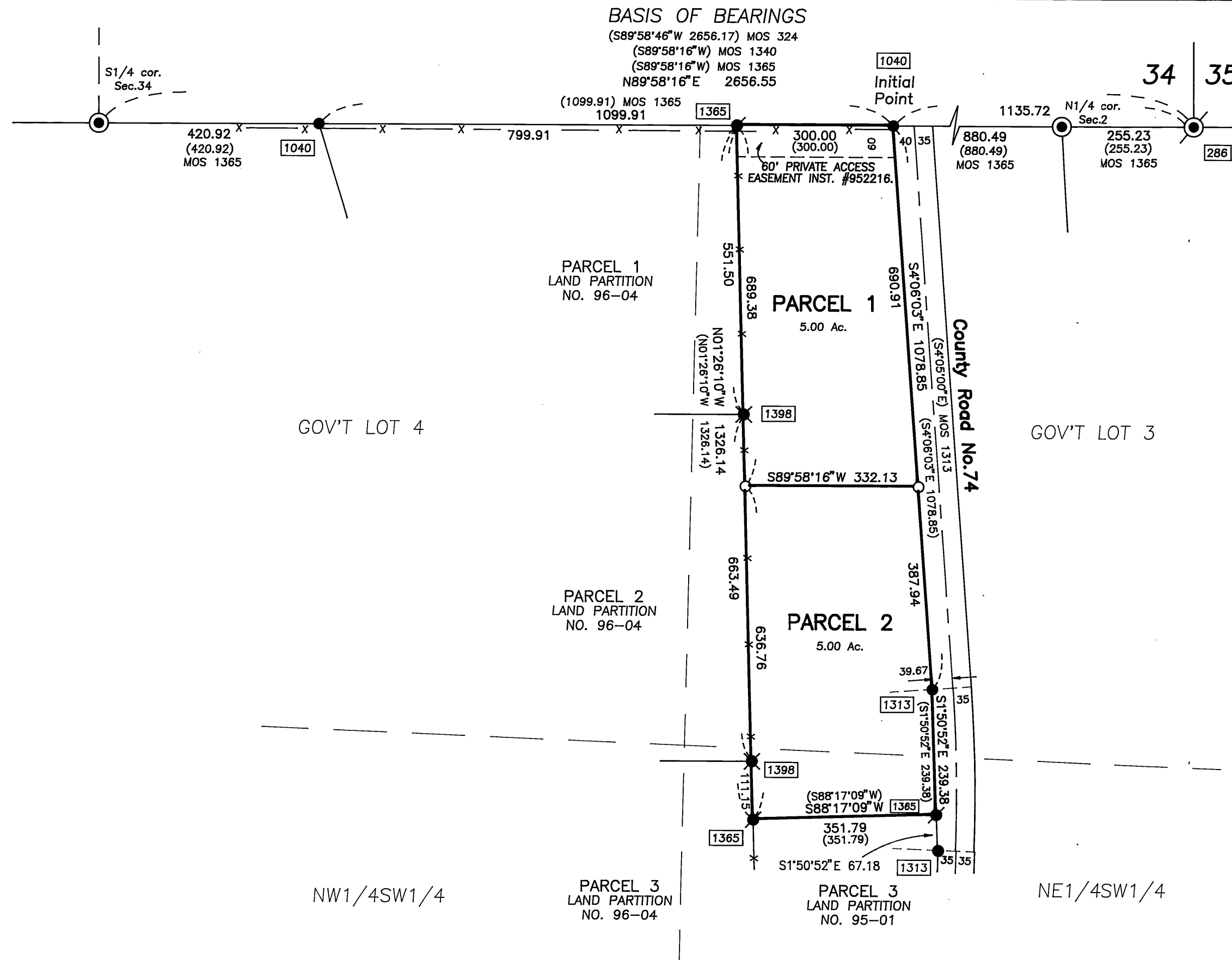


# LAND PARTITION PLAT NO. 96-16

SITUATED IN GOV'T LOT 3 AND IN THE NE1/4SW1/4  
SECTION 2, T14S, R31E, W.M.  
GRANT COUNTY, OREGON

JULY 9, 1996



## NOTES

I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.  
THE SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.  
THE DATA GIVEN FOR THE DITCH EASEMENT DESCRIBED IN BOOK 34 PAGE 137 DEEDS DOES NOT PLOT ACROSS THIS LAND PARTITION.  
THE UTILITY EASEMENT DESCRIBED IN INST. #952102 IS NOT PLOTTED DUE TO DISCREPANCIES IN THE LEGAL DESCRIPTION.

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROBERT TOLKE. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 OF THIS LAND PARTITION BY DIVIDING PARCEL 2 OF LAND PARTITION NO. 95-01 INTO TWO 5 ACRE PARCELS AS SHOWN HEREON AND TO MONUMENT THE END POINTS OF SAID DIVISION LINE.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE BOUNDARIES OF PARCEL 2 OF LAND PARTITION NO. 95-01, WHICH I SURVEYED IN 1995. ALSO SHOWN ARE TWO IRON PINS OF RECORD ALONG THE WEST EXTERIOR BOUNDARY OF THIS PARTITION WHICH ARE SHOWN ON LAND PARTITION PLAT NO. 96-04. WE FOUND ALL THE CONTROLLING MONUMENTS IN GOOD SHAPE. THE TWO NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AS SHOWN HEREON AND AT POSITIONS APPROVED BY MR. TOLKE.

## BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1365  
AS SHOWN

Scale 1" = 200'

## LEGEND

- FOUND 1 1/2" IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP.
- FOUND 2 1/2" IRON PIPE WITH ATTACHED BLM BRASS CAP.
- FOUND 5/8" IRON PIN WITH ATTACHED CAP MARKED BGA SURVEY MARKER.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CJ STOUT OPLS 2632.
- SET 5/8" X 30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- x — x FENCE LINE.
- ( ) RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. □ SURVEY NO. APPEARS IN THE BOX.

## REFERENCES

INSTRUMENT NO. 952015, 952102, 952216  
DEED BOOK 34 PAGE 137, AND BOOK 61 PAGE 386  
RECORD MAP OF SURVEY NO.'S 286, 1040, 1313, 1365, & 1398  
LAND PARTITION PLAT NO. 95-01  
LAND PARTITION PLAT NO. 96-04

## APPROVALS

APPROVED THIS 24th DAY OF JULY, 1996.

*Robert D. Bagett*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 26 DAY OF JULY, 1996.

*Robert D. Bagett*  
GRANT COUNTY PLANNING COMMISSION

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

*Robert D. Bagett*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 08-26-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13th DAY OF August, 1996 AT 12:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 96-16 GRANT COUNTY RECORDS.

*Robert D. Bagett*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-16, AS FILED WITH THIS OFFICE.

*Robert D. Bagett*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-16.

*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ROBERT TOLKE AND DONNA L. TOLKE, 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;

SAID PARCELS 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.
- (3) RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO M.F. STOCKWELL, DATED APRIL 18, 1921, RECORDED JUNE 9, 1921 IN DEED BOOK 34, PAGE 137, GRANTING AN EASEMENT FOR A DITCH AND/OR FLUME FOR THE CARRIAGE OF WATER AND INCIDENTAL PURPOSES IN LOTS 3 & 4, SW1/4, SW1/4SE1/4 OF SEC. 2, T.14S., R.31E., W.M.
- (4) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN DEED FROM THE STATE OF OREGON, DATED JUNE 19, 1950, RECORDED NOV. 21, 1950, IN DEED BOOK 61, PAGE 386, TO WIT: "RESERVING TO THE STATE OF OREGON ALL THE COAL, OIL, GAS AND OTHER MINERALS IN SAID ABOVE DESCRIBED LANDS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME."
- (4) COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS IN CHARLES J. STINNETT AND LAURA STINNETT LAND PARTITION RECORDED FEB. 6, 1995, IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 950282, AND RE-RECORDED OCT. 11, 1995 IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 952015.
- (5) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP., DATED OCT. 26, 1995, RECORDED OCT. 30, 1995, INSTRUMENT NO. 952102, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (6) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN WARRANTY DEED FROM CHARLES STINNETT AND LAURIE STINNETT, HUSBAND AND WIFE, RECORDED NOV. 15, 1995, IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 952216, TO WIT: "GRANTOR RESERVES AN ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO PARCEL NO. 1 OF LAND PARTITION NO. 95-01, SAID EASEMENT BEING OVER AND ACROSS THE NORTH 60.0 FEET OF PARCEL NO. 2. PARCEL NO. 1 AND PARCEL NO. 2 ARE SHOWN ON THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON, LAND PARTITION NO. 95-04." SAID EASEMENT IS SHOWN HEREON.

*Robert Tolke*  
ROBERT TOLKE

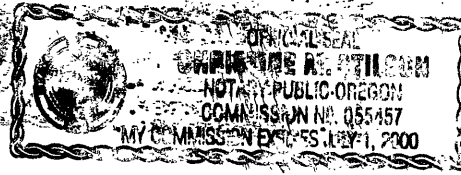
*Donna L. Tolke*  
DONNA L. TOLKE

ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF GRANT  
WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug 10, 1996, BY ROBERT TOLKE AND DONNA L. TOLKE.

*Christine M. Stilson*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES July 1, 2000



RECEIVED AND  
FILED

August 13, 1996  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Robert D. Bagett*

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN GOVERNMENT LOT 3 AND IN THE NE1/4SW1/4 OF SECTION 2, T.14 S., R.31E., W.M., GRANT COUNTY, OREGON, AND BEING A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 95-01 DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 X 30 INCH IRON PIN, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING S.89°58'16"W., 880.49 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 74; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD AS FOLLOWS: S.04°06'03"E., 1078.85 FEET; S.01°50'52"E., 239.38 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S.88°17'09"W., 351.79 FEET; THENCE N.01°26'10"W., 1326.14 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE N.89°58'16"E., ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 10.00 ACRES, MORE OR LESS.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1993  
ROBERT D. BAGETT  
598

Renewal Date 12/31/97