

LAND PARTITION PLAT NO. 2014-04

SITUATED IN THE SE1/4 OF SECTION 21,  
T13S, R31E, W.M.  
GRANT COUNTY, OREGON

June 2, 2014  
Sheet 2 of 2

APPROVALS

Approved this 13<sup>th</sup> day of June, 2014

[Signature]  
Grant County Surveyor

Approved this 16<sup>th</sup> day of June, 2014

[Signature]  
Grant County Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.

[Signature]  
Grant County Assessor and Tax Collector  
Date 06/19/2014

I do hereby certify that this plat was received on the 16<sup>th</sup> day of June, 2014 at 1:54 o'clock P. M., and recorded as Land Partition Plat No. 2014-04 Grant County Records.

[Signature]  
Grant County Clerk

I do hereby certify that this is a true and exact copy of the original land partition plat.

[Signature]  
Jack L. Watson, PLS

NARRATIVE

This survey was performed at the request of Jesse Madden. The purpose of this survey was to partition the land described in Deed Instrument No. 20140543 into two parcels.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and to set the new corner monuments for Parcel 2. Grant County Survey No. 1995, dated March 3, 2014, was a boundary adjustment which created the boundaries for this partition. I accepted the found monuments shown hereon. I set the new corners for Parcel 2 at the locations approved by Mr. Madden.

This survey was performed using a Leica TCR 1103 total station.

John Forrest, member of Forrest Land Company, LLC has consented to the declaration of this Partition by an Affidavit of Consent recorded as Instrument No. 20141186 deeds of Grant County.

DECLARATION

Know all people by these presents that Blue Mountain Custom Homes and Development, LLC., does hereby declare 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 hereon. Said LLC does hereby grant a 30 foot wide private access and utility easement, over and across Parcel 1, for utilities and ingress and egress to Parcel 2.

[Signature]  
Jesse Madden, Manager  
Blue Mountain Custom Homes and Development, LLC.

ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 16<sup>th</sup> day of June, 2014, by Jesse Madden.

[Signature]  
Notary Public of Oregon  
My commission expires: 8/7/2014



SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the parcels of this land partition in accordance with the statutes of the State of Oregon. This partition is situated in the SE1/4 of Section 21, T13S, R31E, W.M., Grant County, Oregon.

Beginning at the Initial Point, that is marked by a 5/8" iron pin, which is 1465.86 feet North and 455.58 feet East of the S1/4 corner of said Section 21;

Thence N09°00'00"E, 400.00 feet;  
Thence North, 200.00 feet;  
Thence N40°00'00"W, 150.00 feet;  
Thence North, 197.63 feet;  
Thence S74°00'00"E, 205.17 feet;  
Thence S49°26'29"E, 391.82 feet;  
Thence S71°00'00"E, 222.34 feet;  
Thence S08°10'47"W, 427.87 feet;  
Thence S89°54'47"W, 120.41 feet;  
Thence S00°05'13"E, 83.56 feet;  
Thence N78°15'55"W, 195.23 feet;  
Thence S73°53'21"W, 311.08 feet;  
Thence N00°12'01"W, 29.97 feet to the point of beginning.

This partition contains 9.51 acres.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
(541)575-1813

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
SEPT 19, 1995  
JACK L. WATSON  
2734

Renewal Date 6/30/2016

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of the described premises within the boundaries streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
- 3) Rights of the public and governmental bodies in and to that portion of the premises herein described lying below the high water mark of the John Day River, including any ownership rights which may be claimed by the State of Oregon below the high water mark.
- 4) Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the waters of the John Day River.
- 5) Any adverse claim based upon the assertion that:
  - a) The land or any part thereof is now or at any time has been below the ordinary high water mark of the John Day River.
  - b) Some portion has been created by artificial means or has accreted to such portion so created.
  - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the John Day River, or has been formed by accretion to any such portion.
- 6) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Co., 10 feet in width, recorded April 5, 1957, in Book 76, Page 552, deeds of Grant County, Oregon. This easement is not plotted, the easement states "all as staked on the ground", no power lines on the property coincide with this easement.
- 7) A private utility easement, including the terms and conditions thereof, to C.P. National, 30 feet in width, recorded January 23, 1980, in Book 122, Page 386, deeds of Grant County, Oregon. This easement is not plotted, the easement states "all as staked or constructed on the ground", no power lines on the property coincide with this easement.
- 8) A private utility easement, including the terms and conditions thereof, to C.P. National, 30 feet in width, recorded June 6, 1980, in Book 123, Page 124, deeds of Grant County, Oregon.
- 9) A private utility easement, including the terms and conditions thereof, to C.P. National, 30 feet in width, recorded June 6, 1980, in Book 123, Page 125, deeds of Grant County, Oregon.
- 10) A private utility easement, including the terms and conditions thereof, to C.P. National, 30 feet in width, recorded October 14, 1981, in Book 125, Page 480, deeds of Grant County, Oregon. This easement is not plotted, the easement states "all as staked on the ground", no power lines on the property coincide with this easement.
- 11) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 30 feet in width, recorded July 16, 1993, in Instrument No. 931196, deeds of Grant County, Oregon. This easement is not plotted, the easement states "all as staked on the ground", no power lines on the property coincide with this easement.