

LAND PARTITION PLAT NO. 2021-03

SITUATED IN THE NE1/4 AND THE SE1/4 SECTION 30  
T13S, R32E, W.M.  
GRANT COUNTY, OREGON  
FEBRUARY 11, 2021



Scale 1"=100'

BASIS OF BEARINGS

Survey No. 1026

LEGEND

- Found 5/8" iron pin with attached red plastic cap.
- Found 5/8" iron pin with attached yellow plastic cap.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- x—x Fence Line
- ( ) Survey No. 1026 record bearing and distance.
- ( ) Survey No. 2147 record bearing and distance.
- Found monument, see record map of survey number shown in box.

APPROVALS

Approved this 10 day of MARCH, 2021  
Grant County Surveyor

Approved this 10 day of March, 2021  
Sharon Belin  
Grant County Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.  
Grant County Assessor and Tax Collector  
Date 03/10/2021

I do hereby certify that this plat was received on the 10th day of March, 2021 at 10:20 o'clock A.M., and recorded as Land Partition Plat No. 2021-03 Grant County Records.  
Grant County Clerk

NARRATIVE

This survey was performed at the request of Phil Gagnon. The purpose of this survey was to partition Mr. Gagnon's property as described in Instrument No.'s 20121864, 20210136 and 20210191, deeds of Grant County.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments. I found and accepted the monuments shown from Survey No.'s 1026 & 2147. The new division line was positioned as directed by Mr. Gagnon.

This survey was performed using RTK GPS receivers.

I do hereby certify that this is a true and exact copy of the original land partition plat.  
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that I, Philip Gagnon, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned in accordance with the provisions of ORS Chapter 92 as shown hereon.  
I hereby grant a private 30 foot wide access easement over and across Parcel 1 for ingress and egress to Parcel 2.  
I hereby grant a private 20 foot wide utility easement over and across Parcel 1 for utilities to Parcel 2.

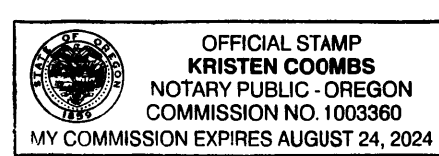
Philip Gagnon  
Philip Gagnon

ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 10 day of March, 2021, by Philip Gagnon.

Notary Public of Oregon  
My commission expires: 8/24/2024



THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of this property lying within the boundaries of streets, roads or highways.
- 2) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 10 feet in width, recorded April 14, 1989, in Book 138, Page 625, deeds of Grant County, Oregon.
- 3) A private access easement, including the terms and conditions thereof, 30 feet in width, recorded January 27, 1988, in Book 136, Page 327, deeds of Grant County, Oregon.

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 NE1/4 and in the SE1/4 of Section 30, T13S, R32E, W.M., Grant County, Oregon.

Beginning at the Initial Point which is S85°55'58"E, 88.93 feet from the SE corner of Parcel 1 of Land Partition No. 2016-08, which is recorded in the office of the Grant County Clerk;  
Thence South, 338.54 feet;  
Thence N88°46'00"W, 209.18 feet;  
Thence N88°26'12"W, 977.00 feet;  
Thence N01°33'39"W, 392.60 feet to the SW corner of Parcel 1 of said Partition No. 2016-08;  
Thence S85°55'58"E, 1199.48 feet to the point of beginning.

This partition contains 10.00 acres.

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



RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

MAR 10 2021

BY: [Signature]