

NO SURVEY WAS PERFORMED
FOR THIS PARTITION PROCESS
EXCEPT FOR THE LOCATION OF THE
60 FT. PRIVATE ACCESS EASEMENT
THROUGH PARCEL 1

LAND PARTITION PLAT NO. 96-08

SITUATED IN THE S1/2 OF SECTION 35, AND IN THE
S1/2 OF SECTION 36, T13S, R30E., W.M.
GRANT COUNTY, OREGON
FEBRUARY 29, 1996

ESTATES SUBDIVISION

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 673
BETWEEN THE FOUND MONUMENTS AT THE
SOUTHEAST COR. SEC. 35 AND THE
E1/4 CORNER OF SECTION 35
SCALE 1" = 500'

NOTES

- 1) I DID NOT SURVEY THE EXTERIOR BOUNDARY NOR THE PARCEL DIVISION LINES OF THIS LAND PARTITION. DIMENSIONS ALONG THE NORTH, EAST AND SOUTH EXTERIOR BOUNDARIES AND THE PARCEL DIVISION LINES ARE BASED ON GRANT COUNTY RECORD MAP OF SURVEY NO. 673, WHICH SURVEY WAS PERFORMED BY D.M. FERGUSON, OPLS 848, IN MARCH 1981. I DID HOWEVER, PERFORM A LOCATION SURVEY OF THE EXISTING ROAD THROUGH PARCEL 1, IN ORDER TO DESCRIBE THE PRIVATE ACCESS EASEMENT ALONG SAID ROAD, AS SHOWN.
- 2) THE LOCATION OF COUNTY ROAD NO. 49 IS APPROXIMATE.
- 3) WE ARE UNABLE TO PLOT THE EASEMENT LISTED IN THE DECLARATION AS ITEM (4) DUE TO INSUFFICIENT DATA IN THE RECORDED DOCUMENT DESCRIPTION.

LEGEND

- FOUND 2 1/2" IRON PIPE WITH ATTACHED BRASS CAP FROM RECORD MAP OF SURVEY NO. 673
- FOUND 5/8" IRON PIN FROM VOLNY VIEW ESTATES SUBDIVISION

CENTERLINE DATA FOR 60 FT. WIDE PRIVATE ACCESS EASEMENT IN PARCELS 1 & 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°28'31"E	39.35
L2	S14°46'24"W	36.77
L3	S04°28'52"E	139.52
L4	S07°53'52"E	127.23
L5	S26°17'55"E	15.52
L6	S13°31'20"E	138.35
L7	S04°20'43"E	10.81
L8	S14°25'37"E	21.98
L9	S07°43'36"E	284.22
L10	S04°07'00"E	164.59
L11	S00°15'54"E	306.26
L12	S07°13'17"E	243.09
L13	S28°14'16"E	553.72
L14	N89°52'58"E	2616.08

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	LONG BEARING	CHORD DISTANCE
C1	15°14'55"	280.00	74.52	S07°08'57"W	74.30
C2	19°15'16"	230.00	77.29	S05°08'46"W	76.93
C3	18°24'03"	180.00	57.81	S17°05'53"E	57.56
C4	12°46'35"	360.00	80.28	S19°54'38"E	80.11
C5	09°10'37"	370.00	59.26	S08°56'01"E	59.20
C6	10°04'54"	340.00	59.83	S09°23'10"E	59.75
C7	06°42'01"	570.00	66.66	S11°04'37"E	66.62
C8	06°57'23"	820.00	99.56	S03°44'36"E	99.50
C9	21°00'59"	270.00	99.04	S17°43'46"E	98.48
C10	61°52'46"	80.00	86.40	S59°10'39"E	82.26

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT, DESCRIBED AS FOLLOWS:

TOWNSHIP 13 SOUTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON:

SECTION 35: ALL THAT PORTION OF THE SOUTH HALF LYING EASTERLY OF THE COUNTY ROAD AS SAID ROAD IS DESCRIBED IN DEED RECORDED JUNE 16, 1970, IN BOOK 103, PAGE 582, DEED RECORDS OF GRANT COUNTY, OREGON, AND RECORDED MARCH 13, 1974 IN BOOK 111, PAGE 151, SAID DEED RECORDS.

SECTION 36: S1/2.

SAID TRACT CONTAINING 499.8 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON

VOLNY VIEW

PARCEL 1
S1/2 LYING EASTERLY
OF THE COUNTY ROAD
168.8 1/2 ACRES

PARCEL 2
SW1/4
164.7 ACRES

PARCEL 3
SE1/4
166.3 ACRES

APPROVALS

APPROVED THIS 17 DAY OF MARCH, 1996.

Jack W. Burns
WILLOW COUNTY SURVEYOR

APPROVED THIS 5 DAY OF MARCH, 1996.

Barbara
GRANT COUNTY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Karen C. Officer, Chief Deputy
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 03-05-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 17 DAY OF MARCH, 1996 AT 10:00 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. 96-08
GRANT COUNTY RECORDS.

Barbara
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 96-08 AS FILED
WITH THIS OFFICE.
Barbara
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 96-08.
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, SAMUEL L. MCDANIEL, HAVE CAUSED THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP AND THAT I DO HEREBY GRANT THE PRIVATE ACCESS EASEMENT, 60 FEET IN WIDTH, 30 FEET ON EACH SIDE OF THE CENTERLINE OF THE EXISTING ROAD RUNNING THROUGH PARCEL 1 AND PARCEL 2 FOR THE PURPOSE OF INGRESS AND EGRESS TO PARCELS 1, 2 AND 3, AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND ALLEYS.
- (2) UNPATENTED MINING CLAIMS. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- (3) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- (4) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST COAST POWER CO., A CORP., DATED AUGUST 7, 1936, RECORDED AUGUST 11, 1936, IN DEED BOOK 41, PAGE 299, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. PERTAINS TO THE E1/2W1/2 OF SECTION 36.
- (5) ROAD EASEMENT AS DESCRIBED IN THOSE CERTAIN DEEDS, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED MARCH 24, 1978, RECORDED APRIL 3, 1978 IN DEED BOOK 118, PAGE 626, AND DATED MARCH 20, 1978, RECORDED APRIL 3, 1978, IN DEED BOOK 118, PAGE 628, SAID ROAD EASEMENT BEING FOR THE PURPOSE OF MAINTAINING A WATER LINE, 10 FEET ON EACH SIDE OF A CENTERLINE, AS SURVEYED AND DESCRIBED IN SAID DEEDS.
- (6) WATER LINE EASEMENT AS DESCRIBED IN THOSE CERTAIN DEEDS, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED MARCH 20, 1978, RECORDED APRIL 3, 1978 IN DEED BOOK 118, PAGE 630, AND DATED MARCH 20, 1978, RECORDED APRIL 3, 1978, IN DEED BOOK 118, PAGE 632, BEING AN EASEMENT FOR AN EXISTING WATER LINE AND PERTINENT STRUCTURES, AS SURVEYED AND DESCRIBED IN SAID DEEDS.
- (7) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CP NATIONAL CORPORATION, A CORP., DATED JULY 26, 1982, RECORDED SEPTEMBER 17, 1982, IN DEED BOOK 126, PAGE 908, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (8) AN ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO SAMUEL L. MCDANIEL, DATED MARCH 1, 1996, RECORDED MARCH 1, 1996, INSTRUMENT NO. 960319, RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT PROVIDES INGRESS AND EGRESS FROM THIS PARTITION TO ANTELOPE DRIVE.

Samuel L. McDaniel
SAMUEL L. MCDANIEL

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAR 6, 1996
BY SAMUEL L. MCDANIEL

Robert D. Bagett
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES AUG 22, 1998

