

LAND PARTITION PLAT NO. 2008-13

BEING A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 2002-04, A PORTION OF PARCEL 1 OF LAND PARTITION NO. 2000-21 AND OTHER LAND, ALL SITUATED IN THE SW1/4 SECTION 2, T.14S., R.31E., W.M., GRANT COUNTY, OREGON SURVEYED NOVEMBER 7, 2008

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, 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, SAID PARTITION BEING SITUATED IN THE SW1/4 SECTION 2, T.14S., R.31E., W.M., GRANT COUNTY OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 2002-04, AS SHOWN ON THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK;

TOGETHER WITH A TRACT OF LAND SITUATED IN THE SW1/4 SECTION 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SW CORNER OF PARCEL 2 OF LAND PARTITION NO. 2002-04, RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK, SAID POINT BEING 420.48 FEET NORTH AND 730.37 FEET WEST OF THE SE CORNER OF SAID SW1/4 OF SECTION 2;

THENCE WEST, 352.88 FEET (RECORD: 353.14 FEET) TO THE EAST BOUNDARY OF PARCEL 3 OF LAND PARTITION NO. 2000-21, RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK;

THENCE N.02°04'54"W. (RECORD: N.02°03'51"W.), ALONG THE EAST BOUNDARY OF PARCEL 3 OF LAND PARTITION NO. 2000-21, A DISTANCE OF 255.98 FEET (RECORD: 255.92 FEET) TO THE SOUTH BOUNDARY OF PARCEL 1 OF SAID LAND PARTITION NO. 2000-21;

THENCE S.89°30'50"E. (RECORD: S.89°29'51"E.), 351.47 FEET TO THE SE CORNER OF PARCEL 1 OF SAID LAND PARTITION NO. 2000-21;

THENCE S.02°25'43"E., 253.06 FEET (RECORD: S.02°28'12"E., 252.91 FEET) TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A TRACT OF LAND SITUATED IN THE SW1/4 SECTION 2, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF LAND PARTITION NO. 2000-21, AS SAID PARCEL IS SHOWN ON THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID PARCEL 1;

THENCE N.02°28'12"W., ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 353.87 FEET;

THENCE S.26°01'38"W., 391.67 FEET TO THE SOUTH LINE OF SAID PARCEL 1;

THENCE S.89°30'50"E., ALONG SAID SOUTH LINE, 187.12 FEET TO THE POINT OF BEGINNING.

ALL ACCORDING TO RECORD MAP OF SURVEY NO. 1830, FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

THIS PARTITION CONTAINS 12.32 ACRES, MORE OR LESS.

I HEREBY DESIGNATE THE SW CORNER OF PARCEL 2, LAND PARTITION PLAT NO. 2002-04 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

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JESSE MADDEN. THE PURPOSE OF THIS SURVEY WAS TO MARK WITH PROPER MONUMENTS, PARCELS 1 AND 2 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 APPURTENANT MONUMENTS SHOWN ON RECORD MAP OF SURVEY NO.'S 805 AND 1830 AND RECORD LAND PARTITION PLAT NO.'S 2000-21 AND 2002-04. I ACCEPT THE FOUND CONTROLLING MONUMENTS, AS SHOWN HEREON.

I USED THE RECORD DATA FROM INSTRUMENT NO. 072063 TO ESTABLISH THE SW CORNER OF THIS PARTITION. THIS CORNER WAS POSITIONED AT THE DEED RECORD BEARING OF WEST FROM THE SW CORNER OF PARCEL 2 OF LAND PARTITION 2002-04, INTERSECTING THE EAST BOUNDARY OF PARCEL 3 OF LAND PARTITION PLAT NO. 2000-21.

NEW MONUMENTS WERE SET AT POSITIONS APPROVED BY JESSE MADDEN AND ACCORDING TO THE EVIDENCE FOUND AND THE DEED RECORD, AS SHOWN HEREON.

APPROVALS

APPROVED THIS 5 DAY OF December, 2008

Jim Kimbuling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 9th DAY OF December, 2008

Helene Melara by eMannenberg
GRANT COUNTY PLANNING DIRECTOR

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

Joe L. Linton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12/09/2008

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 9 DAY OF Dec, 2008 AT 3:20 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2008-13 GRANT COUNTY RECORDS.

Brenda J. Percy Deputy
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2008-13

Jason L. Hatfield
BAGETT-GRIFFITH AND BLACKMAN

RECEIVED AND FILED

DEC. 10, 2008
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: WLB

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2009

SUBJECT TO THE FOLLOWING:

- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A WATER DITCH AND/OR FLUME FOR THE CARRIAGE OF WATER, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO M. F. STOCKWELL, RECORDED JUNE 9, 1921 IN BOOK 34, PAGE 137. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. SAID EASEMENT BEING 33 FEET IN WIDTH.
- PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO CENTURYTEL OF EASTERN OREGON, INC., DBA CENTURYTEL. RECORDED MARCH 31, 1999 AS INSTRUMENT NO. 990865. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. SAID EASEMENT BEING 10 FEET IN WIDTH.
- PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO RICHARD PAGE. RECORDED JUNE 4, 2008 AS INSTRUMENT NO. 081336. SAID EASEMENT BEING 25 FEET IN WIDTH, AS SHOWN.
- PRIVATE UTILITY RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. RECORDED JUNE 12, 2008 AS INSTRUMENT NO. 081423. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. SAID EASEMENT BEING 15 FEET IN WIDTH.

REFERENCES

RECORD MAP OF SURVEY NO.'S 805 & 1830
RECORD LAND PARTITION PLAT NO. 2000-21 & 2002-04
DEED RECORD INSTRUMENT NO. 070514

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED RECORDED AS INSTRUMENT NO. 20083050, DEED RECORDS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JESSE MADDEN DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

I DO HEREBY CREATE A PRIVATE ACCESS EASEMENT, OVER AND ACROSS PARCEL 2 OF THIS LAND PARTITION, TO THE BENEFIT OF PARCEL 1 OF THIS LAND PARTITION, CONNECTING TO THAT CERTAIN ACCESS EASEMENT DESCRIBED IN INSTRUMENT NO. 082922 WHICH PROVIDES INGRESS AND EGRESS TO COUNTY ROAD NO. 51. SAID EASEMENT BEING 25 FEET IN WIDTH, 12.5 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SAID CENTERLINE IS SHOWN ON THE ANNEXED PLAT.

Jesse Madden
JESSE MADDEN

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 9, 2008, BY JESSE MADDEN.

Brenda J. Percy
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-13-2011

OFFICIAL SEAL
BRENDA J PERCY
NOTARY PUBLIC-OREGON
COMMISSION NO. 420601
MY COMMISSION EXPIRES OCTOBER 13, 2011