

# LAND PARTITION PLAT NO. 97-16

SITUATED IN THE NE1/4 AND NW1/4 OF SECTION 34, T13S, R31E, W.M.

GRANT COUNTY, OREGON

APRIL 15, 1997

## NOTES

(1) THE NET AREA OF EACH PARCEL IS CALCULATED TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 74.

(2) REGARDING THE LINE AND CURVE TABLE: THE CENTERLINE OF ROAD EASEMENT "A" IS DENOTED BY THE LETTER "A" PRECEDING THE LINE OR CURVE NUMBER. THE CENTERLINE OF COUNTY ROAD NO. 74 IS DENOTED BY THE LETTER "R" PRECEDING THE LINE OR CURVE NUMBER.

(3) FROM USC&GS TRIANGULATION STATION "ELF 2" THE INITIAL POINT OF THIS LAND PARTITION BEARS N.53°07'43"W., 1945.02 FEET, AND USC&GS TRIANGULATION STATION "JOHN DAY" BEARS N.33°50'34"E.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE CALVIN CLARK AND NANCY CLARK, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP, AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCELS 1, 2 AND 3, THE PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS FROM COUNTY ROAD NO. 74 TO SAID PARCELS, AS SHOWN HEREON, AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF SAID PARCELS 1, 2 AND 3, THE PRIVATE UTILITIES EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- (2) A. UNPATENTED MINING CLAIMS.  
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.  
C. WATER RIGHTS, CLAIMS OR TITLE TO WATER;
- (3) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN DEED FROM R L C INVESTMENTS, INC., A CORP., DATED MARCH 4, 1977, RECORDED MARCH 10, 1977 IN DEED BOOK 116, PAGE 382, TO-WIT: "RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS AN EASEMENT IN COMMON OVER AND ALONG THAT PORTION OF EASEMENT "A" THAT TRAVERSES THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47".

NOTE: ROAD EASEMENT "A" IS NOW DESIGNATED AS COUNTY ROAD NO. 74.

- (4) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CP NATIONAL, A CORP., DATED OCTOBER 31, 1979, RECORDED DECEMBER 7, 1979, IN DEED BOOK 122, PAGE 182, RECORDS OF GRANT COUNTY, OREGON, RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (5) DECLARATION OF DEDICATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE PUBLIC, DATED MARCH 31, 1980, RECORDED FEB. 10, 1982 IN DEED BOOK 125, PAGE 945 AFFECTING ROAD EASEMENT "A" AS DESCRIBED IN DEED BOOK 110, PAGE 900.
- (6) THE COMMON EASEMENTS REFERRED TO HEREIN ARE SUBJECT TO RIGHTS OF WAY, ACCESS RESTRICTIONS, AGREEMENT REGARDING MAINTENANCE AND CONTROL OF THE OLD HIGHWAY, AND RIGHTS OF THE UNITED STATES OF AMERICA.
- (7) RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DATED JUNE 22, 1994, RECORDED AUGUST 10, 1994, IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 941614, FOR RIGHT OF WAY AND INCIDENTAL PURPOSES FOR THE COUNTY ROAD 74 TO COUNTY ROAD 51 TIE-THROUGH.
- (8) EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

ALSO, AN EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, OVER AND ALONG ROAD EASEMENT "A" FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47, AS SAID EASEMENT IS DESCRIBED IN BOOK 110, PAGE 900, DEEDS.

Calvin Clark  
CALVIN CLARK

Nancy Clark  
NANCY CLARK

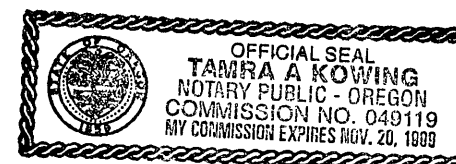
ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 16, 1997, BY CALVIN CLARK AND NANCY CLARK

Jamra A. Kowling  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11/20/99



## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ELDON PEARSON, ACTING IN BEHALF OF CALVIN CLARK. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITH THIS LAND PARTITION AND TO SET MONUMENTS AT CORNERS OF THE PARCEL BOUNDARIES AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 324, 362, 415, 762, 1313 AND LAND PARTITION NO. 96-06 WHICH I SURVEYED IN 1973, APR. 1975, AUG. 1976, AND NOV. 1982 TO NOV. 1983, MAR. 1994, AND JAN. 1996 RESPECTIVELY. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. CLARK AND MR. PEARSON, AS SHOWN HEREON.

I INTERSECTED THE NORTHERLY MONUMENTED RIGHT OF WAY LINE OF COUNTY ROAD NO. 74 WITH THE LINES OF PARCEL 1 AS SHOWN.

THE SOUTHERLY BOUNDARY SHOWN IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 74 AND THE AREAS OF PARCELS 1 AND 3 ARE CALCULATED TO SAID RIGHT OF WAY LINE. THE TITLE TO THIS TRACT IS DESCRIBED AS LYING NORTH OF THE CENTERLINE OF ROAD EASEMENT "A" AND IS SUBJECT TO THE DEDICATED RIGHT OF WAY OF COUNTY ROAD 74. ALTHOUGH COUNTY ROAD 74 WAS TO REPLACE ROAD EASEMENT "A" THE ALIGNMENTS DO NOT EXACTLY COINCIDE. ROAD EASEMENT "A", A PRIVATE EASEMENT HAS NOT YET BEEN ABANDONED BY THE OWNERS THEREOF.

## 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 THE NE1/4 AND THE NW1/4 OF SECTION 34, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, 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, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 34 BEARS N.00°21'06"W., 907.57 FEET; THENCE N.70°04'51"W., 1420.10 FEET; THENCE S.00°22'59"E., 1516.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 74; THENCE S.29°12'35"E., ALONG SAID RIGHT OF WAY LINE, 127.93 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.67°11'46"E., 435.30 FEET; THENCE N.89°53'24"E., 528.89 FEET; THENCE S.00°59'45"E., 356.89 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 74; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: 347.00 FEET ALONG THE ARC OF A 1070.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N.75°04'26"E., 345.49 FEET); 57.47 FEET ALONG THE ARC OF A 1070.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N.64°14'41"E., 57.46 FEET); N.62°42'22"E., 390.97 FEET; 188.43 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS N.86°10'33"E., 183.20 FEET); 103.38 FEET ALONG THE ARC OF A 1030.00 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS S.67°28'45"E., 103.33 FEET); S.64°38'14"E., 422.53 FEET; 88.49 FEET ALONG THE ARC OF A 1250.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.66°37'55"E., 88.47 FEET); S.68°39'36"E., 242.00 FEET; S.64°19'33"E., 159.09 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.04°01'22"E., 869.28 FEET; THENCE N.70°04'51"W., 1678.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 72.80 ACRES.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Robert D. Bagett  
OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Renewal Date 12/31/97

## APPROVALS

APPROVED THIS 25<sup>th</sup> DAY OF APRIL, 1997.

Jack W. Burris  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 1<sup>st</sup> DAY OF May, 1997.

B.A. Carpentier  
GRANT COUNTY PLANNING COMMISSION

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

Lane S. Burton  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 05-01-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13 DAY OF May, 1997 AT 3:40 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 97-16 GRANT COUNTY RECORDS.

Kathy McKinnon  
GRANT COUNTY CLERK  
My Alice Sheeh-dip

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-16, AS FILED WITH THIS OFFICE.

Kathy McKinnon  
GRANT COUNTY CLERK  
My Alice Sheeh-dip

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-16

Robert D. Bagett  
BAGETT-GRIFFITH AND BLACKMAN