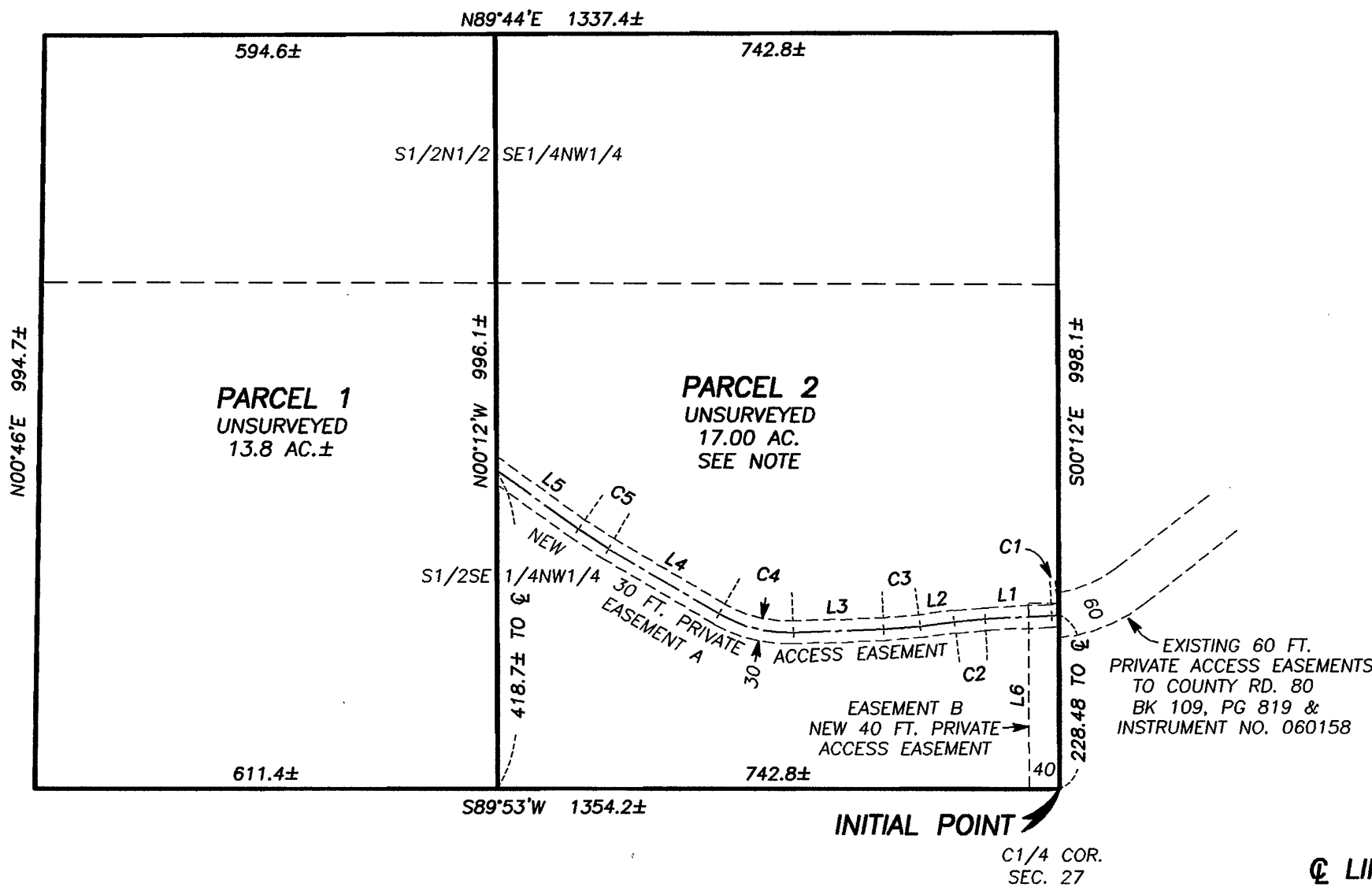
APPROVED THIS 11 DAY OF December, 2006
Jim Kumbalig
MALHEUR COUNTY SURVEYOR

APPROVED THIS 14 DAY OF December, 2006
William Mathew burch Harrison Springer
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Pamela S. Burton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12/15/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 15 DAY OF December 2006 AT 2:00 O'CLOCK
P.M., AND RECORDED AS LAND PARTITION PLAT
NO. 2006-25 GRANT COUNTY RECORDS.
Kathy M. Knudson
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2006-25
Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN



SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT, SITUATED IN SECTION 27, T.13S.; R.31E.; W.M.; GRANT COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 31 E., W.M.:

SECTION 27: S1/2N1/2SE1/4NW1/4, S1/2SE1/4NW1/4

I DO HEREBY DESIGNATE THE CENTER 1/4 CORNER OF SECTION 27, T.13S., R.31E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

CONTAINING 30.8 ACRES, MORE OR LESS

BAGETT, GRIFFITH AND BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
(541) 575-1251

LINE TABLE

LINE	BEARING	DIST.
L1	S87°01'26"W	88.56
L2	S82°18'21"W	45.41
L3	S87°51'27"W	118.82
L4	N59°51'28"W	169.38
L5	N54°23'18"W	133.0±
L6	S00°12'E	243.7±

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	185.00	2°51'03"	9.20±	S85°35'54"W 9.20±
C2	500.00	4°43'05"	41.17	S84°39'53"W 41.16
C3	500.00	5°33'06"	48.45	S85°04'54"W 48.43
C4	180.00	32°38'45"	102.56	N76°10'50"W 101.18
C5	500.00	5°28'10"	47.73	N57°07'23"W 47.71 (NON TANGENT)

REFERENCES

RECORD MAP OF SURVEY NO. 324
DEED RECORD INSTRUMENT NO.'S 910747 & 060158
PRELIMINARY TITLE REPORT ORDER NO. 19920

NOTES:

- IT IS THE INTENT OF THIS LAND PARTITION THAT THE AREA OF PARCEL 2 BE EQUAL TO 17.00 ACRES, WITH THE EAST AND WEST BOUNDARIES BEING PARALLEL, AND THAT PARCEL 1 WILL CONTAIN THE REMAINDER IN THE EVENT OF AN ACTUAL SURVEY.
- THE SECTION AND SECTION SUBDIVISION LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- THE BEARINGS AND DISTANCES OF PARCEL BOUNDARIES ARE BASED ON RECORD MAP OF SURVEY NO. 324.
- THE LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY, EXCEPT THE AREA OF PARCEL 2, WHICH WILL BE 17.00 ACRES.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, EVA M. HARRIS, TRUSTEE OF THE H. LEE HARRIS TRUST CREATED THE 15TH DAY OF JUNE, 1991, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT SAID TRUST HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

SAID TRUST DOES HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT A:
A PRIVATE ACCESS EASEMENT, OVER AND ACROSS PARCEL 2, TO THE BENEFIT OF PARCEL 1, SAID EASEMENT BEING 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, FOR THE PURPOSE OF INGRESS AND EGRESS TO EXISTING ACCESS EASEMENTS CONNECTING WITH COUNTY ROAD NO. 80. SAID EASEMENTS ARE DESCRIBED IN BOOK 109, PAGE 819 AND INSTRUMENT NO. 060158 AS SHOWN ON THE ANNEXED PLAT.

EASEMENT B:
A PRIVATE ACCESS EASEMENT, OVER AND ACROSS A PORTION OF THE EAST 40.00 FEET OF SAID PARCEL 2, TO THE BENEFIT OF THAT CERTAIN TRACT OF LAND DESCRIBED IN RECORD INSTRUMENT NO. 910747, FOR THE PURPOSE OF INGRESS AND EGRESS TO EXISTING ACCESS EASEMENTS CONNECTING WITH COUNTY ROAD NO. 80. SAID EASEMENTS ARE DESCRIBED IN BOOK 109, PAGE 819 AND INSTRUMENT NO. 060158, AS SHOWN ON THE ANNEXED PLAT.

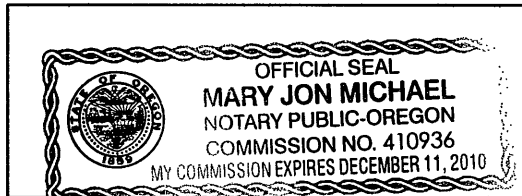
Eva M. Harris
EVA M. HARRIS, TRUSTEE OF THE H. LEE HARRIS TRUST
CREATED THE 15TH DAY OF JUNE, 1991

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-14, 2006,
BY EVA M. HARRIS, TRUSTEE OF THE H. LEE HARRIS TRUST
CREATED THE 15TH DAY OF JUNE, 1991

Mary Jon Michael
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 12-11-10



RECEIVED AND
FILED
DEC. 18, 2006
OFFICE OF COUNTY SURVEYOR
Robert D. Baggett
ATTEST: *James L. Hays*