

LAND PARTITION PLAT #2017-02
A Partition of a portion of Parcel 2, Grant
County Land Partition No. 95-04
Situating in the NW1/4 & SW1/4 of Section 25
and in the NE1/4 & SE1/4 of Section 26,
T.11S., R.26E., W.M., Grant County, Oregon
NOT SURVEYED
Completed on January 2, 2017

Sheet 1 of 2

NARRATIVE

This partition plat was created at the request of Barbara Buce to partition the lands as described in Grant County Instrument #20082309 as shown herein.

All courses shown herein are based on record surveys. No survey was performed during the creation of this partition plat.

Areas as shown herein are calculated based on the record survey data.

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 on this partition plat in accordance with O.R.S. 92, the exterior boundary of which is recorded as a portion of the lands as described in Grant County Deed Instrument #20082309 in the Grant County Deed Records, being more particularly described as follows:

A portion of Parcel 2, Grant County Land Partition No. 95-04, all in T.11S., R.26E., W.M., Grant County, Oregon as follows:

SECTION 25:

W1/2 NW1/4 NW1/4
W1/2 SW1/4 NW1/4
W1/2 SW1/4

All that portion of the E1/2 SW1/4 NW1/4 lying south of the following described line:

Beginning at a point being 129.74 feet North and 577.31 feet East of the W1/4 corner of Section 25:

Thence N89°48'E, 133.73 feet to a point:

Thence N71°21'E, 151.85 feet to a point:

Thence N76°49'E, 162.32 feet to a point:

Thence S71°29'E, 158.36 feet to a point:

Thence S60°44'E, 236.20 feet to a point, being the terminus of said line.

Excepting therefrom all that portion of the W1/2 NW1/4 NW1/4 and W1/2 SW1/4 NW1/4 lying easterly of the following described line as shown on Grant County Map of Survey No. 1407:

Beginning at a point being 194.51 feet North and 653.95 feet East of the W1/4 corner of Section 25:

Thence N00°48'02"W, 23.51 feet to a 5/8" pin with a "BGB SURVEY MARKER" cap;
Thence continuing N00°48'02"W, 602.30 feet to a 5/8" pin with a "BGB SURVEY MARKER" cap;

Thence S80°42'34"W, 33.34 feet to a 5/8" pin with a "BGB SURVEY MARKER" cap;

Thence N09°18'22"W, 82.23 feet to a 5/8" pin with a "BGB SURVEY MARKER" cap;

Thence N80°42'34"E, 45.64 feet to a 5/8" pin with a "BGB SURVEY MARKER" cap;

Thence N00°48'02"W, 1752.97 feet to a 5/8" pin with a "BGB SURVEY MARKER" cap;

Thence continuing N00°48'02"W, 50 feet, more or less, to the North line of said Section 25 and the terminus of said line.

Also Excepting therefrom the Right of Way of Grant County Road #3414(Dick Creek Rd.) as described in Deed Instrument #920388 of the Grant County Deed Records.

SECTION 26:

E1/2 NE1/4
E1/2 SE1/4

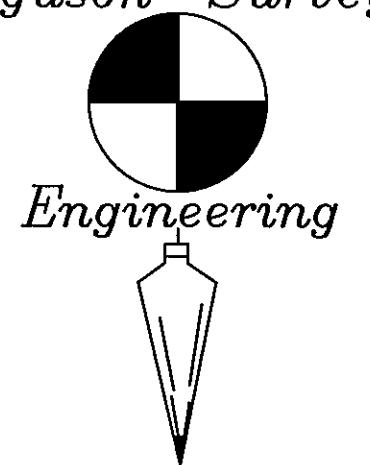
Excepting therefrom the Right of Way of Grant County Road #3414(Dick Creek Rd.) as described in Deed Instrument #920388 of the Grant County Deed Records.

I hereby designate the NW corner Section 25 as the Initial Point for this Partition, as shown herein.


KENNETH H. DELANO JR., PLS
STAFF SURVEYOR



Ferguson Surveying



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MT. VERNON, OR 97865
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FAX (541)932-4430
EMAIL dfse@oretelco.net

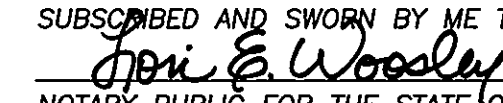
OWNER'S DECLARATION

Know all people by these present, that I, Barbara J. Buce, as Trustee of the BJB Trust, being the owner of the property as described in the Surveyor's Certificate, have caused said property to be partitioned as shown herein, in accordance with O.R.S. Chapter 92.

This partition is subject to the following:



- 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) The terms and conditions of a "DECLARATION OF RESTRICTIONS", recorded on March 8, 1984, in Book 129, Page 609 of the Grant County Deed Records, being specific to the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 25, T.11S, R.26E., W.M.
- 4) A private utility easement to Telephone Utilities of Eastern Oregon, Inc., subject to the terms and provisions therein, recorded May 12, 1986, in Book 133, Page 423 of the Grant County Deed Records. No width specified and is not shown due to a lack of information.
- 5) An easement in common with others entitled to the use thereof, over the existing road to Oregon State Highway No. 19, subject to the terms and provisions therein, recorded December 26, 1991, Instrument #912184 of the Grant County Deed Records. No width specified and is not shown due to a lack of information.
- 6) Right of Way Deed to Grant County, subject to the terms and provisions therein, recorded March 3, 1992, Instrument #920388 of the Grant County Deed Records, being 60 feet in width and shown herein as Grant County Road #3414, known as Dick Creek Road.


Barbara J. Buce, as Trustee of the BJB Trust

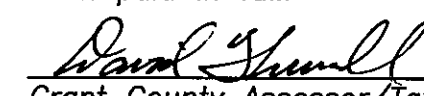
SUBSCRIBED AND SWORN BY ME THIS 24th DAY OF January, 2017

NOTARY PUBLIC FOR THE STATE OF OREGON
COMMISSION # 477983
MY COMMISSION EXPIRES 5/2/17



APPROVALS

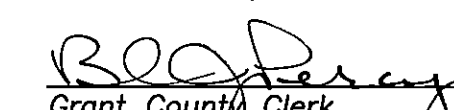

Hilary McHenry, Grant County Planning Director
Date March 20, 2017

Matt, Grant County Surveyor
Date 1/5, 2017

I hereby certify that all taxes against the property partitioned herein have been paid in full.


David Shumell, Grant County Assessor/Tax Collector
Date 04/04, 2017

RECORDATION

I hereby certify that the hereon Partition Plat was Received for recording on this 04th day of April, 2017 at 11:12 o'clock A m. and recorded as Partition Plat No. 2017-02 of the Grant County Plat Records.


Grant County Clerk

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 05 2017

BY: 