

LAND PARTITION PLAT NO. 2006-26

SITUATED IN THE NW1/4SE1/4 SECTION 26,
T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON
NOVEMBER 13, 2006

SURVEYOR'S CERTIFICATE

I ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 1 OF THIS LAND PARTITION, AS SHOWN HEREON. I DID NOT SURVEY THE EXTERIOR BOUNDARY OF PARCEL 2. SAID PARTITION BEING SITUATED IN SECTION 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TOWNSHIP 13 SOUTH, RANGE 31 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON:

SECTION 26: A TRACT OF LAND IN THE NW1/4SE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW1/4SE1/4 OF SAID SEC. 26;
THENCE S.89°50'W. 1320.0 FEET TO THE NORTHWEST CORNER OF SAID NW1/4SE1/4;
THENCE S.0°12'W. 419.7 FEET TO THE EASTERLY LINE OF THE SCHULZE LOT;
THENCE S.40°33'E. ALONG SAID EASTERLY LINE, 172.6 FEET;
THENCE N.49°27'E. 2.1 FEET TO THE NORTHEAST CORNER OF THE GLOVER LOT;
THENCE S.40°33'E. 244.7 FEET TO THE NORTHEAST CORNER OF THE UNION OIL CO. LOT;
THENCE S.19°46'E. 316.5 FEET;
THENCE S.51°23'W. 20.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE JOHN DAY-BURNS HIGHWAY;
THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, ON A 3548 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.33°39'E. 319.3 FEET) 319.5 FEET TO THE SOUTH LINE OF SAID NW1/4SE1/4;
THENCE N.89°50'E. ALONG SAID SOUTH LINE, 775.2 FEET TO THE SOUTHEAST CORNER OF THE SAID NW1/4SE1/4;
THENCE N.0°12'E. ALONG SAID EAST LINE, TO THE PLACE OF BEGINNING.

SAVE & EXCEPT THE FOLLOWING:

TOWNSHIP 13 SOUTH, RANGE 31 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON:

SECTION 26: A TRACT OF LAND SITUATED IN THE W1/2E1/2 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 1330.97 FEET SOUTH AND 515.71 FEET EAST OF THE NORTHWEST CORNER OF THE SW1/4NE1/4 OF SAID SEC. 26;
THENCE S.88°46'54"E. 448.99 FEET;
THENCE S.17°20'00"E. 299.64 FEET;
THENCE S.72°40'00"W. 606.00 FEET;
THENCE N.17°20'00"W. 220.00 FEET;
THENCE N.21°41'40"E. 286.40 FEET TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 29 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NW CORNER OF THE NW1/4SE1/4 OF SECTION 26, T.13S., R.31E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett

OREGON
JULY 12, 1963
ROBERT D. BAGETT
598

Renewal Date 12/31/07

RECEIVED AND
FILED

DEC. 22, 2006

OFFICE OF COUNTY SURVEYOR

ATTEST:

Shannon Springer (Deputy)

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF IVAN MCDANIEL. THE PURPOSE OF THIS SURVEY WAS TO DELINEATE PARCEL 1 OF THIS LAND PARTITION, AS SHOWN HEREON. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY.

WE MADE FIELD MEASUREMENTS TO LOCATE CONTROLLING MONUMENTS FROM RECORD MAP OF SURVEY NO. 1690. I ACCEPT THE FOUND MONUMENTS FROM THIS SURVEY.

WE HELD THE RECORD BEARING OF N00°14'55"E. BETWEEN THE FOUND MONUMENTS AT THE CENTER 1/4 CORNER AND THE N1/4 CORNER OF SECTION 26 FROM RECORD MAP OF SURVEY NO. 1690 AS THE BASIS OF BEARINGS FOR THIS SURVEY.

WE SET NEW MONUMENTS AT POSITIONS APPROVED BY MR. MCDANIEL AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORP. RECORDED OCTOBER 17, 1930 IN BOOK 38 PAGE 598, GRANT COUNTY DEED RECORDS. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED SEPTEMBER 17, 1947 IN BOOK 51 PAGE 503, GRANT COUNTY DEED RECORDS. 30 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN DEED: GRANTOR: CARRIE E. BOGARD, A WIDOW. GRANTEE: LLOYD HUDSPETH AND TELIA ANNE HUDSPETH, HUSBAND AND WIFE. RECORDED DECEMBER 21, 1954 IN BOOK 71, PAGE 348, GRANT COUNTY DEED RECORDS. 10 FEET IN WIDTH.
- PRIVATE WATER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR WATER LINE MAIN AND INCIDENTAL PURPOSES. GRANTED TO: CITY OF JOHN DAY, A MUNICIPAL CORP. RECORDED NOVEMBER 25, 1969, BOOK 102, PAGE 343, GRANT COUNTY DEED RECORDS. 20 FEET IN WIDTH.
- PRIVATE ACCESS AND WATER PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR DOMESTIC WATER PIPELINE AND INCIDENTAL PURPOSES GRANTED TO CITY OF JOHN DAY, A MUNICIPAL CORP. RECORDED JULY 25, 1974 IN BOOK 111, PAGE 892, GRANT COUNTY DEED RECORDS. 40 FEET IN WIDTH.
- A PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED JUNE 10, 1975 IN BOOK 113, PAGE 216, GRANT COUNTY DEED RECORDS. 15 FEET IN WIDTH.
- A PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., A COOPERATIVE CORP. RECORDED NOVEMBER 22, 2006 IN INSTRUMENT NO. 062993, GRANT COUNTY DEED RECORDS. 30 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 13 DAY OF December, 2006

Jim Kuebeling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 21st DAY OF December, 2006

Shannon Springer
GRANT COUNTY PLANNING DIRECTOR

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

Shannon Springer
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12/21/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 21 DAY OF December, 2006 AT 1:30 O'CLOCK P.M. AND RECORDED AS LAND PARTITION PLAT NO. 2006-26 GRANT COUNTY RECORDS.
Robert D. Bagett
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2006-26.
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, IVAN MCDANIEL AND SHERRY L. MCDANIEL, 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, AND THAT WE DO HEREBY DEDICATE A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 2 TO THE BENEFIT OF PARCEL 1, SAID EASEMENT BEING 20.00 FEET IN WIDTH, 10.00 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, FOR THE PURPOSE OF INGRESS AND EGRESS TO APPURTENANT ACCESS EASEMENTS CONNECTING WITH FERGUSON ROAD, AS SAID EASEMENTS ARE DESCRIBED IN DEED BOOK 119, PAGE 673-676, AS SHOWN HEREON.

Ivan McDaniel
IVAN MCDANIEL
Sherry L. McDaniel
SHERRY L. MCDANIEL

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-21-2006, BY IVAN MCDANIEL AND SHERRY L. MCDANIEL

Mary R. Ferrioli
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 07-28-2009

