

LAND PARTITION PLAT NO. 98-31

SITUATED IN THE E1/2 AND THE E1/2SE1/4SW1/4
OF SEC. 20 AND IN THE W1/2 OF SEC. 21,
T.13S., R.30E., W.M., CITY OF MT. VERNON,
GRANT COUNTY, OREGON

JULY 20, 1998

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, PIERRE J. JONES AND ELIZABETH Y. JONES, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP, SAID PARCELS SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.
- 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.
- A. EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
B. AND FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES.
- RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM MRS. ELIZABETH E. BIRGE TO L.D. McKERN, H.H. McKERN AND W.T. McKERN, DATED MARCH 12, 1891, RECORDED MARCH 14, 1891 IN BOOK 1, PAGE 788, DEED RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR AN IRRIGATION DITCH AND INCIDENTAL PURPOSES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST COAST POWER CO., A CORP., DATED MARCH 5, 1940, RECORDED MARCH 5, 1940, IN DEED BOOK 43, PAGE 587, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- WARRANTY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED AUGUST 10, 1955, RECORDED NOVEMBER 21, 1955 IN DEED BOOK 73, PAGE 380, FOR HIGHWAY RIGHT OF WAY.
- LETTER, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM OREGON STATE HIGHWAY DEPARTMENT, DATED SEPTEMBER 10, 1959, RECORDED SEPTEMBER 15, 1959 IN BOOK 81, PAGE 611, DEED RECORDS OF GRANT COUNTY, OREGON.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED APRIL 18, 1961, RECORDED APRIL 24, 1961, IN DEED BOOK 85, PAGE 67, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED AUGUST 27, 1969, RECORDED SEPTEMBER 15, 1969, IN DEED BOOK 102, PAGE 15, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 10 FEET WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TELEPHONE CORPORATION, A CORP., DATED JANUARY 10, 1974, RECORDED APRIL 12, 1974, IN DEED BOOK 111, PAGE 322, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED MARCH 18, 1977, RECORDED APRIL 13, 1977, IN DEED BOOK 116, PAGE 663, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)

DECLARATION CONTINUED:

- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED APRIL 19, 1979, RECORDED MAY 1, 1979, IN DEED BOOK 120, PAGE 934, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 30 FEET WIDE. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)

Pierre J. Jones
PIERRE J. JONES
Elizabeth Y. Jones
ELIZABETH Y. JONES

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 12, 1998
BY PIERRE J. JONES AND ELIZABETH Y. JONES, HUSBAND AND WIFE.

Janet Lowry
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 1-10-2000



AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED
RECORDED AS INSTRUMENT NO. 981672 DEED REECORDS.

APPROVALS

APPROVED THIS 29th DAY OF JULY, 1998.

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 12th DAY OF August, 1998.

BA Carpenter
GRANT COUNTY PLANNING COMMISSION

APPROVED THIS 12th DAY OF August, 1998.

Dennis Snadley
CITY OF MT. VERNON PLANNING COMMISSION

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

Karen A. Officer, Deputy
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 8-13-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 12th DAY OF August, 1998 AT 3:40 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 98-31
GRANT COUNTY RECORDS,
Kathy McKinnon
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-31.

Robert D. Bagett
BAGETT-GRIFFITH & 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 2, AS SHOWN ON THIS PARTITION PLAT, AND THAT I DID NOT SURVEY THE REMAINING BOUNDARY OF PARCEL 1, SAID PARTITION BEING SITUATED IN THE E1/2 AND SW1/4 OF SECTION 20 AND THE W1/2 OF SECTION 21, T.13S., R.30E., W.M., CITY OF MT. VERNON, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SECTION 20: E1/2; E1/2SE1/4SW1/4.

SECTION 21: A TRACT OF LAND IN THE W1/2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH, ON THE SECTION LINE, 320 RODS TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE EAST, ON THE SECTION LINE, 110 RODS; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 21, 320 RODS TO INTERSECT THE NORTH LINE OF SAID SECTION 21; THENCE WEST 110 RODS TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THEREFROM THE FOLLOWING:

- BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE JOHN DAY HIGHWAY, WHICH POINT IS NORTH 30.7 FEET AND WEST 825.0 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 21 AND 28, TWP. 13 S., R. 30 E., W.M., WHICH POINT IS ON THE EAST BOUNDARY OF THE LUKE McKERN RANCH IN SAID SECTION 21; THENCE NORTH 21.5 FEET TO THE NORTH BANK OF THE PANAMA DITCH; THENCE N.00°16'W., 625.2 FEET TO THE SOUTHWEST CORNER OF THE NEGUS HEIGHTS ADDITION TO THE CITY OF MT. VERNON; THENCE S.89°51'W., 412.0 FEET; THENCE S.01°21'E., 289.83 FEET; THENCE S.60°32'E., 290.22 FEET TO THE NORTH CORNER OF THE HUDDLESTON PROPERTY; THENCE S.00°25'W., 214.9 FEET TO THE NORTH BOUNDARY OF THE JOHN DAY HIGHWAY; THENCE N.89°57'E., 157.0 FEET TO THE PLACE OF BEGINNING.
- THAT PORTION, IF ANY, CONVEYED TO TOM NEGUS AND FLORA NEGUS, HUSBAND AND WIFE, BY DEED DATED MAY 19, 1971, RECORDED JUNE 8, 1971 IN DEED BOOK 106, PAGE 73, FOR THE PURPOSE OF ESTABLISHING THE SURVEY AND BOUNDARIES OF THE NEGUS HEIGHTS ADDITION TO THE CITY OF MT. VERNON.
- THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED DATED AUGUST 10, 1955, RECORDED NOVEMBER 21, 1955 IN DEED BOOK 73, PAGE 380, FOR RIGHT OF WAY.
- BEGINNING AT THE INITIAL POINT OF THE "CINNABAR VIEW ESTATES" ADDITION TO THE CITY OF MT. VERNON, AS FILED IN BOOK 2 OF TOWN PLATS, AT PAGES 53-54 IN THE OFFICE OF THE GRANT COUNTY CLERK, SAID INITIAL POINT BEING 797.58 FEET NORTH AND 894.58 FEET WEST FROM THE SOUTH 1/4 SECTION CORNER OF SAID SECTION 21; THENCE N.89°51'E., A DISTANCE OF 50.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE S.00°16'E., ALONG THE WEST LINE OF NEGUS HEIGHTS ADDITION TO THE CITY OF MT. VERNON, AS FILED IN BOOK 2 OF TOWN PLATS, AT PAGE 24, IN THE OFFICE OF THE GRANT COUNTY CLERK, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF THE SAID NEGUS HEIGHTS ADDITION; THENCE S.89°51'W., ALONG THE NORTH LINE OF SCHOOL DIST. NO. 6 PROPERTY, A DISTANCE OF 295.0 FEET; THENCE N.00°16'W., A DISTANCE OF 874.73 FEET; THENCE N.89°51'E., A DISTANCE OF 295.0 FEET, TO THE NORTHEAST CORNER OF SAID CINNABAR VIEW ESTATES; THENCE S.00°16'00'E., ALONG THE EAST LINE OF SAID CINNABAR VIEW ESTATES AND THE WEST LINE OF SAID NEGUS HEIGHTS ADDITION, 774.73 FEET TO THE POINT OF BEGINNING.
I DESIGNATE THE 5/8x30 INCH IRON PIN SET AT THE SE CORNER OF PARCEL 2 TO BE THE INITIAL POINT OF THIS LAND PARTITION.

SAID PARCEL CONTAINING 546.42 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON
PHONE (541) 575-1251

RECEIVED AND
FILED

AUGUST 17, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: Kathy McKinnon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/99