

# LAND PARTITION PLAT NO. 98-35

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 97-33  
SITUATED IN THE E1/2SW1/4 AND SW1/4SE1/4  
SEC. 2, T15S, R31E, W.M.  
GRANT COUNTY, OREGON

## DECLARATION

JULY 22, 1998

## REFERENCES

RECORD MAP OF SURVEY NO.'S 956 & 1061  
LAND PARTITION PLAT NO. 97-33  
DEED RECORD INSTRUMENT NO.'S 911689  
970873  
970874  
DEED RECORD BOOK 88 PAGE 148  
95 432  
134 677-681

## LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER. SEE MAP OF SURVEY NO. 956.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER. SEE MAP OF SURVEY NO. 1061.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER. SEE LAND PARTITION PLAT NO. 97-33.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER.
- ( ) RECORD BEARING AND DISTANCE

SAID PARCELS SUBJECT TO THE FOLLOWING:

1. A. EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.  
B. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
2. 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.
3. COVENANTS, BURDENS AND RESTRICTIONS, WITH CERTAIN LIMITED ACCESS GRANTED, AS SHOWN IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED JANUARY 15, 1963, RECORDED JANUARY 21, 1963 IN DEED BOOK 88, PAGE 148.
4. INDENTURE OF ACCESS, BY THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED SEPTEMBER 19, 1966, RECORDED OCTOBER 25, 1966, IN DEED BOOK 95, PAGE 432.
5. THE AFFECTS OF THOSE CERTAIN DEEDS FROM DENNIS L. CAWRSE AND JOANNE CAWRSE, HUSBAND AND WIFE, ET AL TO JAMES A. HENNING AND MAE JEANETT HENNING, DATED DECEMBER 31, 1986, RECORDED DECEMBER 31, 1986 IN DEED BOOK 134, PAGE 678, AND FROM JAMES A. HENNING AND MAE JEANETT HENNING, HUSBAND AND WIFE, TO RICHARD A. CHASE AND NANCY J. CHASE, DATED DECEMBER 31, 1986, RECORDED DECEMBER 31, 1986 IN DEED BOOK 134, PAGE 677, TO ESTABLISH MAP OF SURVEY NO. 956.
6. EASEMENT APPURTENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM DENNIS L. CAWRSE AND JOANNE CAWRSE, HUSBAND AND WIFE, TO JAMES A. HENNING AND MAE JEANETT HENNING, HUSBAND AND WIFE, DATED DECEMBER 31, 1986, RECORDED DECEMBER 31, 1986 IN DEED BOOK 134, PAGE 679.
7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN DEED TO JAMES S. LUNSFORD AND MARY THERESA LUNSFORD, HUSBAND AND WIFE, DATED JANUARY 17, 1990, RECORDED SEPTEMBER 27, 1991 IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 911689.
8. CONTRACT OF SALE, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN MAE JEANETT HENNING AND JAMES A. HENNING, HUSBAND AND WIFE, VENDOR, AND JERRY L. JOHNSON, VENDEE, AS DISCLOSED BY A MEMORANDUM OF CONTRACT OF SALE DATED MAY 14, 1997, RECORDED MAY 14, 1997, AS INSTRUMENT NO. 970873, RECORDS OF GRANT COUNTY, OREGON.
9. THE PUBLIC UTILITIES EASEMENTS, AS SHOWN, TO PROVIDE INGRESS AND EGRESS TO AND FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

*Jerry L. Johnson*  
JERRY L. JOHNSON

STATE OF OREGON  
COUNTY OF GRANT SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULY 22, 1998  
BY JERRY L. JOHNSON.

*Carlene M. Johnston*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 3-2-2002



## NARRATIVE

THIS SURVEY WAS REQUESTED BY JERRY JOHNSON, PARTITIONER. THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF LAND PARTITION NO. 97-33 INTO 3 PARCELS AS SHOWN ON THE ACCOMPANYING PLAT. THE EXTERIOR BOUNDARY OF THIS LAND PARTITION AND THE WEST BOUNDARY OF PARCEL 3 WAS DETERMINED IN LAND PARTITION NO. 97-33 WHICH I SURVEYED IN DEC. 1997. THESE MONUMENTS ARE STILL IN GOOD CONDITION. WE SET IRON PINS ON THE DIVISION LINE BETWEEN PARCELS 1 AND 2 AT LOCATIONS APPROVED BY MR. JOHNSON, AS SHOWN HEREON.

NOTES:

- (1) I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.

## BASIS OF BEARINGS

LAND PARTITION PLAT NO. 97-33 AS SHOWN

SCALE: 1"=200'

### CENTERLINE CURVE TABLE 60 FOOT ACCESS EASEMENT

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
T	40°30'04"	100.00	70.69	69.23	N30°53'55"W
U	22°51'27"	400.00	159.58	158.52	N62°34'40"W
V	82°39'25"	200.00	288.53	264.15	N32°40'41"W

### CENTERLINE LINE TABLE 30' PRIVATE ACCESS EASEMENT FROM HWY

LINE	BEARING	DISTANCE
A	S10°38'53"E	25.04
B	S07°34'33"W	269.01
C	S15°29'08"E	142.90
D	S31°01'45"E	88.59
E	S45°20'34"E	201.35
F	S53°59'48"E	103.50
G	S61°54'38"E	60.94
H	S77°47'53"E	73.65
I	N86°09'41"E	50.92
J	N71°08'40"E	76.11
K	N43°18'52"E	411+/-

SEE: CENTERLINE LINE TABLE 30 FT.  
PRIVATE ACCESS EASEMENT FROM HWY  
BOOK 134 PAGES 679-681

### SECTION 2 SECTION 11

RECEIVED AND  
FILED

NOV. 13, 1998  
OFFICE OF COUNTY SURVEYOR

*Robert D. Baggett*  
ATTEST: *Robert D. Baggett*  
Robert D. Baggett, Deputy Clerk

I CERTIFY THAT THIS PLAT WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CAD ONE DM MYLAR #C642JL.  
*Robert D. Baggett*  
BAGGETT, GRIFFITH & BLACKMAN

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 98-35

*Robert D. Baggett*  
BAGGETT, GRIFFITH & BLACKMAN

PARCEL 1  
5.04 AC.

PARCEL 2  
5.05 AC.

PARCEL 3  
10.03 AC.

PARCEL 2  
OF LAND PARTITION NO. 97-33

## APPROVALS

APPROVED THIS 24<sup>TH</sup> DAY OF MAR, 1998.  
*Jack W. Burris*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 17<sup>TH</sup> DAY OF NOV, 1998.  
*Bob Carpent*  
GRANT COUNTY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*Ann S. Santos*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 06-26-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13 DAY OF NOV, 1998 AT 11:30 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 98-35 GRANT COUNTY RECORDS.  
*John Jack Deputy Clerk*  
GRANT COUNTY CLERK

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED RECORDED AS INSTRUMENT NO. 982531, DEED RECORDS.

## 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, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 97-33 AND BEING SITUATED IN THE E1/2SW1/4 AND IN THE SW1/4SE1/4 OF SECTION 2, TWP.15S., R.31E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 X 30 INCH IRON PIN, WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGA SURVEY MARKER", WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, WHICH MONUMENT IS IN ACCORDANCE WITH ORS 92.060, SAID POINT BEING ON THE WEST LINE OF THE SE1/4SW1/4 OF SAID SECTION 2, AND BEING N.00°04'00"W., 1020.86 FEET FROM THE SOUTHWEST CORNER OF SAID SE1/4SW1/4; THENCE N.00°04'00"W., ALONG THE WEST LINE OF SAID SE1/4SW1/4 AND THE NE1/4SW1/4 A DISTANCE OF 623.92 FEET; THENCE S.71°20'22"E., 1045.82 FEET; THENCE S.87°01'33"E., 840.00 FEET; THENCE S.22°30'00"W., 344.70 FEET; THENCE S.27°07'10"W., 254.91 FEET; THENCE N.87°01'33"W., 695.17 FEET; THENCE N.08°39'01"E., 267.68 FEET; THENCE S.89°56'00"W., 926.90 FEET TO THE POINT OF BEGINNING, CONTAINING 20.12 ACRES, MORE OR LESS,

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Baggett*  
OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Renewal Date 12/31/99