

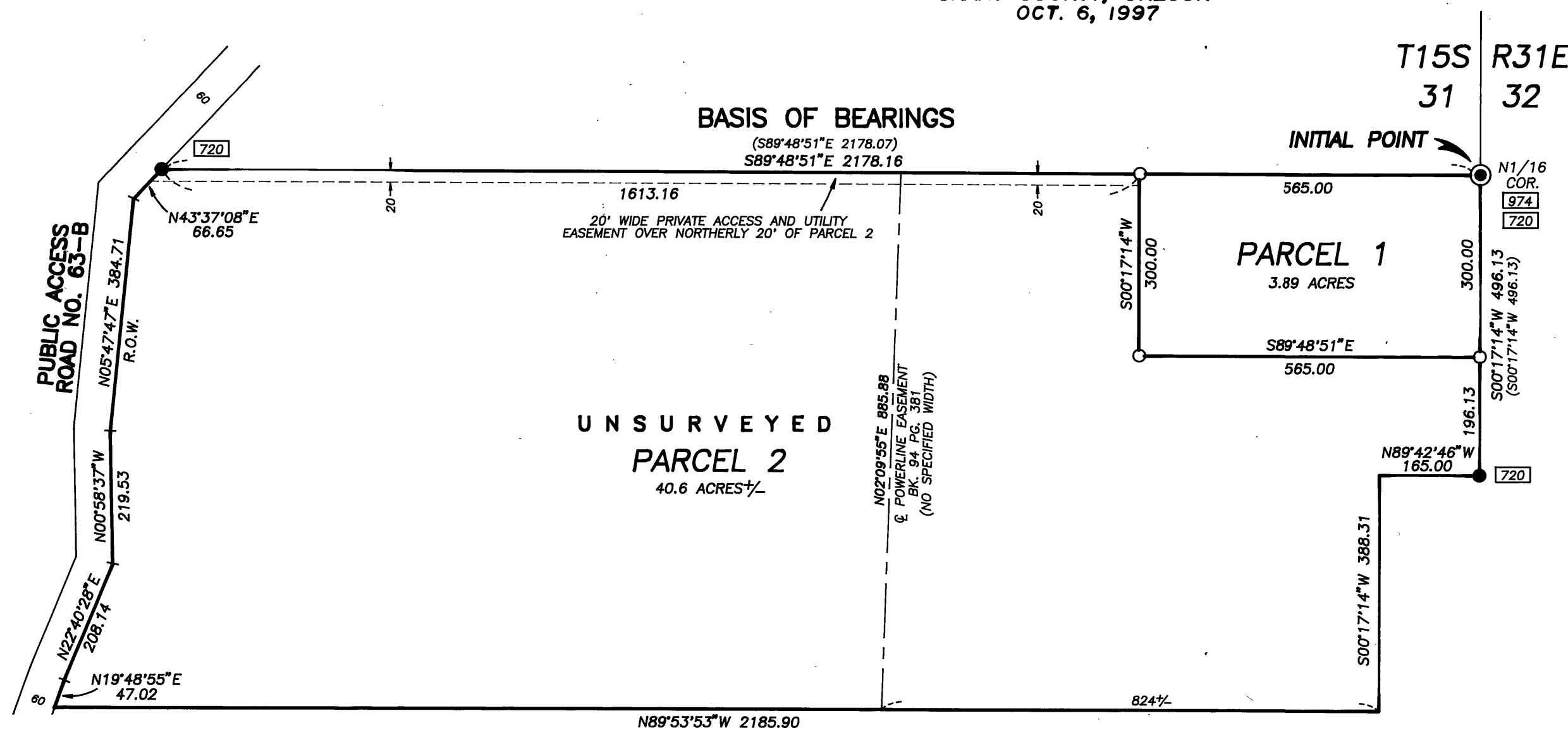
LAND PARTITION PLAT NO. 97-27

SITUATED IN THE S1/2NE1/4 SEC. 31

T15S, R31E, W.M.

GRANT COUNTY, OREGON

OCT. 6, 1997



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 720

AS SHOWN

LEGEND

- FOUND 2 1/2" ALUM. PIPE WITH ATTACHED 3 1/2" ALUM. CAP.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- () RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. SURVEY NO. APPEARS IN BOX.
- R.O.W. RIGHT OF WAY

SCALE 1"=200'

REFERENCES

RECORD MAP OF SURVEY NO.'S 720, 974.
DEED RECORD BOOK 94 PAGE 381.
37 406
DEED INSTRUMENT NO.'S 931092 AND 941325.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RICHARD W. TENDERELLA AND CHRISSIE L. TENDERELLA, 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 PARCEL 1 A PRIVATE ACCESS AND UTILITY EASEMENT, OVER AND ACROSS THE NORTHERLY 20 FEET OF PARCEL 2, FOR THE PURPOSE OF INGRESS AND EGRESS AND CONSTRUCTION AND MAINTENANCE OF UTILITIES TO SAID PARCEL 1, AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) 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;
- WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- (2) RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- (3) RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA DATED JULY 16, 1924, RECORDED AUGUST 20, 1924, IN BOOK 35, PAGE 432, DEED RECORDS, TO-WIT: "EXCEPTING AND RESERVING, HOWEVER, TO THE UNITED STATES ALL THE COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT., 862)".
- (4) DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, DATED MAY 27, 1924, RECORDED APRIL 21, 1928 IN DEED BOOK 37, PAGE 406, FOR ROADWAY AND INCIDENTAL PURPOSES.
- (5) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED MARCH 22, 1966, RECORDED MARCH 24, 1966, IN DEED BOOK 94, PAGE 381, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (6) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP., DATED APRIL 12, 1994, RECORDED JUNE 28, 1994, INSTRUMENT NO. 941325, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT 30 FT. WIDE FOR UTILITY AND INCIDENTAL PURPOSES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- (7) ANY EASEMENTS, RIGHTS OF WAY AND RESERVATIONS OF RECORD AS THE SAME MAY EXIST OR APPEAR OF RECORD.

Richard W. Tenderella
Richard W. TENDERELLA

Chrissie L. Tenderella
CHRISSIE L. TENDERELLA

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 15, 1997 BY RICHARD W. TENDERELLA AND CHRISSIE L. TENDERELLA

La Verne Bain MY COMMISSION EXPIRES 5-15-00 NOTARY PUBLIC FOR OREGON

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED RECORDED AS INSTRUMENT NO. 972121, DEED RECORDS.

APPROVALS

APPROVED THIS 3rd DAY OF JULY, 1997.

Jack W. Morris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 6th DAY OF OCT., 1997.

Bob Carpenter
GRANT COUNTY PLANNING COMMISSION

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

Sam S. Suter
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 10-07-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 21st DAY OF OCT., 1997 AT 1:30 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 97-27 GRANT COUNTY RECORDS.

Kathy M. McMan
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-27.

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

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 PARCEL 1 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY THE REMAINING EXTERIOR BOUNDARIES OF PARCEL 2 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE S1/2NE1/4 OF SECTION 31, TWP. 15 S., R.31 E., W.M. GRANT COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2 X 30 INCH ALUMINUM PIPE WITH ATTACHED 3 1/2 INCH ALUMINUM CAP MARKING THE NORTH 1/16 CORNER BETWEEN SECTIONS 31 AND 32, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, WHICH MONUMENT IS IN ACCORDANCE WITH ORS 92.060, THENCE S.00°17'14"W., ALONG THE EASTERLY LINE OF THE S1/2NE1/4 OF SAID SECTION 31 A DISTANCE OF 496.13 FEET; THENCE N.89°42'46"W., 165.00 FEET; THENCE S.00°17'14"W., 388.31 FEET; THENCE N.89°53'53"W., 2185.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GRANT COUNTY ROAD 63-B, WHICH IS DESIGNATED A PUBLIC ACCESS ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD AS FOLLOWS: N.19°48'55"E., 47.02 FEET; N.22°40'28"E., 208.14 FEET; N.00°58'37"W., 219.53 FEET; N.05°47'47"E., 384.71 FEET; N.43°37'08"E., 66.65 FEET TO A POINT ON THE NORTH LINE OF THE S1/2NE1/4 OF SAID SECTION 31; THENCE S.89°48'51"E., ALONG SAID NORTH LINE OF THE S1/2NE1/4 2178.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 44.49 ACRES, MORE OR LESS.

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

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RICHARD AND CHRISSIE TENDERELLA. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 OF THIS LAND PARTITION AND TO MONUMENT THE DIVISION LINE BETWEEN THEM AS SHOWN HEREON. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE NORTH BOUNDARY OF PARCEL 1 AND 2 AND THAT PORTION OF THIS PARTITION LYING ALONG THE EAST LINE OF SECTION 31. WE FOUND THE MONUMENTS FROM RECORD SURVEY NO.'S 720 AND 974 IN GOOD SHAPE AND I ACCEPT THEM. I PERFORMED SURVEY NO. 720 IN JUNE 1982 WHEREIN I ESTABLISHED THE EXTERIOR BOUNDARY OF THIS PARTITION. SURVEY NO. 974 WAS PERFORMED BY DOUGLAS M. FERGUSON, OPLS 848, IN NOVEMBER AND DECEMBER 1986 THROUGH FEBRUARY 1987. NEW MONUMENTS WERE SET ON THE DIVISION LINE OF THE PARCELS AT POSITIONS APPROVED BY MR. AND MRS. TENDERELLA.

NOTES

- (1) I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.
- (2) THE EXTERIOR BOUNDARIES OF THIS PARTITION WERE SURVEYED IN JUNE, 1982 AS SHOWN ON RECORD MAP OF SURVEY NO. 720. IT NOT BEING REQUIRED, WE DID NOT RETRACE THE SOUTH OR WEST BOUNDARIES OF PARCEL 2, NOR DID WE SEARCH FOR OR RECOVER THE MONUMENTS OF SURVEY NO. 720 AT THE SOUTHEAST OR SOUTHWEST CORNERS OF SAID PARCEL 2.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/97

RECEIVED AND
FILED

OCT 21, 1997
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
Kathy M. McMan
ATTEST: Kathy M. McMan