

LAND PARTITION PLAT NO. 98-17

Situated in the NW1/4 of Section 29, and in the NE1/4 of Section 30
T13S, R32E, W.M.
GRANT COUNTY, OR.

April 6, 1998



Scale 1"=100'

BASIS OF BEARINGS
Survey No. 457

LEGEND

- Found 5/8" iron pin of record.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- x — x Fence line
- () Record bearing and distance.
- Found monument, see record survey number shown in box.

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 NW1/4 of Section 29 and in the NE1/4 of Section 30, T13S, R32E, W.M., described as follows:

Beginning at the Initial Point of this partition which is a 5/8" iron pin, being 4013.25 feet north and 2183.38 feet east of the S1/4 corner of Section 30; thence S28°55'50"E, 719.25 feet; thence N84°55'03"E, 941.68 feet to the westerly right of way line of County Road No. 52; thence along said right of way line as follows: N23°33'01"W, 244.20 feet; 175.76 feet along the arc of a 686.20 foot radius curve left, the long chord of which bears (N30°53'17"W, 175.28 feet); N38°13'32"W, 474.17 feet; thence leaving said right of way line S75°59'58"W, 829.61 feet to the point of beginning.

This partition contains 15.65 acres.

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 Bob Slinkard. The purpose of this survey was to partition Mr. Slinkard's property, into 3 parcels.

After searching the available records pertaining to this survey, I found two surveys which pertain to this land partition, Survey No. 330 which shows the location of County Road No. 52 and Survey No. 457 which monuments the boundaries of Mr. Slinkard's property. I found several monuments along the county road which I accept, as shown. I also recovered all the monuments of Survey No. 457 which are appurtenant to this property. The monument at the NE corner of this partition was found to be west of the county road right of way line and was considered as a closing corner upon the previously established right of way line. The new division lines are at positions chosen by Mr. Slinkard.

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

Initial Point

Point being 4013.25 feet north and 2183.38 feet east of the S1/4 corner of Section 30. The S1/4 corner of Section 30 is monumented with a 1 1/2 inch iron pipe with attached Grant County Surveyor brass cap.

APPROVALS

Approved this 14th day of April, 1998
Robert D. Buge
Grant County Surveyor

Approved this 14th day of April, 1998
John A. Carpenter
Grant County Planning Director

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

Karon S. Steinmetz
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 17th day of April, 1998 at 9 o'clock A.M., and recorded as Land Partition Plat No. 98-17 Grant County Records.

Kathy McKinnon
Grant County Clerk
Jeff Allen Deputy

I do hereby certify that this is a true and exact copy of Land Partition No. 98-17

Kathy McKinnon
Grant County Clerk
Jeff Allen Deputy

I do hereby certify that this is a true and exact copy of Land Partition No. 98-17

Jack L. Watson
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that we, Bobby D. Slinkard and Lois L. Slinkard, 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 RESERVE THE FOLLOWING PRIVATE EASEMENTS:

- 1) A private 30 foot wide access easement over and across parcel 3 for ingress and egress from County Road No. 52 to parcel 2.
- 2) A private 30 foot wide access easement over and across parcels 2 and 3 for ingress and egress from County Road No. 52 to parcels 1 and 2.
- 2) A 10 foot wide utility easement over and across parcel 3 for an existing power line to serve parcel 2.
- 3) An easement on parcel 3 for the underground sewer drain field, of variable width as shown, which is appurtenant to parcel 2.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets and roads.
- 2) A private 30' wide access easement, including the terms and provisions thereof, dated January 12, 1978, recorded January 24, 1978 in Book 118, Page 259-260, deed records of Grant County, Oregon.

Bobby D. Slinkard
Bobby D. Slinkard

Lois L. Slinkard
Lois L. Slinkard

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 15 day of April, 1998, by Bobby D. Slinkard and Lois L. Slinkard, husband and wife.

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

