

PARCEL 3 OF LAND PARTITION NO. 97-33

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 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

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

APPROVALS

APPROVED THIS 24TH DAY OF MAR, 1998.
Jack W. Burns
WALLA WA COUNTY SURVEYOR

APPROVED THIS 25TH DAY OF August, 1998.
BA Carpenter
GRANT COUNTY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Don R. Burton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 08-26-98

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. 98-36 GRANT COUNTY RECORDS.
Oliver Hunt
GRANT COUNTY CLERK

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED, RECORDED AS INSTRUMENT NO. 98-2532 & 98-2533, DEED RECORDS.

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 #C642U.

Robert D. Baggett
BAGETT, GRIFFITH & BLACKMAN

LAND PARTITION PLAT NO. 98-36

A PARTITION OF PARCEL 2 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

JULY 22, 1998

NARRATIVE

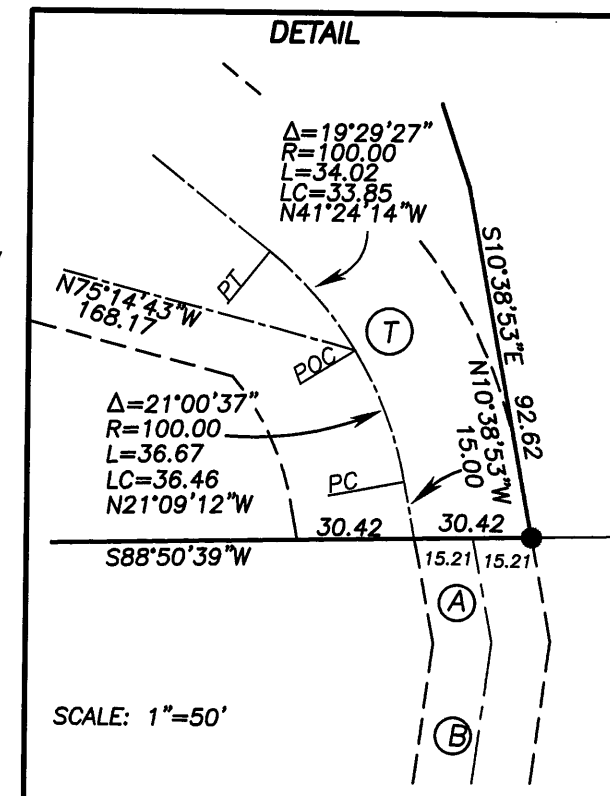
THIS SURVEY WAS REQUESTED BY DARREN JOHNSON, PARTITIONER. THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF LAND PARTITION NO. 97-33 INTO 3 PARCELS AS SHOWN ON THE ACCOMPANYING PLAT. THE EXTERIOR BOUNDARY OF THIS LAND PARTITION AND THE COMMON BOUNDARY BETWEEN PARCELS 2 AND 3 WERE DETERMINED IN 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.

SEE DETAIL
SECTION 2
SECTION 11

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 97-33 AS SHOWN
SCALE: 1"=200'

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



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 2 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., 530.86 FEET FROM THE SOUTHWEST CORNER OF SAID SE1/4SW1/4; THENCE N.00°04'00"W., ALONG THE WEST LINE OF SAID SE1/4 SW1/4, A DISTANCE OF 490.00 FEET; THENCE N.89°56'00"E., 926.90 FEET; THENCE S.08°39'01"W., 267.68 FEET; THENCE S87°01'33"E., 695.17 FEET; THENCE S27°07'10"W., 378.81 FEET; THENCE S88°50'39"W., 373.15 FEET; THENCE N74°00'24"W., 29.87; THENCE 212.78 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE RIGHT, (THE LONG CORD OF WHICH BEARS N43°31'42"W., 202.88 FEET); THENCE S89°56'00"W., 866.11 FEET TO THE POINT OF BEGINNING, CONTAINING 15.04 ACRES, MORE OR LESS.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 12/31/99

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, DARREN L. JOHNSON, DO HEREBY DECLARE THAT I AM THE PARTITIONER AND GRANTEE UNDER A BARGAIN AND SALE DEED AND VENDOR'S ASSIGNMENT OF CONTRACT DATED ~~DECEMBER 27, 1997~~ RECORDED AUG. 13, 1998, AS INSTRUMENT NO. ~~981636~~ 981636, RECORDS OF GRANT COUNTY, OREGON, OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS IN ACCORDANCE WITH ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT, AND THAT I DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCELS 1, 2, AND 3 A PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO THE JOHN DAY-BURNS HIGHWAY, SAID EASEMENT BEING 30.00 FEET IN WIDTH, AS SHOWN ON THE ANNEXED PLAT, AND THAT I DO HEREBY GRANT TO THE FUTURE OWNERS OF SAID PARCELS 1, 2 AND 3 A PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCELS, SAID EASEMENT BEING 60.00 FEET IN WIDTH, THROUGH PARCELS 1, 2 AND 3 OF THIS LAND PARTITION AND PARCEL 3 OF LAND PARTITION NO. 97-33 AS SHOWN ON THE ANNEXED PLAT, AND THAT I DO HEREBY GRANT TO SAID FUTURE OWNERS A PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCELS 1, 2 AND 3 TO PUBLIC LANDS LYING WEST OF THIS PARTITION, SAID EASEMENT BEING 30.00 FEET IN WIDTH, AS SHOWN OVER AND ACROSS PARCEL 3 OF LAND PARTITION NO. 97-33 AS SHOWN ON THE PLAT THEREOF, AND THAT I DO HEREBY GRANT TO SAID FUTURE OWNERS OF PARCELS 1, 2 AND 3 A PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS TO PUBLIC LANDS LYING WEST OF THIS PARTITION, SAID EASEMENT BEING 15.00 FEET IN WIDTH AND BEING SITUATED OVER AND ACROSS THE NORTH 15.00 FEET OF PARCEL 1 AS SHOWN, AND THAT I DO HEREBY GRANT TO THE FUTURE OWNERS OF SAID PARCELS 1, 2 AND 3 THE PUBLIC UTILITIES EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES AND APPURTENANCES NECESSARY AND CONVENIENT THERETO, ALL AS SHOWN ON THE ANNEXED PLAT.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- BARGAIN AND SALE DEED AND VENDOR'S ASSIGNMENT OF CONTRACT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN JERRY L. JOHNSON, GRANTOR AND DARREN L. JOHNSON, GRANTEE, DATED ~~DECEMBER 27, 1997~~ RECORDED AUG. 13, 1998, AS INSTRUMENT NO. ~~981636~~ 981636, RECORDS OF GRANT COUNTY, OREGON.
- THE PRIVATE ACCESS EASEMENT, 60 FEET WIDE, AS SHOWN ACROSS PARCELS 1, 2 AND 3, FOR THE PURPOSE OF INGRESS AND EGRESS TO LANDS NORTH OF THIS PARTITION.
- THE PRIVATE ACCESS EASEMENT, 15 FEET WIDE, BEING THE NORTH 15 FEET OF PARCEL 1, AS SHOWN, FOR THE PURPOSE OF INGRESS AND EGRESS TO PUBLIC LANDS LYING WEST OF THIS PARTITION.
- THE PUBLIC UTILITIES EASEMENTS, AS SHOWN, TO PROVIDE INGRESS AND EGRESS TO AND FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

DARREN L. JOHNSON
STATE OF Washington SS
COUNTY OF Whatcom

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 21, 1998 BY DARREN L. JOHNSON.

Jerry L. Johnson
NOTARY PUBLIC FOR STATE OF Washington
MY COMMISSION EXPIRES Aug 5, 2000

