

LAND PARTITION PLAT NO. 98-18

SITUATED IN SECTION 35, T12S, R26E, W.M.
GRANT COUNTY, OREGON

April 1, 1998



BASIS OF BEARINGS

Survey No. 1443

LEGEND

- Found 1 1/2" iron pipe with attached brass cap see Survey No. 76.
- Found 5/8" iron pin with attached yellow plastic cap marked PLS 848, (unrecorded).
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, Inc.
- X—X Fence Line
- () Record bearing and distance.

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, Parcel 2 of this land partition and that Parcel 1 was not surveyed during this partition process. This partition is situated in Section 35, T12S, R26E, W.M., described as follows:

T12S, R26E, W.M. Grant County, Oregon
Section 35: E1/2NE1/4, SW1/4NE1/4, SE1/4NW1/4, E1/2SW1/4, SE1/4.

EXCEPTING THE FOLLOWING:

- (1) The tract of land described in deed Book 35, Page 579, shown as exception "A" in deed Book 137, Page 423 deeds of Grant County, Oregon, for highway purposes.
- (2) The tracts of land described in deed Book 40, Page 570 and Book 41 Page 320, shown as exception "B" in deed Book 137, Page 423 deeds of Grant County, Oregon, for highway purposes.
- (3) The tract of land described in exception "C", Book 137, Page 423, deeds of Grant County, Oregon.
- (4) The tract of land described in exception "D", Book 137, Page 423, deeds of Grant County, Oregon.
- (5) That portion lying south of the highway right of way.
- (6) The tract of land described in Deed Instrument No. 970040, deeds of Grant County, Oregon, for highway purposes.

This partition contains 214.75 acres, more or less.

I designate the NE corner of Section 35, T12S, R26E to be the Initial Point of this Land Partition.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

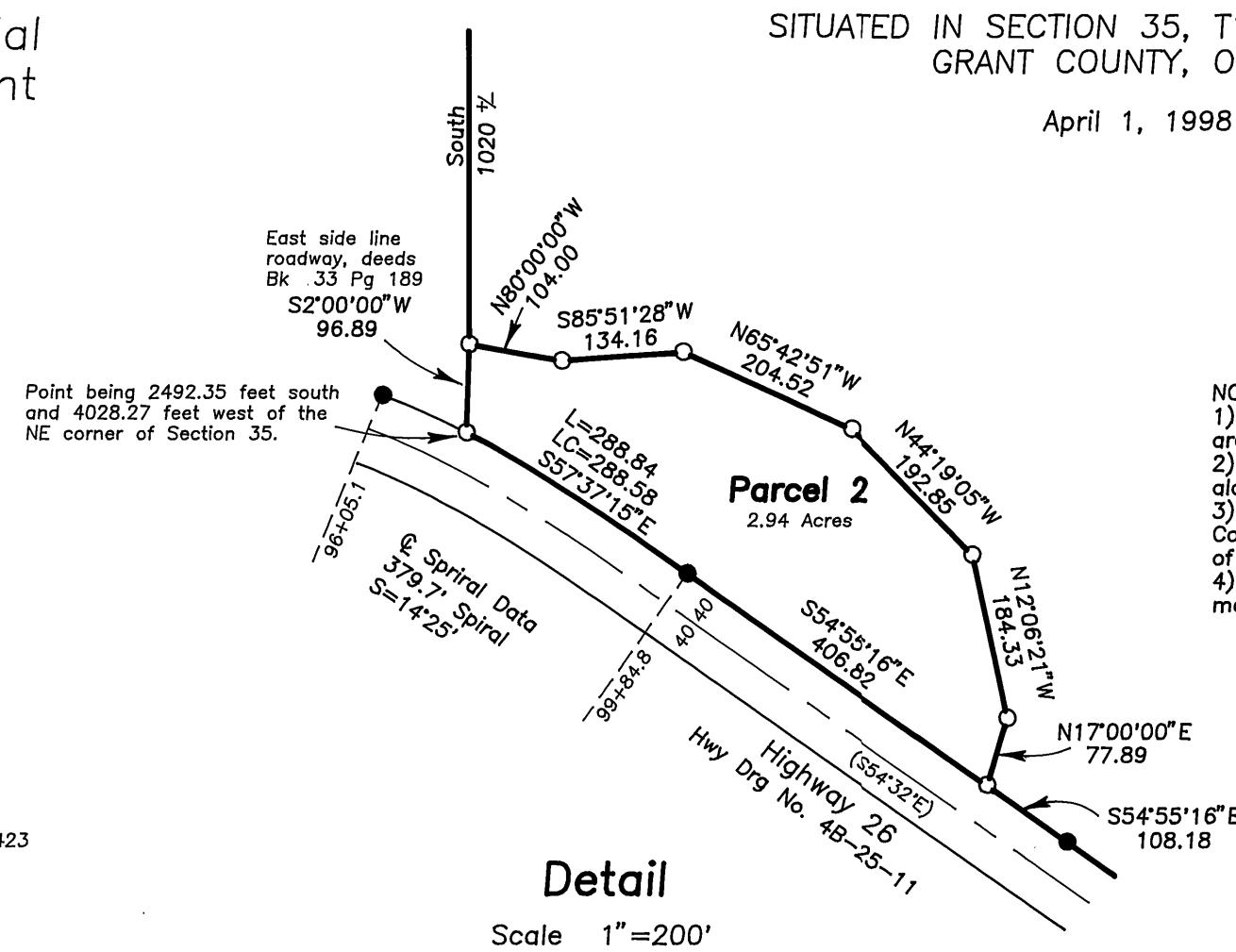
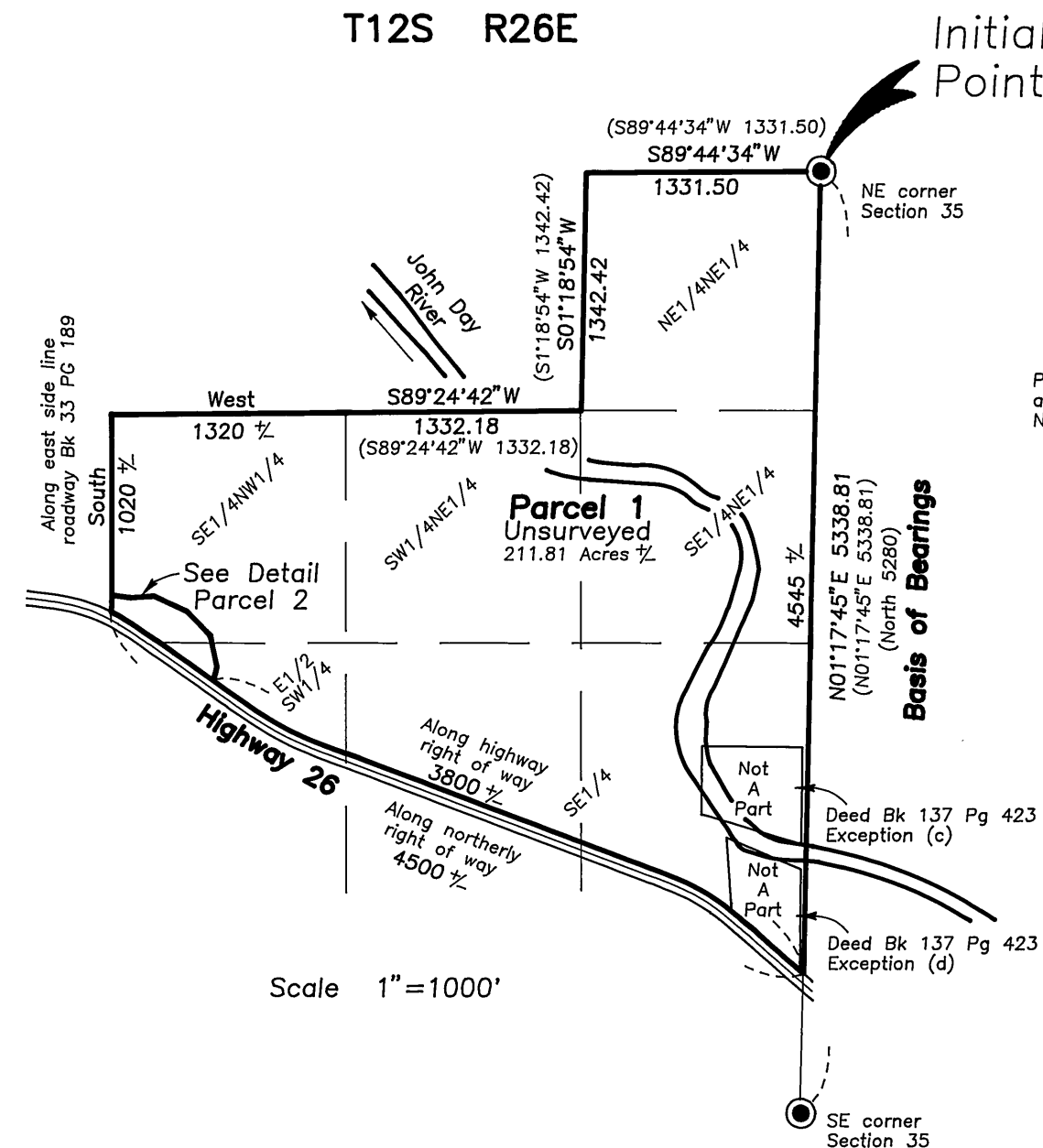
Renewal Date 6/30/98

NARRATIVE

This survey was performed at the request of Ted Clausen, acting on behalf of Jerald Clausen. The purpose of this survey was to partition Mr. Clausen's property, into 2 parcels. Parcel 2 was to be surveyed and the corners monumented as shown hereon.

After searching the available records pertaining to this survey, I found Survey No. 1443, which shows the subdivision of Section 35. I found several monuments along the highway right of way line which were set as part of an ongoing survey being performed by Douglas M. Ferguson for the Oregon Department of Transportation. The survey has not been filed with the County Surveyor's office as of this partition survey but Mr. Ferguson provided me with a preliminary copy of the survey he intends to file in the near future which explains the monuments I found. The monuments are intended to be along the previous highway right of way line and are shown on Mr. Ferguson's map as referencing the new relocated centerline of Highway 26. I accept the monuments as representing the right of way line for Highway 26 in the area of parcel 2.

The deed indicates that the west boundary of parcel 2 is along the east line of a lane or roadway which is about 20 feet wide. After reviewing the deed records pertaining to this roadway, which date back to August 30, 1915, the intent was to include the roadway with the property lying in the N1/2NW1/4 of Section 35. I located the road and set the SW and NW corners of parcel 2 on the east side of the existing road. The remainder of the division line between parcel 1 and parcel 2 is at the location chosen by Ted Clausen. The lines of Parcel 1 were not surveyed and are shown according to the deed description.



DECLARATION

Know all people by these present that we, Jerald F. Clausen and Barbara Clausen, 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.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets and roads.
- 2) Agreement, its terms and provisions, between H. Ringsmyer and John Highland, dated Feb. 11, 1911, recorded Feb. 12, 1911 in Book D, Page 331, Leases and Agreement records of Grant County, Oregon.
- 3) That certain lane or roadway about 20 feet wide along the west side of the NE1/4SW1/4 and the SE1/4NW1/4 of Section 35, T12S, R26E, W.M., running north from the highway to the NE1/4NW1/4 and the NW1/4NE1/4 of said Section 35, as deeded to G.W. Street by deed dated April 26, 1919, recorded May 1, 1919 in Book 33, Page 189, deed records of Grant County, Oregon.
- 4) Exceptions and reservations in those certain deeds from the Eastern Oregon Land Company, a corp., dated March 8, 1943, recorded March 25, 1943 in Book 46, Page 5-6, deed records of Grant County, Oregon, and dated March 1, 1946, recorded March 29, 1946 in Book 48, Page 342-353, deed records of Grant County, Oregon.
- 5) Any right, title, claim or interest of Favell-Utley Realty Company, an Oregon corp., and Favell-Utley Realty Company, an Oregon corp., as Trustee, in and to the timber growing, standing or being upon Gov't Lots 4, 5, 6 and 7 of Section 6, T12S, R27E and the W1/2E1/2 of Section 31, T11S, R27E, W.M.

6) A private utility easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated March 19, 1946, recorded December 17, 1946, in Book 49, Page 250, and dated February 26, 1946, recorded December 17, 1946 in Book 49, Page 250, deed records of Grant County, Oregon, over and upon the E1/2NE1/4, SW1/4NE1/4, SE1/4SW1/4, NE1/4SW1/4, SE1/4NW1/4 of Section 35, T12S, R26E, W.M. No widths are stated in these deeds, these easements are not shown on the map due to insufficient data given in the deed.

7) Agreement, its terms and provisions, between Bernece O. Williams and Melvin O. Williams, dated March 8, 1954, recorded January 7, 1955 in Book H, Page 434, Leases and Agreement records of Grant County, Oregon.

8) Reservation in deed from Guy Robert Lumber Company, a corp., dated November 24, 1959, recorded December 2, 1959 in Book 82, Page 206 deed records of Grant County, Oregon.

9) Deed from James T. Stevens and Virginia Stevens to Guy Robert Lumber Company, an Oregon corp., dated January 18, 1961, recorded August 1, 1961 in Book 85, Page 373 deed records of Grant County, Oregon.

10) A private utility easement, including the terms and provisions thereof, to Oregon Telephone Corporation, a corp., dated September 1, 1977, recorded April 3, 1978 in Book 118, Page 617 deed records of Grant County, Oregon, over and upon the S1/2NE1/4SE1/4, NW1/4SE1/4, N1/2NE1/4SW1/4 of Section 35, T12S, R26E, W.M. No width is stated in the deed, this easement is not shown on the map due to insufficient data given in the deed.

Jerald F. Clausen
Jerald F. Clausen

Barbara Clausen
Barbara Clausen

APPROVALS

Approved this 9th day of April, 1998
Robert D. Rogers
Grant County Surveyor

Approved this 20th day of April, 1998
Pat Carpenter
Grant County Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.
Gene L. Sutton 05-12-98
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 12 day of MAY, 1998 at 3:45 o'clock P.M., and recorded as Land Partition Plat No. 98-18 Grant County Records.

Kathy McInnis
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-18
Kathy McInnis
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-18
Jack L. Watson
Jack L. Watson, PLS

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF Butte }

This instrument was acknowledged before me on this 16 day of April, 1998 by Jerald F. Clausen and Barbara Clausen, husband and wife.

Deane L. Patchell
Notary Public for Oregon
My commission expires: Jan. 15, 2001

RECEIVED AND
FILED

MAY 20 1998

OFFICE OF COUNTY SURVEYOR
Attest: *Deane L. Patchell*