

LAND PARTITION PLAT NO. 97-31

SITUATED IN THE SW1/4 OF SECTION 32, T12S, R34E, W.M.
GRANT COUNTY, OREGON

NOVEMBER 26, 1997

Sec. 31 Sec. 32
1/4 Cor.



Scale 1"=200'

BASIS OF BEARINGS

Record Map of Survey No. 514
As Shown

LEGEND

- Found 1 1/2" iron pipe with attached 2 1/2" Grant County Surveyor brass cap.
- Found 5/8" iron pin, see survey number 514.
- Found 1" iron pipe, See Hwy Drg No. 5B-30-20
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC

X—X Fence Line
() Record bearing and distance.

I find no record or existence of a Geodetic Control monument within 1/2 mile of this land partition.

RELAYED AND
FILED

DEC 16 1997

Office of County Surveyor
Grant County, Oregon

APPROVALS

Approved this 10th day of DEC, 1997

Grant County Surveyor
Grant County Surveyor

Approved this 10th day of December 1997

Grant County Planning Commission
Grant County Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Grant County Assessor and Tax Collector
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 10th day of December 1997 at 8:00 A.M., and recorded as Land Partition Plat No. 97-31 Grant County Records.

Grant County Clerk
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-31

Grant County Clerk
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-31

Jack L. Watson, PLS
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that I, Diane R. Pitarresi, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown hereon. I do hereby grant to the future owners of Parcel 2 a 30' wide private access easement over and across Parcel 3, for the purpose of ingress and egress to U.S. Highway No. 26. I do hereby grant to the future owners of Parcel 1 a 20 foot wide private utilities easement over and across parcels 2 and 3 for the purpose of and existing overhead power line. I do hereby grant to the future owners of Parcels 1 and 2 a 15 foot wide private easement over and across parcels 2 and 3 for an existing irrigation ditch, to operate and maintain the ditch.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

(1) Highway right of way deed to the State of Oregon, through the State Highway Commission, in deed Book 44, Page 507, dated April 22, 1941, recorded May 24, 1941, and deed Book 44, Page 545, dated June 14, 1941, recorded June 18, 1941, deeds of Grant County.

(2) A private utilities right of way easement to California-Pacific Utilities Company, including the terms and provisions thereof, 60 feet wide, dated August 22, 1951, recorded September 5, 1951, in Book 63, Page 503, deed records of Grant County, Oregon, as shown hereon.

(3) A private right of way easement to Oregon Telephone Corporation, including the terms and provisions thereof, no width specified, dated February 9, 1974, recorded April 12, 1974, in Book 111, Page 360, deed records of Grant County, Oregon, this easement is not shown due to a lack of information given in the deed.

Diane R. Pitarresi

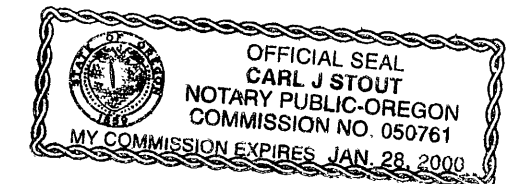
Diane R. Pitarresi

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 9th day of Dec, 1997, by Diane R. Pitarresi.

Notary Public of Oregon
My commission expires: 1/28/2000



SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1, 2 and 3 of this land partition. This partition is situated in the SW1/4 of Section 32, T12S, R34E, W.M., Grant County, Oregon, described as follows:

Beginning at the SW corner of Section 32, which I designate to be the Initial Point of this Land Partition; thence S89°42'04"E, along the south line of Section 32, 1314.41 feet, to the SE corner of the SW1/4SW1/4 of said Section 32; thence N00°00'44"E, along the east line of the SW1/4SW1/4, 1324.40 feet to the NE corner of said SW1/4SW1/4; thence N32°24'52"W, 501.58 feet to the southeasterly right of way line of U.S. Highway No. 26; thence along the southeasterly right of way line of U.S. Highway No. 26 as follows: 108.49 feet along the arc of a 2914.79 foot radius curve right, the long chord of which bears (S51°38'01"W, 108.49 feet); 309.71 feet along the arc of a 50 foot offset spiral curve right, the long chord of which bears (S54°58'41"W, 309.81 feet); 93.79 feet along the arc of a 50 foot offset spiral curve right, the long chord of which bears (S56°37'38"W, 93.59 feet); S56°42'00"W, 287.29 feet; 393.89 feet along the arc of a 50 foot offset spiral curve left, the long chord of which bears (S54°23'07"W, 393.63 feet); 92.39 feet along the arc of a 1587.02 foot radius curve left, the long chord of which bears (S48°01'56"W, 92.38 feet) to the west line of Section 32; thence leaving said highway right of way line, S00°00'16"W, along the west line of Section 32, 995.63 feet, to the point of beginning.

Said tract containing 42.52 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
(541)575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/98

NARRATIVE

This survey was performed at the request of Mike Murphy, on behalf of Diane Pitarresi. The purpose of this survey was to partition Ms. Pitarresi's property into 3 parcels.

After searching the available records pertaining to this survey, I found that Section 32 has been subdivided, see Survey No. 514. I used the found monuments of Survey No. 514 and the deed record bearings and distances to establish the exterior lines of this tract. I found two monuments along the north highway right of way line, which I used to place the highway right of way lines as shown hereon. The division lines creating the three parcels are at locations approved by Ms. Pitarresi.

There were several ODOT unrecorded monuments found along the highway, I can find no deed to ODOT which would coincide with these monuments.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse.

