

LAND PARTITION PLAT NO. 2018-06

SITUATED IN THE SW1/4 OF SECTION 31,
T13S, R32E, W.M.
GRANT COUNTY, OREGON

Sheet 2 of 2
March 21, 2018

APPROVALS

Approved this 17 day of April, 2018

[Signature]
Grant County Surveyor

Approved this 25th day of April, 2018

[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 04/25/2018

I do hereby certify that this plat was received on the 2nd day of May, 2018 at 2:41 o'clock P.M., and recorded as Land Partition Plat No. 2018-06 Grant County Records.

[Signature]
Grant County Clerk

DECLARATION

Know all people by these presents that we, Jason L. Miller and Robyn J. Miller, do hereby declare we are the owners of the land 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. We hereby grant a private access easement, variable in width, over and across Parcel 2, for ingress and egress to Parcels 1. & 3. The easement is described on sheet 1.

[Signature]
Jason L. Miller

[Signature]
Robyn J. Miller

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the property.
- 3) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 20 feet in width, recorded January 14, 1954, in Book 69, Page 259, deeds of Grant County, Oregon.
- 4) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 10 feet in width, recorded May 2, 1969, in Book 101, Page 23, deeds of Grant County, Oregon. Not shown, deed calls "all as staked on the ground".
- 5) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 10 feet in width, recorded April 12, 1971, in Book 105, Page 449, deeds of Grant County, Oregon. Not shown, deed calls "all as staked on the ground".
- 6) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 10 feet in width, recorded April 12, 1971, in Book 105, Page 450, deeds of Grant County, Oregon. Not shown, deed calls "all as staked on the ground".
- 7) A public road right of way, variable in width, including the terms and conditions thereof, to Grant County, Oregon, recorded June 19, 1980, in deed Book 123, Page 210, deed records of Grant County, Oregon.
- 8) A public road right of way, 60 feet in width, including the terms and conditions thereof, to Grant County, Oregon, recorded January 22, 1963, in deed Book 88, Page 153, deed records of Grant County, Oregon.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 27 day of April, 2018, by Jason L. Miller and Robyn J. Miller.

[Signature]
Notary Public of Oregon
My commission expires: 02/07/2022

Mortgage Electronic Registration Systems, Inc.

~~Wells Fargo Home Mortgage~~ has consented to this partition and declaration by an Affidavit of Consent recorded in Instrument No. 20180485 in the office of the Grant County Clerk.

CORRECTIONS MADE JUNE 27, 2018, AS PER AFFIDAVIT OF CORRECTION FILED AS INSTRUMENT NO. 20181481, DEED RECORDS OF GRANT COUNTY, OREGON

[Signature]
GRANT COUNTY SURVEYOR

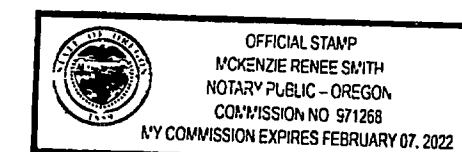
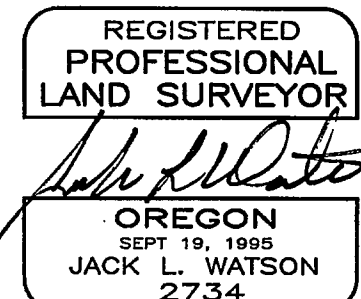
SURVEYOR'S CERTIFICATE

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 SW1/4 of Section 31, T13S, R32E, W.M., Grant County, Oregon.

Beginning at the Initial Point at the NE corner of Parcel 3 which is 1603.92 feet North, and 2199.25 feet East of the SW corner of said Section 31; Thence N77°02'00"W, 559.04 feet; Thence N16°04'14"W, 268.49 feet; Thence N00°13'14"W, 315.44 feet; Thence N03°18'30"E, 267.54 to the easterly right of way line of County Road No. 52 as described in Book 88, Page 153 deeds of Grant County; Thence along said right of way S04°58'00"W, 80.70 feet; Thence continuing along said right of way on a 99.03 foot radius curve right, 108.02 feet, the chord of which bears (S36°12'57"W, 102.75 feet); Thence S06°43'40"E, 104.80 feet; Thence S00°12'59"E, 320.88 feet; Thence S16°05'10"E, 264.00 feet; Thence S88°02'00"W, 692.33 feet to the easterly right of way of County Road No. 52 as described in Book 123, Page 210 deeds of Grant County; Thence along said right of way on a 602.96 foot radius curve right, 70.93 feet, the chord of which bears (S46°35'46"W, 70.89 feet); Thence S24°41'00"E, 784.92 feet; Thence S79°04'00"E, 639.43 feet; Thence S23°34'52"E, 134.78 feet; Thence N19°11'09"E, 112.21 feet; Thence N19°28'06"E, 848.99 feet to the point of beginning.

This partition contains 20.54 acres.

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



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

[Signature]
Jack L. Watson, PLS