

LAND PARTITION PLAT NO. 2008-03

BEING A PARTITION OF A PORTION OF LOT 2 AND A PORTION OF
LOT 3, BLOCK 2 OF COUNTRY CLUB ESTATES, SITUATED IN THE
NE1/4 SECTION 29, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON
SURVEYED DECEMBER 24, 2007

SURVEYOR'S CERTIFICATE

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, PARCELS 1 AND 2 OF THIS LAND PARTITION, AS SHOWN HEREON. SAID PARTITION BEING SITUATED IN A PORTION OF LOTS 2 AND 3 OF BLOCK 2 OF COUNTRY CLUB ESTATES, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

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

SECTION 29: A TRACT OF LAND SITUATED IN THE NE1/4:

THAT PORTION OF LOTS 2 AND 3, BLOCK 2 OF COUNTRY CLUB ESTATES, GRANT COUNTY, OREGON, AS SHOWN BY THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE IN BOOK 2 OF TOWN PLATS, PAGES 35-36, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, WHICH IS MARKED WITH A 5/8 INCH IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER", SAID POINT ALSO BEING THE INITIAL POINT OF THIS LAND PARTITION;

THENCE N.00°00'02"E., 677.70 FEET, ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE S.89°49'45"E., 380.50 FEET, ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE S.00°16'20"W., 144.67 FEET, ALONG THE EAST LINE OF SAID LOT 3 TO A 1/2 INCH IRON PIN SET IN RECORD SURVEY NO. 594;

THENCE, LEAVING THE EAST LINE OF SAID LOT 3, S.73°55'16"W., 152.14 FEET;

THENCE S.08°37'00"E., 238.67 FEET;

THENCE S.43°54'00"E., 307.18 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GIBSON LANE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

168.74 FEET ALONG THE ARC OF A 570.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.89°21'45"W., 168.12 FEET);

S.80°52'55"W., 210.94 FEET;

95.77 FEET ALONG THE ARC OF A 283.64 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.89°26'41"W., 95.32 FEET)

N.79°46'18"W., 10.85 FEET TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 5.00 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

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2008

RECEIVED AND
FILED

FEB 5, 2008
OFFICE OF COUNTY SURVEYOR

ATTEST:

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JIM CARPENTER, ATTORNEY FOR THE BERNIECE H. PATTEE REVOCABLE LIVING TRUST. THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE ACRE PARCEL THAT INCLUDES THE HOUSE AND OTHER IMPROVEMENTS, SHOWN HEREON AS PARCEL 2.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM COUNTRY CLUB ESTATES SUBDIVISION, LAND PARTITION PLAT NO. 2000-22 AND RECORD SURVEY NO. 594. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM THESE SURVEYS.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. CARPENTER.

WE WERE UNABLE TO SET THE SOUTHEAST CORNER OF PARCEL 1 DUE TO THE FACT THAT THE POSITION WAS OCCUPIED BY A FENCE CORNER POST. THE POST IS MORE THAN LIKELY THE REASON FOR THE MISSING RECORD MONUMENT AT THIS CORNER. WE SET A NEW IRON PIN OFFSET N.43°54'00"W., 4.00' FROM THE CORNER.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PUBLIC UTILITY EASEMENT, 12 FEET IN WIDTH AND 50 FOOT BUILDING SET-BACK LINE AS SHOWN ON THE PLAT OF COUNTRY CLUB ESTATES FILED IN THE OFFICE OF THE GRANT COUNTY CLERK IN BOOK 2 OF TOWN PLATS, AT PAGES 35-36.
- PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CONSTRUCTION AND MAINTENANCE OF POWER POLES AND LINES TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY SET FORTH THEREIN. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED: APRIL 12, 1976 IN BOOK 114, PAGE 600. 15 FEET IN WIDTH, AS SHOWN.
- PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CONSTRUCTION AND MAINTENANCE OF POWER POLES AND LINES TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY SET FORTH THEREIN. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED DECEMBER 6, 1978, IN BOOK 120, PAGE 101. 30 FEET IN WIDTH, AS SHOWN.
- RESERVATION OF PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED. RECORDED FEBRUARY 15, 1980 IN BOOK 122, PAGE 469. 15 FEET IN WIDTH, AS SHOWN.
- PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CONSTRUCTION AND MAINTENANCE OF POWER POLES AND LINES TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY SET FORTH THEREIN. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., A COOPERATIVE CORP. RECORDED OCTOBER 12, 1992 AS INSTRUMENT NO. 922147. 30 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- AGREEMENT FOR PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CONSTRUCT, MAINTAIN, REPAIR, REMOVE, AND REPLACE UNDERGROUND WATERLINES, MAINS OR RELATED FACILITIES TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY SET FORTH THEREIN. BETWEEN BERNIECE HOPE PATTEE AND CITY OF JOHN DAY. RECORDED OCTOBER 16, 2003 AS INSTRUMENT NO. 033122. 15 FEET IN WIDTH, AS SHOWN.
- ANY EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO. 594
RECORD LAND PARTITION NO. 2000-22
PLAT OF COUNTRY CLUB ESTATES
DEED RECORD INSTRUMENT NO. 993344
DEED RECORD BOOK 122 PAGE 469
PRELIMINARY TITLE REPORT ORDER NO. 20526

APPROVALS

APPROVED THIS 22 DAY OF January, 2008

Jim Kinchaling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 5th DAY OF February, 2008

Helary McNamee
GRANT COUNTY PLANNING DIRECTOR

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

Karen A. O'Brien
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 01-05-2008

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 5 DAY OF Feb., 2008 AT 10:00 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2008-03 GRANT COUNTY RECORDS.

Bradley
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2008-03

W.P.S.
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, PAM CHAMBERLAIN, TRUSTEE OF THE BERNIECE H. PATTEE REVOCABLE LIVING TRUST, CREATED IN GRANT COUNTY, OREGON ON NOVEMBER 4, 1999, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

SAID TRUST HEREBY CREATES THE FOLLOWING EASEMENT:
A PRIVATE ACCESS EASEMENT, OVER AND ACROSS PARCEL 1, TO THE BENEFIT OF PARCEL 2 OF THIS LAND PARTITION FOR THE PURPOSE OF INGRESS AND EGRESS TO GIBSON AVENUE. SAID EASEMENT BEING 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF THE CENTERLINE AS SHOWN HEREON.

Pam Chamberlain
PAM CHAMBERLAIN, TRUSTEE
PC CB

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT-MARION

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 02/01, 2008 BY
PAM CHAMBERLAIN, TRUSTEE OF THE BERNIECE H. PATTEE REVOCABLE LIVING TRUST, CREATED IN GRANT COUNTY, OREGON ON NOVEMBER 4, 1999

Carol E. Bartel
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES May 02, 2011

OFFICIAL SEAL
CAROL E. BARTEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 416885
MY COMMISSION EXPIRES MAY 2, 2011