

# LAND PARTITION PLAT NO. 2008- 08

SITUATED IN THE NE1/4 AND IN THE SE1/4 SECTION 11,  
T.15S., R.31E., W.M.,  
GRANT COUNTY, OREGON

JULY 23, 2008

## 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, PARCEL 1 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY THE REMAINING EXTERIOR BOUNDARY OF THIS PARTITION, SAID PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWP.15S., R.31E., W.M.:

SECTION 11: NE1/4SE1/4; AND ALL THAT PORTION OF THE N1/2 LYING EAST OF U.S. HIGHWAY 395.

SAVE & EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NE1/4 OF SAID SECTION 11;  
THENCE N.89°02'01"E., ALONG THE SOUTH LINE OF SAID NE1/4, 1322.27 FEET TO THE SOUTHEAST CORNER OF THE SW1/4NE1/4 OF SAID SECTION 11;  
THENCE S.00°04'22"E., ALONG THE WEST LINE OF THE NE1/4SE1/4 OF SAID SECTION 11, 1316.54 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4SE1/4;  
THENCE N.89°06'23"E., ALONG THE SOUTH LINE OF THE NE1/4SE1/4 OF SAID SECTION 11, 1322.71 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4SE1/4;  
THENCE N.00°05'29"W., ALONG THE EAST LINE OF THE NE1/4SE1/4 OF SAID SECTION 11, 159.42 FEET TO AN EXISTING FENCE LINE;  
THENCE N.05°33'34"W., 169.00 FEET;  
THENCE N.10°04'19"W., 93.61 FEET;  
THENCE S.74°54'49"W., 174.40 FEET;  
THENCE S.70°12'20"W., 62.30 FEET;  
THENCE S.83°23'37"W., 48.34 FEET;  
THENCE N.88°38'40"W., 101.16 FEET;  
THENCE S.82°24'35"W., 56.15 FEET;  
THENCE S.78°27'42"W., 110.85 FEET;  
THENCE S.87°11'59"W., 31.81 FEET;  
THENCE N.89°12'32"W., 45.65 FEET;  
THENCE N.67°32'00"W., 13.77 FEET;  
THENCE S.61°20'40"W., 15.43 FEET;  
THENCE S.83°38'49"W., 85.13 FEET;  
THENCE S.66°29'39"W., 45.14 FEET;  
THENCE S.73°24'50"W., 43.11 FEET;  
THENCE N.86°50'53"W., 115.93 FEET;  
THENCE S.80°02'50"W., 72.44 FEET;  
THENCE S.82°05'29"W., 154.82 FEET;  
THENCE N.44°52'53"W., 39.99 FEET;  
THENCE N.30°21'23"W., 53.00 FEET;  
THENCE N.07°13'16"W., 145.65 FEET;  
THENCE N.02°20'46"W., 198.81 FEET;  
THENCE N.04°39'03"W., 55.00 FEET;  
THENCE N.01°06'30"E., 210.34 FEET;  
THENCE N.10°17'12"W., 122.38 FEET;  
THENCE N.12°15'45"W., 138.96 FEET;  
THENCE N.06°24'37"W., 59.87 FEET;  
THENCE N.02°40'11"E., 93.04 FEET;  
THENCE N.06°55'17"E., 51.40 FEET;  
THENCE N.12°54'13"E., 120.22 FEET;  
THENCE N.80°03'52"W., 126.56 FEET;  
THENCE N.85°24'18"W., 160.94 FEET;  
THENCE N.89°57'56"W., 80.64 FEET;  
THENCE N.88°08'07"W., 170.02 FEET;  
THENCE N.87°30'29"W., 253.70 FEET;  
THENCE N.84°05'27"W., 165.32 FEET;  
THENCE S.12°27'14"W., 53.11 FEET;  
THENCE S.00°28'42"W., 74.69 FEET;  
THENCE S.28°00'46"W., 124.26 FEET;  
THENCE WEST, 30.00 FEET TO THE CENTERLINE OF CANYON CREEK;  
THENCE DOWNSTREAM, N.09°20'00"W., ALONG THE CENTERLINE OF CANYON CREEK, 138.00 FEET;  
THENCE N.27°20'00"E., ALONG THE CENTERLINE OF CANYON CREEK, 70.00 FEET;  
THENCE N.10°00'00"E., ALONG THE CENTERLINE OF CANYON CREEK, 43.74 FEET;  
THENCE, LEAVING CANYON CREEK, N.86°25'35"W., 180 FEET, MORE OR LESS, TO THE RE-LOCATED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395;  
THENCE SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE TO THE WEST LINE OF THE NE1/4 OF SAID SECTION 11;  
THENCE SOUTH, ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 138.2 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NE CORNER OF SAID SECTION 11 AS THE INITIAL POINT OF THIS LAND PARTITION.

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

## SUBJECT TO THE FOLLOWING:

1. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR HIGHWAY RIGHT OF WAY, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO GRANT COUNTY, OREGON, RECORDED AUGUST 6, 1931 BOOK 39, PAGE 180. 80 FEET IN WIDTH. SAID EASEMENT IS SHOWN HEREON AS BEING 40 FEET ON EACH SIDE OF THE JOHN DAY - BURNS HIGHWAY CENTERLINE.
2. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO WEST COAST POWER COMPANY, RECORDED APRIL 16, 1937 BOOK 41, PAGE 590. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED JULY 23, 1947, BOOK 51, PAGE 99. 30 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED JULY 23, 1949, BOOK 57, PAGE 445. 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED MAY 28, 1956, BOOK 74, PAGE 469. 10 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. THE TERMS AND PROVISIONS OF THAT CERTAIN CONDEMNATION PROCEEDING FILED IN THE CIRCUIT COURT FOR THE STATE OF OREGON, COUNTY OF GRANT, CASE NO. L-3154, FILE NO. JR3427, ENTITLED "STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, PLAINTIFF, VS. JOSEPH E. DEMARSH, HUSBAND AND WIFE, ETAL, DEFENDANTS", WHEREIN A DECREE WAS ENTERED AWARDING A STRIP OF LAND VARIABLE IN WITH, LYING ON EACH SIDE OF THE CENTERLINE OF THE JOHN DAY-BURNS HIGHWAY AS SAID HIGHWAY HAD BEEN RELOCATED, AS SAID CENTERLINE IS DESCRIBED THEREIN. WIDTH VARIES. APPROXIMATE LOCATION SHOWN HEREON AS THE JOHN DAY - BURNS HIGHWAY.
7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED SEPTEMBER 17, 1970, BOOK: 104, PAGE 267. 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
8. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO C P NATIONAL CORPORATION. RECORDED MARCH 26, 1987, BOOK 135, PAGE 5. 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
9. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## REFERENCES

RECORD MAP OF SURVEY NO.'S 956, 1034, 1105 & 1493  
DEED RECORD INSTRUMENT NO.'S 920094 & 990415  
PRELIMINARY TITLE REPORT ORDER NO. 21063

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY  
BEING PARTITIONED RECORDED AS INSTRUMENT NO.  
20081998, DEED RECORDS.

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MART TAYLOR. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS WITH A LAND PARTITION. I MARKED THE CORNERS OF PARCEL 1. THE REMAINING PORTIONS OF THE EXTERIOR BOUNDARY OF THIS LAND PARTITION WERE NOT SURVEYED FOR THIS PARTITION PROCESS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE THE EXISTING APPURTENANT MONUMENTS FROM LAND PARTITION PLAT NO. 2006-06 AND FROM RECORD SURVEY NO.'S 956, 1034 AND 1105. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON.

THE SOUTHWEST CORNER OF PARCEL 1 FALLS IN CANYON CREEK. I SET AN OFFSET MONUMENT ON THE RIGHT BANK OF CANYON CREEK N.88°50'39"E., 18.30 FEET FROM THE TRUE CORNER POSITION, AS SHOWN HEREON. THE SOUTHEAST CORNER OF PARCEL 1 FALLS ON THE FACE OF A LARGE BOULDER. I SET AN OFFSET MONUMENT S.00°23'43"E., 15.65 FEET FROM THE TRUE CORNER POSITION, AS SHOWN HEREON. I SET THE REMAINING MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND.

## APPROVALS

APPROVED THIS 30 DAY OF July, 2008  
*Jim Kumbak*  
MALHEUR COUNTY SURVEYOR

APPROVED THIS 11th DAY OF August, 2008  
*Blaine Maling*  
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE  
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*Gene L. Gilson*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 08/11/2008

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 11 DAY OF August, 2008 AT 10:40 O'CLOCK  
A.M., AND RECORDED AS LAND PARTITION PLAT  
NO. 2008-08 GRANT COUNTY RECORDS.  
*James D. Baggett*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2008-08.  
*Michael C. Springer*  
BAGETT, GRIFFITH AND BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, MART B. TAYLOR AND MARCIA A. TAYLOR, 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.

*Mart B. Taylor*  
MART B. TAYLOR  
ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug 11, 2008,  
BY MART B. TAYLOR AND MARCIA A. TAYLOR, HUSBAND AND WIFE.

*Sandie Gilson*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8/7/2010

