

LAND PARTITION PLAT NO. 2019-05
SITUATED IN THE NE1/4, SE1/4, SW1/4 AND NW1/4 OF SECTION 13
T18S, R26E W.M. AND IN GOV'T LOTS 1 & 2 OF SECTION 18,
T18S, R27E W.M., GRANT COUNTY, OREGON

April 26, 2019
Sheet 2 of 2

APPROVALS

Approved this 7th day of May, 2019
[Signature]
Grant County Surveyor

Approved this 17th day of May, 2019
[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 05/20/2019

I do hereby certify that this plat was received on the 20th day of May, 2019 at 1:26 o'clock P. M., and recorded as Land Partition Plat No. 2019-05 Grant County Records.

[Signature]
Grant County Clerk

NOTES:

- 1) The area for this partition is taken from the Grant County Assessor's records, and may vary when the lines of these parcels are determined by survey.
- 2) The section lines and subdivision of section lines are protracted and the parcel dimensions are approximate. The actual parcel boundary dimensions will conform to the description given in the Surveyor's Certificate.
- 3) County Roads 69 and 69A have been vacated and were not Located.

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

[Signature]
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that we, Matthew B. Gallaway and Jody M. Gallaway, do hereby declare we are the owners of the lands 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 do hereby grant a 30 foot wide private access easement, over and across Parcel 1, for ingress and egress to Parcel 2.

[Signature]
Matthew B. Gallaway

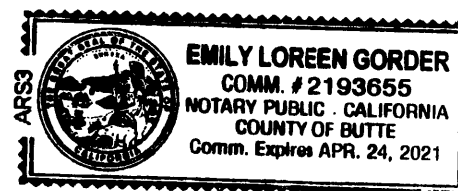
[Signature]
Jody M. Gallaway

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of these premises lying within the boundaries of streets, roads and highways.
- 2) Rights of the public and governmental bodies in and to any portion of these premises lying below the high water mark of Beaver Creek, including any ownership rights which may be claimed by the State of Oregon below the high water mark. Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the waters of Beaver Creek.
- 3) Exceptions and reservations, including the terms and provisions thereof, in the following patent from the United States of America, contained in deed Book 35, Page 137, recorded August 17, 1923, deeds of Grant County, Oregon:
- 4) Exceptions and reservations, including the terms and provisions thereof, in the following patent from the United States of America, contained in deed Book 38, Page 274, recorded September 30, 1929, deeds of Grant County, Oregon:
- 5) A public right of way permit and easement, including the terms and conditions thereof, to the State of Oregon, 20 feet in width, recorded October 23, 1953, in Book 68, Page 498, deeds of Grant County, Oregon.
- 6) A public and private utility easements, as they may exist within the right of way of Vacated County Roads No. 69 and 69A, including the terms and conditions thereof, recorded October 30, 2008, in Instrument No. 200120192, records of Grant County, Oregon. No widths are given. This document does not create an easement, although it does reserve any easements for utilities which may have existed within the right of way of the vacated county roads. Not shown due to insufficient data given in the deed.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Butte } SS



This instrument was acknowledged before me on this 13th day of May, 2019, by Matthew B. Gallaway and Jody M. Gallaway.

[Signature]
Notary Public of California
My commission expires: 4/24/2021

SURVEYOR'S CERTIFICATE

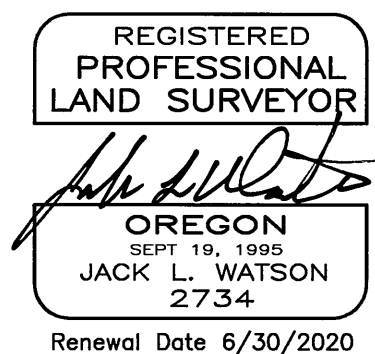
I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcel 2 and that Parcel 1 was not surveyed for this partition process. This land partition was conducted in accordance with the statutes of the State of Oregon. This partition is situated in the N1/2S1/2 and the S1/2N1/2 of Section 13, T18S, R26E, W.M., and in Gov't Lots 1 and 2 of Section 18, T18S, R27E, W.M. Grant County, Oregon.

Beginning at the Initial Point which is the E1/4 corner of said Section 13, which is a 3" iron pipe with attached BLM brass cap;
T18S, R26E, W.M., Section 13: N1/2S1/2; S1/2N1/2.
T18S, R27E, W.M., Section 18: Gov't Lot 1; Gov't Lot 2.

Together with that portion of Vacated County Road No. 69 lying within the above described lands, See Grant County Instrument No. 20120192.

This partition contains 403.83 acres, more or less.

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



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAY 22 2019

BY: [Signature]