

NARRATIVE

This Partition Survey was performed at the request of Daniel Heisen to Partition the tract of land as described in Grant County Deed Instrument No. 20131865 as shown herein.

Said Deed Instrument No. 20131865 describes the exterior boundary in cardinal courses. In reviewing the deeds for the surrounding properties, we find that the south line of this tract appears to be the South line of Section 1. The North line is held parallel with the said South line of the SE1/4 SE1/4 of Section 1.

In 1970, Robert Baggett surveyed and monumented a portion of the fence line that runs near the northerly line of this tract, along the westerly 690 feet of the said North line, recorded as Grant County Map of Survey No. 176. Said Deed Instrument No. 20131865 makes no mention of this survey and we find no evidence in the deed records that this boundary line has been adjusted to the said survey line. We do however find that tract of land as described in Deed Instrument No. 20071744 calls the boundary along the line as shown on Survey No. 176, along the westerly 690 feet of the North line of this tract. This creates a gap between the two properties of 21.0 feet on the West end and 12.42 feet on the Easterly end of property as described in Instrument #20071744. This gap is not addressed during the course of this partition.

The boundary between the property as described in Deed Instrument 20140812 and this tract, being the easterly 630 feet of the North line, is contiguous according to the deed records. However, the line as determined during this partition survey falls south of the existing fence as shown herein.

It is clear, as shown herein, that the existing east/west coursing fences running near both the North and South boundaries of this tract are pretty close to the deed location on the East boundary, then run North Westerly, diverging away from the record boundary.

We find that the East line of line of this tract is the Westerly right of way of the South Fork Road.

The West line of this tract is called out in the deed according to Grant County Map of Survey #226, by Douglas Ferguson in 1971.

The exterior boundary and parcel lines are then monumented as shown. The common line between Parcels 1 and 2 is the existing fence line per the owners request.

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in the State of Oregon, hereby certify that I have partitioned the parcels as shown herein in accordance with O.R.S. 92., as described in Grant County Deed Instrument, being more particularly described as follows;

A tract of Land situated in the S1/2 SE1/4 of Section 1, T.13S., R.26E., W.M., in the City of Dayville, Grant County, Oregon, as follows:

Beginning at a point on the Westerly right of way of the South Fork Road, being N89°07'49"W, 45.00 feet from the Grant County Surveyors brass cap monument marking the Southeast Corner of said Section 1,

Thence N89°07'49"W, 1354.68 feet to an aluminum capped monument marking the Southwest corner of the SE1/4 SE1/4 of said Section 1;

Thence N89°07'31"W along the South line of said Section 1, 12.09 feet to a point being S00°11'58"W, 0.09 feet from a 5/8" iron pin;

Thence N00°11'58"E, 209.98 feet to a point;

Thence S89°07'49"E, 1320.53 feet to a point on the said Westerly right of way of the South Fork Road;

Thence S00°08'22"E, 210.00 feet to the point of beginning.

Containing 6.37 acres, more or less.

I hereby designate the aluminum capped monument marking the Southwest corner of the SE1/4 of SE1/4 of Section 1 as the INITIAL POINT for this partition.


KENNETH H. DELANO JR., P.L.S.
STAFF SURVEYOR

OWNER DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Daniel C. Heisen, do hereby declare that I am the Owner of the lands described in the Surveyor's Certificate, and have caused said lands to be partitioned and monumented in accordance with O.R.S. Chapter 92. This partition is subject to easements and conditions as follows;

- 1) The rights of the public and of governmental bodies in and to any portion of the described lands lying within the limits of highways, roads or public ways.
- 2) All easements and rights of way that exist that may or may not be shown in the public record.
- 3) Subject to any and all matters relating to irrigation ditches that may traverse subject property, including, but not limited to, easements and assessments, if any.
- 4) Private Utility easement, including the terms and provisions thereof, to California-Pacific Utilities Company, recorded December 17, 1946 in Deed Book 49, Page 246 of the Grant County Deed Records. No width specified. Not shown due to lack of information.
- 5) Private Utility easement, including the terms and provisions thereof, to California-Pacific Utilities Company, recorded December 17, 1946 in Deed Book 49, Page 255 of the Grant County Deed Records. No width specified. Not shown due to lack of information.
- 6) Public Utility easement, including the terms and provisions thereof, to the City of Dayville, recorded June 20, 1973 in Deed Book 110, Page 69 of the Grant County Deed Records, as shown herein.
- 7) Private Utility easement, including the terms and provisions thereof, to California-Pacific Utilities Company, recorded September 15, 1976 in Deed Book 115, Page 441 of the Grant County Deed Records, as shown herein.
- 8) Public Utility easement, including the terms and provisions thereof, to the City of Dayville, recorded February 8, 2008 as Instrument No. 20080367 of the Grant County Deed Records, as shown herein.
- 9) Affidavit of Consent to Land Partition, including the terms and provisions thereof, from Charles R. Pierce (deceased) and Patricia Ann Pierce as lender, with the Land Title Company of Grant County, as Trustee, as recorded on August 17, 2016, as Instrument No. 20161786 in the Grant County Records.


Daniel C. Heisen

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS PERSONALLY AKNOWLEDGED BEFORE ME ON Aug. 31st, 2016, BY
DANIEL C. HEISEN


NOTARY SIGNATURE

Heidi M Law
NOTARY PUBLIC - OREGON
(Print Name)

COMMISSION # 925069 MY COMMISSION EXPIRES Feb. 18, 2018

REFERENCESSURVEYS

G.L.O. Contract No. 194, Jason Owen

MAPS OF SURVEY	DEED RECORDS
176	Book 49, Page 246
226	Book 49, Page 255
319	Book 110, Page 69
600	Book 115, Page 441
1050	Inst. No. 20051031
Partition Plat 2015-01	Inst. No. 20071744
	Inst. No. 20080367
	Inst. No. 20131865
	Inst. No. 20131866
	Inst. No. 20140812
	Inst. No. 20161785
	Inst. No. 20161786

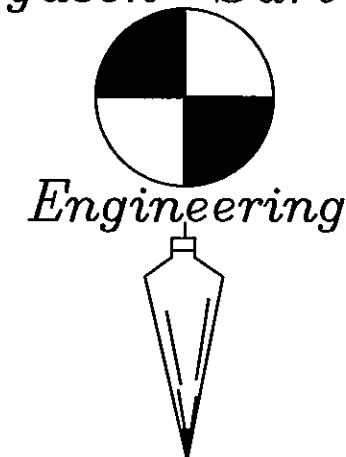
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

AUG 31 2016

BY: 


SITUATED IN THE S1/2 SE1/4
SECTION 1, T.13S., R.26E., W.M.
IN THE CITY OF DAYVILLE
GRANT COUNTY, OREGON.
SURVEY COMPLETED AUGUST 12, 2016

Ferguson Surveying



P.O. BOX 519, 210 E. MAIN
MT. VERNON, OR 97865
PHONE (541)932-4520
FAX (541)932-4430
EMAIL DFSE@ORTELCO.NET

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865
RENEWS: 1/1/2018

I, KENNETH H. DELANO JR., PLS,
DO HEREBY CERTIFY THAT THIS IS
A TRUE AND EXACT COPY.


KENNETH H. DELANO JR., PLS

APPROVALS

APPROVED THIS 30th DAY OF August, 2016.


GRANT COUNTY SURVEYOR


APPROVED THIS 31st DAY OF August, 2016.


MAYOR, CITY OF DAYVILLE

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

Jonny Catn, Chief Deputy Assessor
GRANT COUNTY ASSESSOR/TAX COLLECTOR
DATE: 8-31-16

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 31 DAY OF August, 2016 AT 11:30 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. 2016-05
GRANT COUNTY RECORDS.


GRANT COUNTY CLERK