

ACCESS AND UTILITY EASEMENT

EXISTING EASEMENT 1:

A PRIVATE ACCESS EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, FOR THE PURPOSE OF INGRESS, EGRESS, AND UTILITIES, SAID EASEMENT BEING 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; AS DESCRIBED IN DEED NO. 136, PG. 328 AND ON GRANT COUNTY MAP OF SURVEY NO. 1026.

BEGINNING AT A POINT WHICH IS S. 88° 26' 12" E., 15.77 FEET FROM THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN GRANT COUNTY DEED BOOK 136 PAGE 327; THENCE N. 19° 29' 32" E., A DISTANCE OF 527.79'; THENCE N. 16° 56' 16" E., A DISTANCE OF 442.42'; THENCE N. 29° 24' 26" E., A DISTANCE OF 413.75'; THENCE 41.06' ALONG THE ARC OF A 85.34' RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS N. 43° 11' 02" E., 40.66'); THENCE 85.18' ALONG THE ARC OF A 50.00' RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS S. 74° 13' 20" E., 75.25'); THENCE S. 31° 36' 29" E., 101.32'; THENCE S. 26° 02' 31" E., 268.95'; THENCE 79.14' ALONG THE ARC OF A 180.00' RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS S. 13° 26' 44" E., 78.50'); THENCE S. 0° 51' 04" E., 74.29'; THENCE 48.74 FEET ALONG THE ARC OF A 33.00' RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S. 43° 09' 40" E., 44.43'); THENCE S. 85° 28' 16" E. 42.22'; THENCE 29.99 FEET ALONG THE ARC OF A 45.00' RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N. 75° 26' 08" E. 29.44'); THENCE N. 56° 20' 32" E., 30 FEET +/- TO THE EAST LINE OF UNSURVEYED PARCEL 3.

EASEMENT 2:

A PRIVATE ACCESS AND UTILITIES EASEMENT, CREATED VIA THIS PLAT SERVING PARCEL 1 ACROSS PARCEL 3, 24.00 FEET IN WIDTH, 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1, THENCE S. 11° 32' 09" E. A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N. 63° 08' 19" E. A DISTANCE OF 323.76 FEET TO A POINT ON THE CENTERLINE DESCRIBED IN GRANT COUNTY DEED BOOK NUMBER 136 PAGE 327.

EASEMENT 3:

A PRIVATE ACCESS AND UTILITIES EASEMENT, CREATED VIA THIS PLAT SERVING PARCEL 1 ACROSS PARCEL 3, 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1, THENCE S. 11° 32' 09" E. A DISTANCE OF 25.00 FEET, THENCE N. 63° 08' 19" E. A DISTANCE OF 323.76 FEET, TO THE POINT OF BEGINNING; THENCE N. 29° 24' 26" E., A DISTANCE OF 413.75 FEET; THENCE ON A 85.34 FOOT RADIUS CURVE RIGHT, ALONG SAID CENTERLINE, 41.06 FEET, THE LONG CHORD OF WHICH BEARS N. 43° 11' 02" E., A DISTANCE OF 40.66 FEET.

EASEMENT 4:

A PRIVATE ACCESS AND UTILITIES EASEMENT, CREATED VIA THIS PLAT SERVING PARCEL 2 ACROSS PARCEL 3, 24.00 FEET IN WIDTH, 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2, THENCE S. 11° 32' 09" E. A DISTANCE OF 25.00 FEET; TO THE POINT OF BEGINNING; THENCE N. 82° 44' 16" E., A DISTANCE OF 618.29 FEET TO A POINT ON THE CENTERLINE OF ABOVE DESCRIBED EASEMENT 3.

EASEMENT 5:

A PRIVATE ACCESS AND UTILITIES EASEMENT, CREATED VIA THIS PLAT SERVING PARCEL 1 AND 2 ACROSS PARCEL 3, 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2, THENCE S. 11° 32' 09" E. A DISTANCE OF 25.00 FEET; THENCE N. 82° 44' 16" E., A DISTANCE OF 618.29 FEET TO THE POINT OF BEGINNING; THENCE ON A 50.00 FOOT RADIUS CURVE RIGHT, ALONG SAID CENTERLINE A DISTANCE OF 85.18 FEET, (THE LONG CHORD OF WHICH BEARS S. 74° 13' 20" E., A DISTANCE OF 75.25 FEET); THENCE S. 31° 36' 29" E., A DISTANCE OF 101.32 FEET; THENCE S. 26° 02' 31" E., A DISTANCE OF 268.95 FEET; THENCE ON A 180.00 FOOT RADIUS CURVE RIGHT A DISTANCE OF 79.14 FEET, (THE LONG CHORD OF WHICH BEARS S. 13° 26' 44" E., A DISTANCE OF 78.50 FEET); THENCE S. 0° 51' 04" E., A DISTANCE OF 74.29 FEET; THENCE ON A 33.00 FOOT RADIUS CURVE RIGHT, ALONG SAID CENTERLINE A DISTANCE OF 48.74 FEET, (THE LONG CHORD OF WHICH BEARS S. 43° 09' 40" E., A DISTANCE OF 44.43 FEET); THENCE S. 85° 28' 16" E., A DISTANCE OF 42.22 FEET; THENCE ON A 45.00 FOOT RADIUS CURVE RIGHT, ALONG SAID CENTERLINE A DISTANCE OF 29.99 FEET, (THE LONG CHORD OF WHICH BEARS N. 75° 26' 08" E., A DISTANCE OF 29.44 FEET); THENCE N. 56° 20' 32" E., A DISTANCE OF 30 FEET +/- TO THE EAST BOUNDARY OF PARCEL 3.

APPROVALS

WE THE UNDERSIGNED OFFICERS IN AND FOR GRANT COUNTY, OREGON DO HEREBY APPROVE THIS PARTITION PLAT.

GRANT COUNTY SURVEYOR: M. J. [Signature]; Date July 21, 2016.

GRANT COUNTY PLANNING BY: Helary McNary by Shannon [Signature] Date 9-8-2016 2016.

I HEREBY CERTIFY THAT ALL TAXES FOR THE SUBJECT PROPERTY HAVE BEEN PAID AS REQUIRED.

GRANT COUNTY TAX COLLECTOR/ASSESSOR BY: Karen [Signature]; Date November 9, 2016.

STATE OF OREGON }
COUNTY OF GRANT } S.S.

I DO HEREBY CERTIFY THAT THE ANNEXED PARTITION PLAT WAS
RECIEVED FOR RECORDING ON THE 9th DAY OF Nov, 2016
AT 0111 O'CLOCK pm M., AND RECORDED IN GRANT COUNTY RECORDS
AND IS HEREBY APPROVED.

GRANT COUNTY CLERK BY: Valerie Ellison Deputy

PARTITION PLAT NO. 2016-08

A PARTITION OF LAND SITUATED IN THE SOUTH 1/2 OF THE
NE 1/4 OF SECTION 30 AND IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 29, TOWNSHIP 13 SOUTH, RANGE 32 EAST,
WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON

APRIL 6, 2016

SURVEYOR'S CERTIFICATE

I, THOMAS J. HANLEY, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PLATTED THREE PARCELS OF LAND ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92.

LOCATED IN THE NE 1/4 OF SECTION 30 AND IN THE NW 1/4 OF SECTION 29, TOWNSHIP 13 S., R. 32 E., WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30; THENCE N. 11° 24' 14" E., A DISTANCE OF 3068.37' TO THE INITIAL POINT; THENCE N. 01° 32' 33" W., A DISTANCE OF 456.50 FEET; THENCE N. 12° 40' 42" W., A DISTANCE OF 256.36 FEET; THENCE N. 82° 26' 38" E., A DISTANCE OF 997.86 FEET; THENCE N. 76° 00' 38" E., A DISTANCE OF 682.46 FEET; THENCE S. 28° 58' 00" E., A DISTANCE OF 719.99 FEET; THENCE S. 28° 58' 00" E., A DISTANCE OF 738.58 FEET; THENCE S. 28° 58' 00" E., A DISTANCE OF 94 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29; THENCE WESTERLY, ALONG SAID LINE A DISTANCE OF 321 FEET MORE OR LESS TO THE E 1/4 OF SECTION 30, T. 13 S, R. 32 E.; THENCE 1004 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE NE 1/4 COR. OF SAID SECTION 30, TO A POINT ON THE EAST BOUNDARY LINE OF THAT PARCEL DESCRIBED IN GRANT COUNTY DEED BOOK 136 PAGE 328; THENCE N. 19° 29' 32" E., A DISTANCE OF 293 FEET, MORE OR LESS, ALONG SAID EAST LINE; THENCE N. 85° 55' 58" W., A DISTANCE OF 1110.48 FEET THE POINT OF BEGINNING.

AREA = 46.34 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT FOR CECIL L. AND IRENE R. GAGNON AND THE GAGNON REVOCABLE LIVING TRUST IS TO PARTITION THE ABOVE DESCRIBED LAND INTO THREE PARCELS. MONUMENTATION DESCRIBED IN GRANT COUNTY SURVEYS NO. 457 AND 1026 WAS RECOVERED. GRANT COUNTY DEEDS BOOK 136 PAGE 325, BOOK 136 PAGE 327 AND 20151583 PROVIDED THE PROPERTY DESCRIPTION FOR THE SUBJECT PROPERTY. THIS PARTITION ABUTS GRANT CO. SURVEY NO. 1026, MONUMENTS FROM WHICH WERE RECOVERED AND HELD AS BASIS OF BEARING FOR THIS PROJECT. FOUND AND TIED MONUMENTS ARE ALL ACCEPTED IN THEIR LOCATIONS ON THE GROUND.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CECIL L. GAGNON AND IRENE R. GAGNON AS INDIVIDUALS AND CECIL L. GAGNON AND IRENE R. GAGNON AS TRUSTEES OF THE GAGNON FAMILY REVOCABLE LIVING TRUST, ARE THE OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND THEY CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DO HEREBY GRANT THE ACCESS AND UTILITY EASEMENTS AS DESCRIBED HEREON.

Cecil L. Gagnon
CECIL L. GAGNON

Irene R. Gagnon
IRENE R. GAGNON

Cecil L. Gagnon Trustee
CECIL L. GAGNON, TRUSTEE

Irene R. Gagnon Trustee
IRENE R. GAGNON, TRUSTEE

ACKNOWLEDGMENT

STATE OF Oregon }
COUNTY OF Grant } S.S.

ON Sept. 8th, 2016 BEFORE ME DID PERSONALLY APPEAR
THE WITHIN NAMED CECIL L. AND IRENE R. GAGNON WHO
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME
FREELY AND VOLUNTARILY.



Laurie L. Wright
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-11-2020

HANLEY ENGINEERING, INC.
2043 MAIN STEET
BAKER CITY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas J. Hanley
OREGON
JULY 13, 1979
THOMAS J. HANLEY
1817

Renews June 30, 2017