

LAND PARTITION PLAT NO. 2007-13

SITUATED IN GOV'T LOTS 88 & 89A IN THE NE1/4 SECTION 1,
T.14S., R.31E., W.M.,
GRANT COUNTY, OREGON

MAY 22, 2007

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCELS 1 AND 2 OF THIS LAND PARTITION, AS SHOWN HEREON. SAID PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

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

SECTION 1: THAT PORTION OF GOVERNMENT LOTS 88 AND 89A DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT OF THIS LAND PARTITION, WHICH IS 1676.07 FEET SOUTH AND 1561.13 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION 1;
THENCE S45°39'00"E, 534.78 FEET (DEED RECORD DISTANCE=535.00);
THENCE S22°55'29"E, 147.00 FEET (DEED RECORD=S22°54'00"E, 147.00);
THENCE N31°15'17"E, 699.11 FEET (DEED RECORD=N31°12'42"E, 698.95);
THENCE S71°17'27"W, 178.05 FEET (DEED RECORD=S71°16'15"W, 178.02);
THENCE S87°10'18"W, 634.53 FEET (DEED RECORD=S87°10'40"W, 634.15) TO THE PLACE OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND IN GRANT COUNTY, OREGON, CONVEYED BY NORMAN L. NELSON AND NANCY L. NELSON, HUSBAND AND WIFE, GRANTOR, BY DEED RECORDED MARCH 16, 2001, INSTRUMENT NO. 210650:

A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 88 AND 89A DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERN MOST CORNER OF GRANTOR'S TRACT OF LAND AS SAID TRACT IS DESCRIBED IN INSTRUMENT NO. 931748 DEED RECORDS OF GRANT COUNTY, OREGON, SAID POINT BEING 2185.29 FEET SOUTH AND 2000.80 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION 1;
THENCE N31°15'17"E, (DEED RECORD BEARING N31°12'42"E), 447.48 FEET, TO THE TRUE POINT OF BEGINNING.
THENCE, CONTINUING, N31°15'17"E, (DEED RECORD BEARING N31°12'42"E), 251.83 FEET TO THE NORTHERN MOST CORNER OF GRANTOR'S TRACT;
THENCE S66°14'12"E, 179.59 FEET (DEED RECORD=S66°15'00"E, 179.46) TO THE NORTHEAST CORNER OF THE GRANTOR'S TRACT;
THENCE S64°10'22"W, 327.65 FEET TO THE TRUE POINT OF BEGINNING. ACCORDING TO RECORD MAP OF SURVEY NO. 1583, FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND IN GRANT COUNTY, OREGON, CONVEYED BY DOUGLAS J. SAND, SR. AND BARBARA J. SAND, HUSBAND AND WIFE, GRANTOR, BY DEED RECORDED MARCH 16, 2001, INSTRUMENT NO. 210651:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOTS 88 AND 89A DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERN MOST CORNER OF GRANTOR'S TRACT OF LAND AS SAID TRACT IS DESCRIBED IN BOOK 138, PAGE 610 DEED RECORDS OF GRANT COUNTY, OREGON, SAID POINT BEING 2185.29 FEET SOUTH AND 2000.80 FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION 1;
THENCE N13°44'31"E, 292.75 FEET;
THENCE N44°31'20"E, 114.10 FEET;
THENCE N78°29'51"E, 84.32 FEET TO A POINT ON THE EASTERLY LINE OF GRANTOR'S TRACT;
THENCE S31°15'17"W, (RECORD BEARING S31°12'42"W), ALONG THE EASTERLY LINE OF SAID TRACT, 447.48 FEET TO THE POINT OF BEGINNING. ACCORDING TO RECORD MAP OF SURVEY NO. 1583, FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

THIS PARTITION CONTAINS 4.43 ACRES, MORE OR LESS.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2008

RECEIVED AND
FILED

JUNE 15, 2007
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: *James J. Baggett*

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
2. A PRIVATE UTILITIES EASEMENT, 10 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED MAY 28, 1965, IN DEED BOOK 93, PAGE 47, RECORDS OF GRANT COUNTY, OREGON. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. PRIVATE UTILITIES EASEMENT, 15 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED JUNE 27, 1978, IN DEED BOOK 119, PAGE 165. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. PRIVATE ACCESS EASEMENT, 20 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CHESTER L. SINGLETON, RECORDED FEBRUARY 8, 1983, IN DEED BOOK 127, PAGES 760-762, AS SHOWN HEREON.
5. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 198, 396, 428 & 1583
DEED RECORD INSTRUMENT NO.'S 931748, 210650 & 210651
DEED RECORD BOOK 138 PAGE 610
PRELIMINARY TITLE REPORT ORDER NO. 20215

APPROVALS

APPROVED THIS 6 DAY OF June, 2007

Jim Kimbaling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 8 DAY OF June, 2007

Sharon McKay by Shannon Springer
GRANT COUNTY PLANNING DIRECTOR

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

Jane L. Burton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06/14/2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 14 DAY OF June, 2007 AT 2:20 O'CLOCK
P.M., AND RECORDED AS LAND PARTITION PLAT
NO. 2007-13 GRANT COUNTY RECORDS.
Michelle M. Kenna
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2007-13.
Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JENNIFER REIMERS, ON BEHALF OF DOUG SAND. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS WITH THIS LAND PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED PORTIONS OF RECORD SURVEY NUMBERS 198, 396, 428 AND 1583.

I ACCEPT THE APPURTENANT MONUMENTS, AS SHOWN HEREON. NO NEW MONUMENTS WERE SET FOR THIS LAND PARTITION. THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 HAS BEEN APPROVED BY MRS. REIMERS AND MR. SAND.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, DOUGLAS J. SAND, SR. AND BARBARA J. SAND, 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 A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 2 TO THE BENEFIT OF PARCEL 1, SAID EASEMENT BEING 20.0 FEET IN WIDTH, 10.0 FEET ON EACH SIDE OF THE CENTERLINE COINCIDENT WITH THAT CERTAIN PRIVATE ACCESS EASEMENT DESCRIBED IN BOOK 127, PAGE 760, GRANT COUNTY DEED RECORDS, FOR THE PURPOSE OF INGRESS AND EGRESS TO APPURTENANT PRIVATE ACCESS EASEMENTS CONNECTING WITH WITH PINEVIEW STREET, AS SAID EASEMENTS ARE DESCRIBED IN DEED BOOK 138, PAGE 611, AS SHOWN HEREON.

Douglas J. Sand Sr.
DOUGLAS J. SAND, SR.

Barbara J. Sand
BARBARA J. SAND

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 14, 2007,
BY DOUG J. SAND, SR. AND BARBARA J. SAND, HUSBAND AND WIFE.

Dawn Kreps
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Aug 27, 2007

