

LAND PARTITION PLAT NO. 2019-02  
SITUATED IN THE E1/2SE1/4 SECTION 21, T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF CHARLES AND LAURA STINNETT, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20051319. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE STINNETT'S PROPERTY INTO TWO PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APURTENANT MONUMENTS SHOWN ON RECORD SURVEY NOS 535, 642 AND 1727. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON FROM THESE SURVEYS. THE RECORD MONUMENT AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT WAS FOUND LYING LOOSE ON THE GROUND NEAR THE RECORD LOCATION. THERE IS A 2" DIAMETER GALVANIZED IRON PIPE FENCE POST SET IN CONCRETE OCCUPYING THE CORNER LOCATION.

IN ORDER TO DETERMINE THE NORTH AND EAST BOUNDARIES OF THE SUBJECT TRACT, I RESEARCHED DEED RECORDS TO DETERMINE JUNIORENIOR PROPERTY RIGHTS BETWEEN THE STINNETT'S AND ADJACENT PROPERTIES. I FOUND THE DEED RECORDED IN BOOK 80, PAGE 628 DATED APRIL 9, 1969 WHICH ENCOMPASSED THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES TO THE NORTH, EAST AND SOUTH. I ALSO FOUND THE DOCUMENT RECORDED IN DEED BOOK 83, PAGE 491 WHICH IS THE "BREAKOUT" DEED IN WHICH THE STINNETT'S AND THE OTIEC PROPERTY TO THE SOUTH WERE CREATED. I HELD THE DEED RECORD DISTANCES FROM BOOK 83, PAGE 491 AS SENIOR TO THE PROPERTIES TO THE NORTH AND EAST. DEED RECORD BEARINGS ARE ROTATED 00°06'13" COUNTERCLOCKWISE TO MATCH RECORD SURVEYED LINES. IN 2005 THE STINNETT'S PROPERTY TOOK ON ITS CURRENT CONFIGURATION BY MEANS OF A PROPERTY LINE ADJUSTMENT AS EVIDENCED BY GRANT COUNTY RECORD MAP OF SURVEY NO. 1727.

THE NORTHEAST AND NORTHWEST CORNERS OF THE STINNETT'S TRACT FALL BELOW OR NEAR THE HIGH WATER MARK OF THE JOHN DAY RIVER AND ARE THEREFORE SUSCEPTIBLE TO BEING DESTROYED. I ACCEPT AND UTILIZE THE OFFSET PIN SOUTHERLY OF THE NORTHWEST CORNER SET DURING SURVEY NO. 1727. I SET AN OFFSET PIN ON THE EAST LINE OF THE SUBJECT TRACT SOUTHERLY OF THE NORTHEAST CORNER AS SHOWN HEREON. I SET NEW MONUMENTS ON THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. STINNETT.

APPROVALS

APPROVED THIS 15<sup>TH</sup> DAY OF January, 2019.  
W. G. Johnson  
UNION COUNTY SURVEYOR

APPROVED THIS 17<sup>TH</sup> DAY OF January, 2019.  
John A. Stinnett  
CITY OF JOHN DAY

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
B. J. Johnson  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 01/22/2019

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 15<sup>TH</sup> DAY OF January, 2019 AT 9:00 O'CLOCK A.M. AND RECORDED AS LAND PARTITION PLAT NO. 2019-02, GRANT COUNTY RECORDS.  
B. J. Johnson  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
B. J. Johnson  
BENCHMARK LAND SURVEYING

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCEL 1 AND PARCEL 2 OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE E1/2SE1/4 SECTION 21, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER, SAID POINT BEING 1736.40 FEET NORTH AND 1039.03 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE N.00°33'13"W., 57.66 FEET;  
THENCE S. 77°59'13"E., 250.40 FEET;  
THENCE S. 00°33'13"E., 536.05 FEET;  
THENCE N. 89°43'47"W., 121.41 FEET;  
THENCE N. 01°45'16"W., 25.27 FEET;  
THENCE S. 89°45'07"W., 122.47 FEET;  
THENCE N. 00°33'13"W., 505.21 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3.08 ACRES

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROADWAY FOR INGRESS AND EGRESS, GRANTED TO EVERETT L. WIGGINS, RECORDED FEBRUARY 5, 1969 IN BOOK 80, PAGE 384, SAID EASEMENT BEING 10 FEET IN WIDTH, AS SHOWN HEREON. (SEE DECLARATION ALSO)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR FLOOD CONTROL, GRANTED TO GRANT COUNTY, OREGON, A MUNICIPAL CORPORATION, RECORDED AUGUST 10, 1965 IN BOOK 93, PAGE 288. THE DEED DOCUMENT DOES NOT SPECIFY A WIDTH FOR THIS EASEMENT. EASEMENT LOCATION NOT SPECIFIED, BUT THE DOCUMENT STATES THAT IT IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF LEVEES.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION, DISTRIBUTION AND TELEPHONE LINES AND CIRCUITS, GRANTED TO IDAHO POWER COMPANY, A CORPORATION, RECORDED JANUARY 5, 1967 IN BOOK 95, PAGE 597, NO SPECIFIED WIDTH, DEED RECORD CENTERLINE SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THE PRESENTS THAT WE CHARLES J. STINNETT AND LAURA L. STINNETT DO HEREBY DECLARE THAT WE ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

AS ASSIGNEES OF THAT CERTAIN 10 FOOT WIDE PRIVATE ACCESS EASEMENT DESCRIBED IN RECORD BOOK 80, PAGE 384, DEED RECORDS OF GRANT COUNTY, OREGON, AND TO AVOID CONFUSION AND THE POTENTIAL FOR FUTURE CONFLICT, WE DO HEREBY DETERMINE THE PERMANENT LOCATION OF SAID EASEMENT TO BE ADJACENT TO AND NORTHERLY OF THE SOUTH LINE OF PARCEL 1 OF THIS LAND PARTITION, AS SHOWN HEREON.

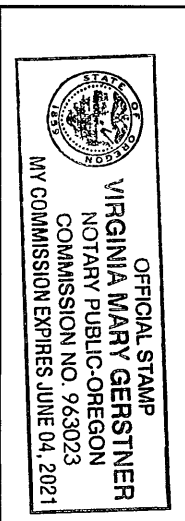
Charles J. Stinnett  
CHARLES J. STINNETT  
Laura L. Stinnett  
LAURA L. STINNETT

ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

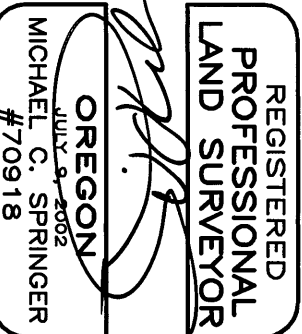
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 17, 2019,  
CHARLES J. STINNETT AND LAURA L. STINNETT.

Michael C. Springer  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 06/01/2021



REFERENCES

RECORD MAP OF SURVEY NO.'S 535, 642 & 1727  
DEED RECORD INSTRUMENT NO.'S 20051319 & 20161127  
DEED RECORD BOOK 80 PAGE 628  
DEED RECORD BOOK 93 PAGE 491  
DEED RECORD BOOK 110 PAGES 786-787  
PRELIMINARY TITLE REPORT ORDER NO. 26286



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD, JOHN DAY, OREGON  
1207 DEWEY AVE, BAKER CITY, OREGON  
541-676-1261 ~ 541-623-6862

LAND PARTITION PLAT  
SITUATED IN THE E1/2SE1/4 SECTION 21,  
T.13S., R.31E., W.M.,  
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR CHARLES & LAURA STINNETT

SURVEYED BY MCS

SCALE: 1"=40'

DRAWN BY: MCS

12/30/2018

SHEET 2 OF 2