

LAND PARTITION PLAT NO. 2014-08

SITUATED IN SECTIONS 35 AND 36, T12S, R30E, W.M. AND IN SECTION 31, T12S, R31E, W.M.
AND IN SECTIONS 1,2,11,12,13,14,15, T13S, R30E, W.M. AND IN SECTIONS 6,7,8,18, T13S, R31E, W.M.
GRANT COUNTY, OREGON

OCTOBER 1, 2014
SHEET 5 OF 5

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of the described lands lying within the boundaries of streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches that may traverse the described lands.
- 3) Rights of the public and governmental bodies in and to any portion of the described lands lying below the high water line of Beech Creek, Little Beech Creek and Gordon Lakes, 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 Beech Creek, Little Beech Creek and Gordon Lakes.
- 5) Reservations and exceptions, including the terms and provisions thereof, contained in Patent from the United States of America, recorded May 13, 1926, in Book 36, Page 378, deeds of Grant County, Oregon. Reserving the right to prospect for, mine and remove certain minerals.
- 6) Reservations and exceptions, including the terms and provisions thereof, contained in deed to Eastern Oregon Land Company, recorded June 25, 1934, in Book 40, Page 247, deeds of Grant County, Oregon. Reserving the right for mining operations according to the terms and provisions stated in the deed.
- 7) Reservations and exceptions, including the terms and provisions thereof, contained in deed to Eastern Oregon Land Company, recorded December 19, 1936, in Book 41, Page 448, deeds of Grant County, Oregon. Reserving the right for mining operations according to the terms and provisions stated in the deed.
- 8) A private easement to use the existing road as a stock driveway, and for all purposes incidental thereto, recorded August 1, 1949, in Book 57, Page 480, deeds of Grant County, Oregon. No width is stated in the deed. The location of the road is not given in the deed and therefore the easement is not shown.
- 9) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 40 feet in width, recorded August 28, 1951, in Book 63, Page 474, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as staked on the ground" therefore the easement is not shown.
- 10) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 40 feet in width, recorded August 28, 1951, in Book 63, Page 475, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as located on the ground" therefore the easement is not shown.
- 11) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, no width is stated in the deed, recorded September 27, 1951, in Book 63, Page 572, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as located on the ground" therefore the easement is not shown.
- 12) A private right of way, including the terms and conditions thereof, to Western Chemical and Manufacturing Company, recorded December 30, 1963, in Leases and Agreements of Grant County, Oregon, Book I, Page 518. No width is stated, the location is not given in the deed and therefore the easement is not shown.
- 13) A private easement, including the terms and conditions thereof, to Robert Holland and Pauline Holland, recorded February 24, 1965, in Book 92, Page 274, deeds of Grant County, Oregon, for livestock watering in Beech Creek. No width is stated, the location is not given in the deed and therefore the easement is not shown.
- 14) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 5 feet in width, recorded May 26, 1969, in Book 101, Page 110, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as staked on the ground" therefore the easement is not shown.
- 15) A public easement, including the terms and conditions thereof, to State of Oregon, by and through its State Highway Commission, an easement for channel change, 50 feet in width, recorded April 5, 1971, in Book 105, Page 424, deeds of Grant County, Oregon.
- 16) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 20 feet in width, recorded October 9, 1975, in Book 113, Page 645, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as staked on the ground" therefore the easement is not shown.

17) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 30 feet in width, recorded June 19, 1979, in Book 121, Page 230, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as staked on the ground" therefore the easement is not shown.

18) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 30 feet in width, recorded June 22, 1979, in Book 121, Page 260, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as staked on the ground" therefore the easement is not shown.

19) A private utility easement, including the terms and conditions thereof, to CP National Corporation, 30 feet in width, recorded January 12, 1981, in Book 124, Page 88, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as staked and/or constructed on the ground" therefore the easement is not shown.

20) A private access easement, including the terms and conditions thereof, to Mary Winegar, 30 feet in width, recorded May 6, 1986, in Book 133, Page 361, deeds of Grant County, Oregon. The location is not given in the deed and therefore the easement is not shown.

21) A private access easement, including the terms and conditions thereof, to Robert Holland and Pauline Holland, for ingress and egress, described in Judgment and Decree, entered May 20, 1988, in File No. JR9809, in the Circuit Court for the State of Oregon, County of Grant. No width is given, the location is not given and therefore the easement is not shown.

22) Two private access easements, including the terms and conditions thereof, for ingress and egress, one easement has no width given the second easement is 25 feet in width, recorded May 20, 1988, in Book 136, Page 882. The same easements were also recorded August 25, 1999, in Instrument No. 992500, deeds of Grant County, Oregon. The locations are not given in the deeds and therefore the easements is not shown.

23) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 15 feet in width, recorded June 29, 1998, in Instrument No. 981274, deeds of Grant County, Oregon. An approximate location is given, including the statement "all as staked and/or constructed on the ground" therefore the easement is not shown.

24) A private access and utility easement, including the terms and conditions thereof, to Bonnie L. Bethel, 50 feet in width, recorded December 28, 2000, in Instrument No. 203087, deeds of Grant County, Oregon. The easement follows an existing road, the approximate location is shown on Land Partition No. 2000-20, the easement is not shown.

25) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 15 feet in width, recorded January 3, 2002, in Instrument No. 220050, deeds of Grant County, Oregon.

26) A private access easement, including the terms and conditions thereof, to Mark R. Webb and Sherilyn Sue Webb, no width is given in the deed, recorded April 4, 2003, in Instrument No. 031036, deeds of Grant County, Oregon. A specific location is not given in the deed therefore the easement is not shown.

27) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 20 feet in width, recorded June 8, 2005, in Instrument No. 20051367, deeds of Grant County, Oregon. An approximate location is given, including the statement "as staked and constructed" therefore the easement is not shown.

28) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 20 feet in width, recorded June 8, 2005, in Instrument No. 20051368, deeds of Grant County, Oregon. An approximate location is given, including the statement "as staked and constructed" therefore the easement is not shown.

29) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 15 feet in width, recorded March 18, 2008, in Instrument No. 20080648, deeds of Grant County, Oregon. An approximate location is given which begins at an existing power pole, therefore the easement is not shown.

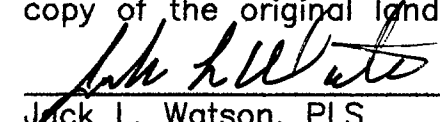
30) A private utility easement, including the terms and conditions thereof, to Oregon Telephone Corporation, 10 feet in width, recorded June 13, 2011, in Instrument No. 20111171, deeds of Grant County, Oregon. An approximate location is given, including the statement "either side of the as built cable route" therefore the easement is not shown.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR


NOV 06 2014

BY: 

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


Jack L. Watson, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2016