

# LAND PARTITION PLAT NO. 98-16

A PARTITION OF PARCEL 3 LAND PARTITION NO. 98-14  
SITUATED IN THE SE1/4 OF SECTION 20, T13S, R31E, W.M.  
GRANT COUNTY, OREGON

April 2, 1998

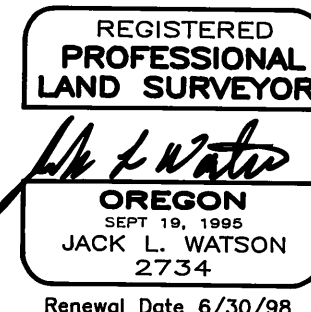
## SURVEYOR'S CERTIFICATE

I, Jack 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 is a partition of Parcel 3, Land Partition No. 98-14, situated in the SE1/4 of Section 20, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the Initial Point of this land partition, said point being 1560.83 feet north and 1219.58 feet west of the SE corner of Section 20; thence North, 940.00 feet; thence N66°16'09"E, 343.95 feet; thence South, 1072.00 feet; thence S88°49'56"W, 314.93 feet to the point of beginning.

Said tract containing 7.27 acres.

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



## DECLARATION

Know all people by these present that, Robert Warren and Joni Warren, husband and wife, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown hereon. We do hereby grant to the future owners of parcels 2 and 3 the 50 foot wide private access easement over and across parcels 1 and 2, for the purpose of ingress and egress.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- (1) Agreement, including the terms and provisions thereof, between Charles A. Trowbridge and Bertha O. Trowbridge, his wife and J.H. Ferris and J.W. Machbank, dated December 10, 1936, recorded February 2, 1937 in Deed Book E, Page 517, Leases and Agreements.
- (2) A public easement, including the terms and provisions thereof, no width is stated, recorded April 9, 1958 Book 78, Page 521 deed records, for the benefit of the general public, an easement for right of way for angling access only, this easement is not shown due to insufficient data in the deed.
- (3) A public easement, of variable width, including the terms and provisions thereof, to Grant County, Oregon, dated May 26, 1965, recorded July 1, 1969, in Book 101, Page 293, deeds of Grant County, Oregon. For the purpose of a right of way to build, construct, and repair levees, embankments, revetments, canals, and any incidental works appurtenant thereto, and any flood control works appurtenant thereto. This easement includes the bed and banks of the John Day River and sufficient width on each side for construction, operation and maintenance and is not shown hereon.
- (4) A private easement, of variable width, including the terms and provisions thereof, to Pacific Northwest Bell Telephone Company, a Washington corporation, dated January 24, 1985, recorded April 22, 1985, in Book 131, Page 719, deed records of Grant County, Oregon, for the purpose of ingress and egress. This easement is not shown due to insufficient data in the deed.
- (5) A private easement, of variable width, including the terms and provisions thereof, to Pacific Northwest Bell Telephone Company, a Washington corporation, dated January 24, 1985, recorded April 22, 1985, in Book 131, Page 719, deed records of Grant County, Oregon, for the purpose of ingress and egress. This easement is not shown due to insufficient data in the deed.
- (6) Ordinance by Grant County Court prohibiting surface mining.

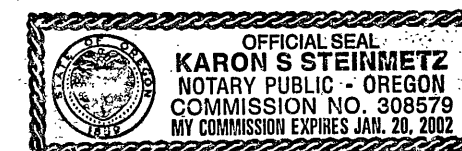
Robert Warren  
Robert Warren  
Joni Warren  
Joni Warren

## ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF GRANT }

This instrument was acknowledged before me on this 10 day of April, 1998, by Robert Warren and Joni Warren, husband and wife.

Karon S. Steinmetz  
Notary Public of Oregon  
My commission expires: 1/20/2002

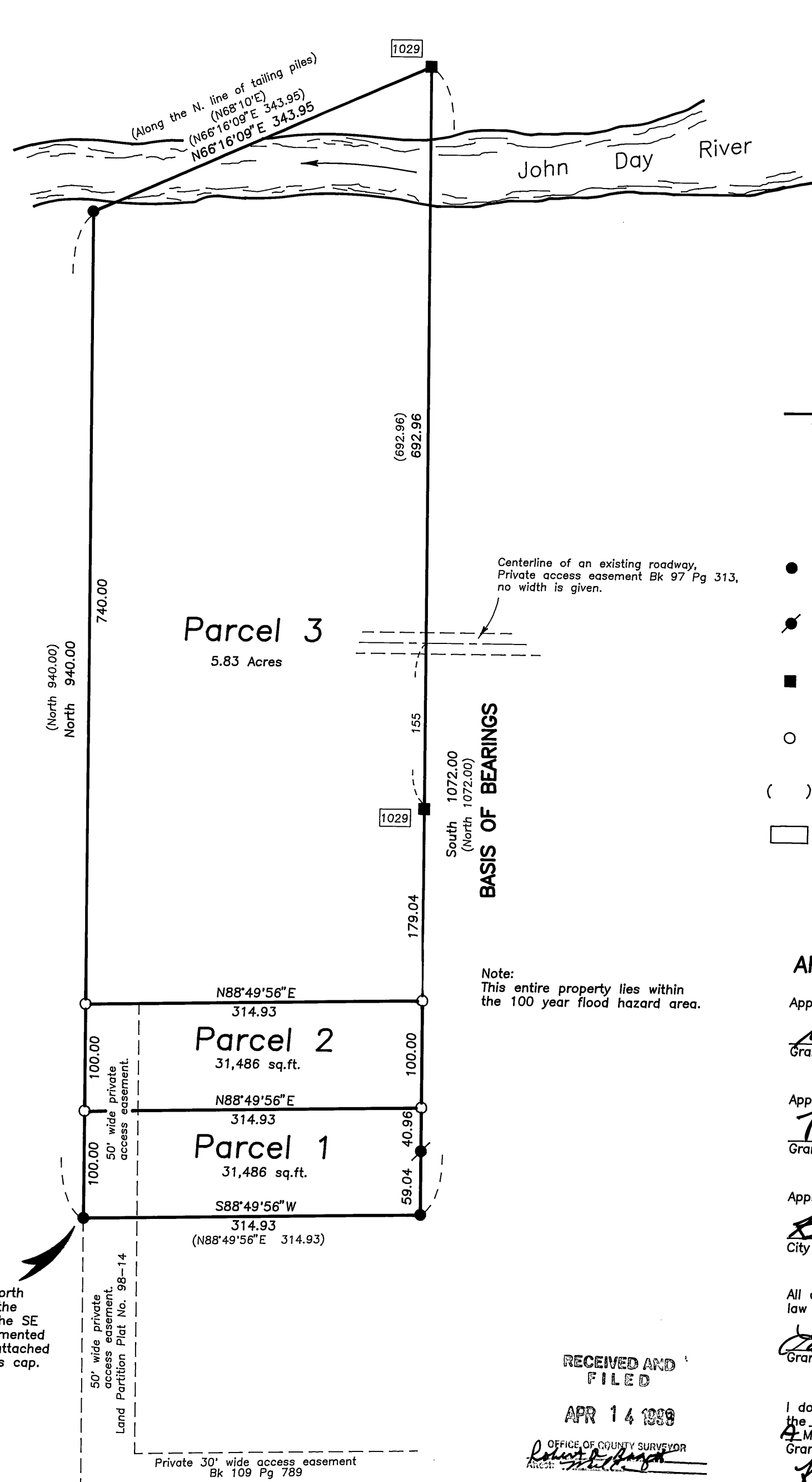


## NARRATIVE

This survey was performed at the request of Bob Warren. The purpose of this survey was to partition Mr. Warren's property, Parcel 3 of Land Partition No. 98-14, into 3 parcels as shown hereon.

After searching the available records pertaining to this survey, I found that the corner monuments of Parcel 3, Land Partition No. 98-14 are in place and I accept them for the boundary of this partition. The division lines for these parcels are at locations chosen by Mr. Warren.

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



Scale 1"=100'

## BASIS OF BEARINGS

Partition Plat No. 98-14  
As Shown

## LEGEND

- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC. See Land Partition No. 98-14.
- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC. See Land Partition No. 97-18.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- Record bearing and distance.
- Found monument, see record survey number shown in box.

## APPROVALS

Approved this 2<sup>nd</sup> day of April, 1998

Robert D. Beyer  
Grant County Surveyor

Approved this 10<sup>th</sup> day of April, 1998

Bob Carpuits  
Grant County Planning Commission

Approved this 10 day of April, 1998

Ken Branner  
City of John Day Planning Director

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

John A. Sutton  
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 10<sup>th</sup> day of April, 1998 at 9:29 a.m., and recorded as Land Partition Plat No. 98-16 Grant County Records.

Kathy McInnis  
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-16

Jack L. Watson  
Jack L. Watson, PLS

I do hereby certify that this is a true and exact copy of Land Partition No. 98-16

Kathy McInnis  
Grant County Clerk

RECEIVED AND  
FILED

APR 14 1998

OFFICE OF COUNTY SURVEYOR  
Robert D. Beyer

## Initial Point

Point being 1560.83 feet north and 1219.58 feet west of the SE corner of Section 20. The SE corner of Sec. 20 is monumented with a 1 1/2" iron pipe with attached Grant County Surveyor brass cap.

Note:  
This entire property lies within the 100 year flood hazard area.