

LAND PARTITION PLAT NO. 97-20

SITUATED IN THE NE1/4 OF SECTION 34, T13S, R31E, W.M.
GRANT COUNTY, OREGON

June 11, 1997

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ELDON PEARSON, HAVE CAUSED SAID LANDS 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) 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".
- (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.
- (9) THE DEDICATED EASEMENTS OF LAND PARTITION NO. 97-16 AS SHOWN HEREON.
- (10) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TIM CLEMENS, HIS HEIRS AND ASSIGNS, DATED JUNE 25, 1997, RECORDED JUNE 30, 1997, IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 971168, FOR THE PURPOSE OF INGRESS AND EGRESS TO PARCEL 2 OF LAND PARTITION NO. 97-16.

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 97-16

AS SHOWN

SCALE 1"=200'

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER, UNLESS OTHERWISE SHOWN.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER, FROM RECORD MAP OF SURVEY NO. 762, UNLESS OTHERWISE SHOWN.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER.
- () RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY OR LAND PARTITION, NO. APPEARS IN BOX.

REFERENCES

RECORD MAP OF SURVEY NO'S 324,
762 & 1313.
DEED INSTRUMENT NO'S 970899, 971008, 971168.
LAND PARTITION PLAT NO. 97-16.
DEED RECORD BOOK 77 PAGE 198
81 190
110 900-903
113 59
115 886
116 382
122 182
125 945
139 887-889

RECEIVED AND
FILED

JULY 11, 1997
OFFICE OF COUNTY SURVEYOR

ATTEST: *Robert D. Baggett*

LINE TABLE COUNTY ROAD NO. 74

LINE	BEARING	DISTANCE
R-L2	N62°42'22"E	390.97
R-L3	S64°36'14"E	422.53
R-L4	S68°39'36"E	240.86
R-L5	S64°19'33"E	169.86

CURVE TABLE COUNTY ROAD NO. 74

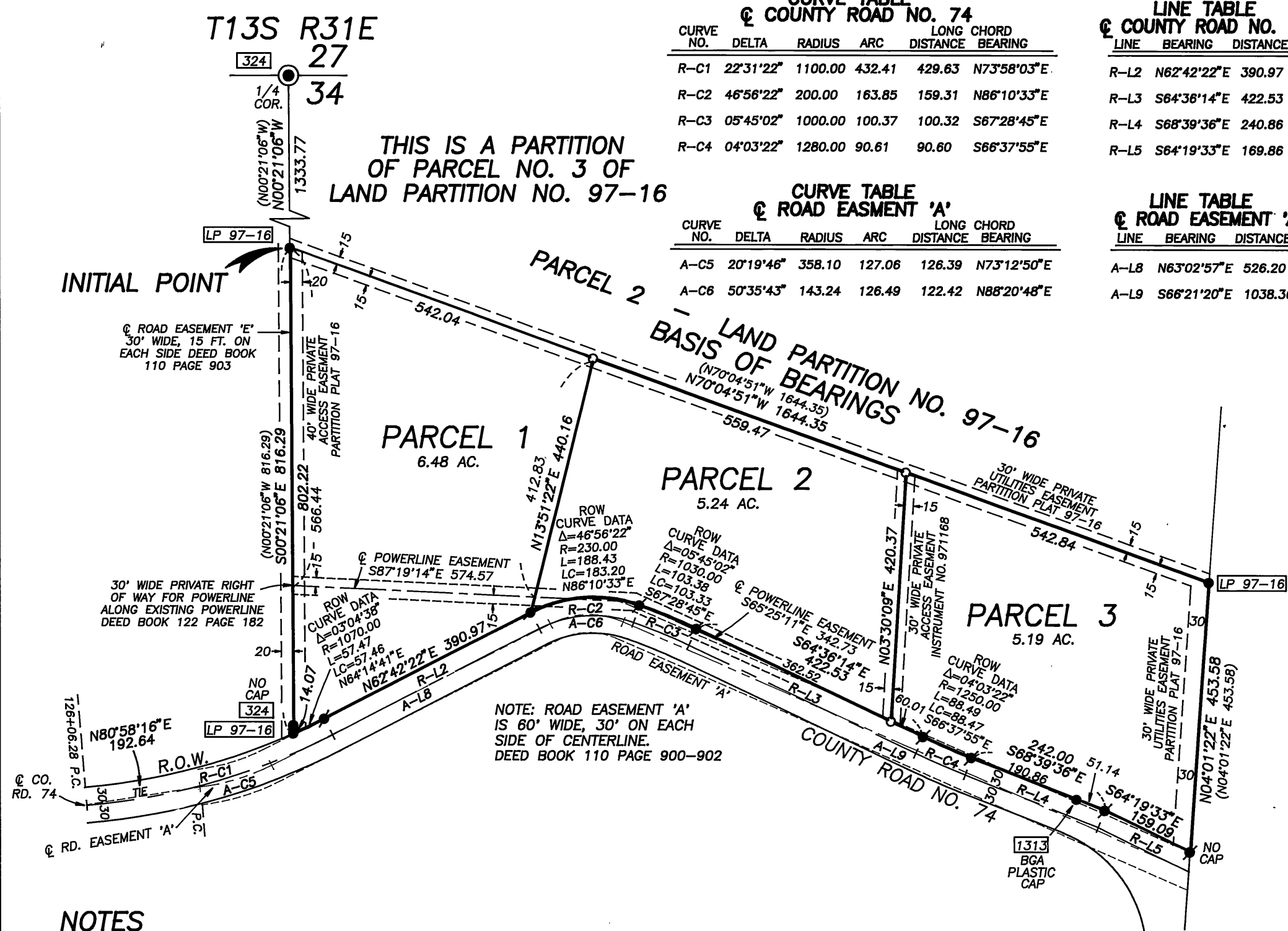
CURVE NO.	DELTA	RADIUS	ARC	LONG CHORD	BEARING
R-C1	22°31'22"	1100.00	432.41	429.63	N73°58'03"E
R-C2	46°56'22"	200.00	163.85	159.31	N86°10'33"E
R-C3	05°45'02"	1000.00	100.37	100.32	S67°28'45"E
R-C4	04°03'22"	1280.00	90.61	90.60	S66°37'55"E

LINE TABLE ROAD EASEMENT 'A'

LINE	BEARING	DISTANCE
A-L8	N63°02'57"E	526.20
A-L9	S66°21'20"E	1038.36

CURVE TABLE ROAD EASEMENT 'A'

CURVE NO.	DELTA	RADIUS	ARC	LONG CHORD	BEARING
A-C5	20°19'46"	358.10	127.06	126.39	N73°12'50"E
A-C6	50°35'43"	143.24	126.49	122.42	N88°20'48"E



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.64°30'07"W., 1721.00 FEET, AND USC&GS TRIANGULATION STATION "JOHN DAY" BEARS N.33°50'34"E.

APPROVALS

APPROVED THIS 24TH DAY OF JUNE, 1997.

Jack W. Burris
WALLAWA COUNTY SURVEYOR

APPROVED THIS 8TH DAY OF JULY, 1997.

BA Carpenter
GRANT COUNTY PLANNING COMMISSION

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

Steve L. Austin
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 07-11-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 11TH DAY OF JULY, 1997 AT 3:10 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 97-20 GRANT COUNTY RECORDS.

Alvin West-dep
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-20 AS FILED WITH THIS OFFICE.

Alvin West-dep
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-20

Robert D. Baggett
BAGETT-GRIFFITH AND BLACKMAN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ELDON PEARSON. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITH THIS LAND PARTITION, WHICH IS A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 97-16, 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 LAND PARTITION NO. 97-16 WHICH I SURVEYED IN APR. 1997. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. PEARSON, AS SHOWN HEREON.

I INTERSECTED THE NORTHERLY MONUMENTED RIGHT OF WAY LINE OF COUNTY ROAD NO. 74 WITH THE WEST LINE OF PARCEL 3 AS SHOWN.

THE SOUTHERLY BOUNDARY SHOWN IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 74 AND THE AREAS OF THE 3 PARCELS ARE CALCULATED TO SAID RIGHT OF WAY LINE. THE ORIGINAL 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 A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 97-16, AS FILED IN THE OFFICE OF THE GRANT COUNTY CLERK AND BEING SITUATED IN THE NE1/4 OF SECTION 34, T13S., R-31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" X 30" 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., 1333.77 FEET; THENCE S.00°21'06"E., 816.29 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 74; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: 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°36'14"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.68°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., 453.58 FEET; THENCE N.70°04'51"W., 1644.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 16.91 ACRES.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1963
ROBERT D. BAGETT
598

Renewal Date 12/31/97

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED RECORDED AS INSTRUMENT NO. 971251, DEED RECORDS.