

LAND PARTITION PLAT NO. 2010-03
SITUATED IN THE SW1/4 AND NW1/4 SECTION 13 AND IN THE NE1/4,
SE1/4 AND SW1/4 SECTION 14; T.13S.; R.33E; W.M.;
GRANT COUNTY, OREGON

SURVEYED APRIL 9, 2010

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, BARD C. WISHARD DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND 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, AS SHOWN ON THE ANNEXED PLAT.

I DO HEREBY CREATE THE FOLLOWING EASEMENT: A PRIVATE VIEW EASEMENT, ON, OVER AND ACROSS PARCEL 1, AS SHOWN HEREON, TO THE BENEFIT OF PARCEL 2, SAID EASEMENT SHALL PROTECT THE PLACEMENT AND/OR CONSTRUCTION OF STRUCTURES, BUILDINGS OR ANY OBSTRUCTIONS WITHIN SAID VIEW EASEMENT, EXCEPT FENCES THAT ARE CONSTRUCTED IN SUCH A MANNER AS TO NOT HINDER THE VIEW.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1036 & 1742
DEED RECORD INSTRUMENT NO.'S 052890 & 061664
LAND TITLE CO. OF GRANT COUNTY PUBLIC
RECORD REPORT NO. 22040 - MARCH 17, 2010

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 2 OF THIS LAND PARTITION AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARIES OF THIS PARTITION, AS SHOWN HEREON. SAID PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.13S., R.33E., W.M.:

SECTION 13: THE SW1/4NW1/4: THE SOUTH 99 FEET (1.5 CHAINS) OF THE NW1/4NW1/4; AND THE FOLLOWING PORTION OF THE N1/2SW1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE N1/2SW1/4 OF SAID SECTION 13; THENCE EAST ALONG THE NORTH LINE OF SAID N1/2SW1/4, 2640 FEET (40 CHAINS) TO THE NORTHEAST CORNER OF SAID N1/2SW1/4; THENCE SOUTH ALONG THE EAST LINE OF THE SAID N1/2SW1/4, 689.6 FEET (10.60 CHAINS) TO THE NORTH LINE OF THE PHILLIPS, HAGGERTY AND PHILLIPS LAND; THENCE S.86°25'W, ALONG SAID NORTH LINE 2641.98 FEET (40.03 CHAINS), MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID N1/2SW1/4; THENCE NORTH ALONG SAID WEST LINE 838.2 FEET (12.70 CHAINS) TO THE PLACE OF BEGINNING.

SECTION 14: THE SE1/4NE1/4; N1/2SE1/4; SW1/4 AND THE SOUTH 99 FEET (1.50 CHAINS) OF THE NE1/4NE1/4.

SAVE AND EXCEPT THAT PORTION CONVEYED TO ROBERT BURRILL AND DIANA M. BURRILL BY DEED RECORDED OCTOBER 31, 2005, IN THE RECORDS OF GRANT COUNTY, OREGON AS INSTRUMENT NO. 20052890.

SAID TRACT CONTAINING 367 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "608 SURVEY MARKER" ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 60 AS THE INITIAL POINT OF THE LAND PARTITION PLAT, AS SHOWN HEREON.

NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF BARD AND CHERYL WISHARD. THE PURPOSE OF THIS LAND PARTITION WAS TO CREATE TWO PARCELS AND TO SURVEY PARCEL 2, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM RECORD SURVEY NOS 1036 AND 1742. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM THESE SURVEYS.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY THE WISHARDS, AS SHOWN HEREON.

IT SHOULD BE NOTED THAT THERE IS AN OVERHEAD POWER LINE RUNNING THROUGH BOTH PARCELS OF THIS PARTITION, THE PUBLIC RECORDS REPORT FROM THE TITLE COMPANY SHOWS NO RECORD OF AN EASEMENT FOR THE POWER LINE.

APPROVALS

APPROVED THIS 19th DAY OF April, 2010.

Deputy Union County Surveyor

APPROVED THIS 26th DAY OF April, 2010.

Heather McHenry, bldhennards@grantsurveying.com
GRANT COUNTY PLANNING DIRECTOR

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

Heather Quinn, Deneb
GRANT COUNTY ASSESSOR AND TAX COLLECTOR

DATE: 04.26.2010

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 26th DAY OF April, 2010 AT 9:30 O'CLOCK P.M. AND RECORDED AS LAND PARTITION PLAT NO. 2010-03, GRANT COUNTY RECORDS.

Grant County Clerk

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2010-03, BENCHMARK LAND SURVEYING

- NOTES:
1. THE UNSURVEYED SECTION AND SECTION SUBDIVISION LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
 2. ALL UNSURVEYED BEARINGS AND DISTANCES ARE APPROXIMATE, CALCULATED FROM RECORD INFORMATION OR ARE OF RECORD.
 3. THE UNSURVEYED LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.
 4. THERE IS NO EASEMENT OF RECORD FOR THE EXISTING OVERHEAD POWER LINE.

THIS PARTITION IS SUBJECT TO:

1. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.
2. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF ROADS OR HIGHWAYS.

REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL C. SPRINGER
JULY 9, 2005
#70918

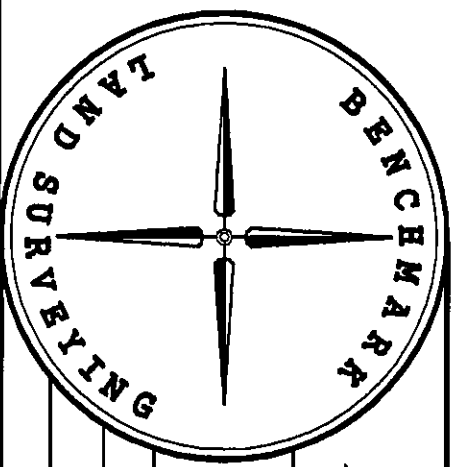
EXPIRES: 6/30/2010

RECEIVED AND FILED

APRIL 26, 2010
OFFICE OF COUNTY SURVEYOR
MICHAEL C. SPRINGER

ATTEST: _____

SHEET 2 OF 2



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION PLAT
SITUATED IN THE SW1/4 AND NW1/4 SECTION 13 AND IN THE NE1/4, SE1/4 AND SW1/4 SECTION 14; T.13S., R.33E; W.M.; GRANT COUNTY, OREGON

SURVEYED FOR	BARD C. WISHARD	
SURVEYED BY	JLH & MCS	4/9/2010
	Drawn by: MCS	