

LAND PARTITION PLAT NO. 2007-12

SITUATED IN THE SW1/4 OF SECTION 1, T14S, R31E, W.M.
GRANT COUNTY, OREGON

May 31, 2007
Sheet 2 of 2

APPROVALS

Approved this 14th day of June, 2007

M. L. Burton
Grant County Surveyor (DEPUTY)

Approved this 14th day of June, 2007

Helen McNary by Shannon Jones
Grant County Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Ray E. Burton
Grant County Assessor and Tax Collector
Date 06/14/2007

I do hereby certify that this plat was received on the 14th day of June, 2007 at 3:00 o'clock P.M., and recorded as Land Partition Plat No. 2007-12 Grant County Records.

Kathy M. Johnson
Grant County Clerk

I do hereby certify that this is a true and exact copy of the original land partition plat.

Jack L. Watson
Jack L. Watson, PLS 2734

DECLARATION AND DEDICATION

Know all people by these presents that we, King Williams and Barbara A. Williams, husband and wife, do hereby declare 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 hereon. We do hereby grant a private 30 foot wide access easement, over and across Parcel 2, for ingress and egress to Parcel 1.

King Williams
King Williams

Barbara A. Williams
Barbara A. Williams

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } ss

This instrument was acknowledged before me on this 13 day of June, 2007, by King Williams and Barbara A. Williams.

Christine Kommer
Notary Public of Oregon
My commission expires: Jan 9, 2011



THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) A public right of way, including the terms and provisions thereof, to the town of Canyon City, dated August 12, 1935, recorded April 17, 1936 in Book 41, Page 188, deeds of Grant County, Oregon, for a pipe line, 16 feet in width. No location is given in the deed, the water line was located and is shown on this partition plat.
- 3) A private utility easement, the terms and provisions thereof, to California-Pacific Utility Company, a corp., recorded July 22, 1947 in Book 51, Page 81, deeds of Grant County, Oregon, 30 feet in width.
- 4) A private access easement, including the terms and conditions thereof, to King Williams and Barbara Williams, 30 feet in width, for ingress and egress to Highway No. 395, recorded August 30, 1989, in Book 139, Page 333, deeds of Grant County, Oregon.
- 5) A private easement, including the terms and conditions thereof, to King Williams and Barbara Williams, regarding the spring, pipe line, reservoir house and concrete dam, recorded August 30, 1989, in Book 139, Page 333, deeds of Grant County, Oregon. This easement is not shown due to insufficient data given in the deed.

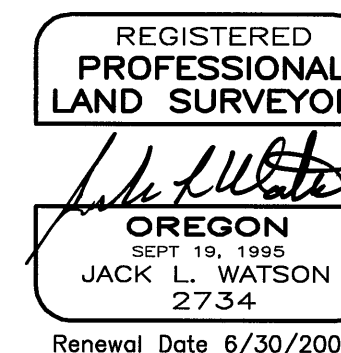
SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1 and 2 of this land partition. This partition is situated in the SW1/4 of Section 1, T14S, R31E, W.M., Grant County, Oregon, described as follows.

Beginning at the Initial Point which is a 5/8" iron pin, said point being 693.05 feet North and 391.76 feet East of the SW corner of said Section 1; thence N89°30'26"W, along the south line of the N1/2SW1/4SW1/4 of said Section 1, 431.64 feet to the west line of said Section 1; thence S03°16'27"E, along the west line of said Section 1, 187.84 feet, to the easterly right of way line of Highway No. 395; thence along the easterly right of way line of Highway No. 395 as follows: 114.51 feet, along a 75 foot offset spiral curve left, the long chord of which bears (N33°19'45"W, 114.42 feet); N34°29'14"W, 118.27 feet; 2.91 feet, along a 75 foot offset spiral curve right, the long chord of which bears (N34°28'21"W, 2.91 feet); thence leaving the highway right of way line, N00°01'58"E, 317.75 feet; thence N37°51'49"E, 398.52 feet to the southerly side line of a 30 foot wide access easement; thence 98.30 feet, along the southerly side line of a 30 foot wide access easement on a 587.96 foot radius curve left, the long chord of which bears (S26°57'22"E, 98.18 feet); thence N24°42'20"E, 13.51 feet; thence S35°05'05"E, 8.62 feet; thence S23°41'02"W, 115.21 feet; thence S35°05'05"E, 146.42 feet; thence S14°18'13"W, 23.21 feet; thence S35°04'00"E, 383.54 feet to the point of beginning.

This partition contains 4.67 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
575-1813



NARRATIVE

This survey was performed at the request of King Williams. The purpose of this survey was to partition Mr. William's property as described in Instrument No. 942528 and Instrument No. 071287, into 2 parcels.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments, the utilities shown, and to establish the new corner monuments as shown.

I accept the monuments from Survey No.'s 100, 604, 1084 and Land partition No. 2005-02 as shown. The highway was positioned using the center line dimensions shown on Highway Drawing No. 8B-9-22 and the found right of way monument at station 9+35.00 shown on Survey No.'s 100 and 604. The right of way monument at station 9+35.00 has been destroyed but the position is not lost. The highway bearings shown on Drawing No. 8B-9-22 were rotated to fit the bearings shown on Survey No. 604.

I projected the line between the found monuments on the northwesterly line of parcel 2 and intersected the southerly line of the access easement as described in Instrument No. 971792 to establish the northern most corner of parcel 2. I intersected the southerly line of the access easement as described in Instrument No. 971792 using the record bearing from the found monument of Land Partition No. 2005-02 to establish the monument near the northeasterly corner of Parcel 2. The missing monument on the northeasterly line of Parcel 1 was set using the record bearings from the found monuments of Survey No. 604. Survey No. 40S, was performed by Michael Spears, Grant County Surveyor, dated December 24, 1912. Survey No. 40S was made by Mr. Spears to establish the SW, NW and NE corners of the NW1/4SW1/4 of Section 1. The survey notes explain the procedure that Mr. Spears used to establish the SW corner of Section 1, which was lost. Mr. Spears also monumented the SW corner of the NW1/4SW1/4 of Section 1 with an iron pipe.

I found the iron pipe monument set by Michael Spears in Survey No. 40S at the position he determined to be the S1/16 corner. I used the record bearing shown on Survey No. 604 from the Spears monument to establish the west line of Parcel 2.

U.S. Cadastral Surveyor, John Collins, performed a retracement and dependent resurvey of Section 1 in 1923. During that survey Mr. Collins rejected the position of the S1/16 corner and the SW corner of Section 1 that was established by Mr. Spears in Survey No. 40S. Mr. Collins established the SW corner of Section 1 using a double proportionate method.

The S1/2SW1/4SW1/4 of Section 1 is public land, administered by the BLM. To establish the common boundary between the public land and the property owned by Mr. Williams I accepted the monuments at the S1/4 corner, W1/4 corner and at the SW corner of Section 1. The W1/4 corner monument was accepted by Mr. Collins. The S1/4 corner and the SW corner of Section 1 were established during the survey by Mr. Collins. I accepted the C1/4 corner which was set during Survey No. 1765. The narrative states that the C1/4 corner was set at the intersection of corresponding, opposite 1/4 corners. The SW1/4 of Section 1 was subdivided in the usual manner to establish the south and west lines of the N1/2SW1/4SW1/4.

RECEIVED AND
FILED

JUNE 27, 2007
OFFICE OF COUNTY SURVEYOR
Attest: James Collins