

# LAND PARTITION PLAT NO. 98-41

SITUATED IN THE SW1/4NW1/4 AND  
THE NW1/4SW1/4 OF SEC. 26,  
T.13S., R.31E., W.M., CITY OF JOHN DAY,  
GRANT COUNTY, OREGON

## 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 DIVISION LINE BETWEEN PARCELS 1 AND 2, RETRACED THE BOUNDARIES OF PARCELS 1 AND 3 AND FOUND SAID PARCELS PREVIOUSLY AND PROPERLY MONUMENTED, WHICH I ACCEPT, AND THAT I DID NOT SURVEY THE REMAINING BOUNDARY OF PARCEL 2 AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE SW1/4NW1/4 AND THE NW1/4SW1/4 OF SECTION 26, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" X 30" IRON PIN WITH ATTACHED PLASTIC CAP MARKED BGB SURVEY MARKER, WHICH I DESIGNATE TO BE THE INITIAL POINT FOR THIS LAND PARTITION, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 80, SAID POINT BEING 782.72 FEET NORTH AND 300.23 FEET EAST FROM THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: S.29°02'00"W., 207.35 FEET; 171.97 FEET ALONG THE ARC OF A 265.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.10°26'30"W., 168.98 FEET); S.08°09'00"E., 87.09 FEET; 119.54 FEET ALONG THE ARC OF A 1775.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.10°04'46"E., 118.52 FEET); THENCE LEAVING SAID RIGHT OF WAY LINE, S.45°35'30"E., 639 FEET, MORE OR LESS; THENCE S.72°34'00"E., 546.56 FEET; THENCE S.58°04'25"E., 150 FEET, MORE OR LESS, TO THE EAST LINE OF THE NW1/4SW1/4 OF SAID SECTION 26; THENCE NORTH, ALONG SAID EAST LINE, 206 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE ROAD; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID ROAD AS FOLLOWS: N.71°37'20"W., 512 FEET, MORE OR LESS; N.03°37'00"W., 451.96 FEET; THENCE N.17°14'00"E., 210.72 FEET, CROSSING COUNTY ROAD NO. 80, TO THE INTERSECTION OF RIGHT OF WAY LINES OF SKYLINE ROAD AND SAID COUNTY ROAD NO. 80; THENCE CONTINUING ON THE WESTERLY RIGHT OF WAY LINE OF SKYLINE ROAD AS FOLLOWS: N.17°14'00"E., 203.62 FEET; 188.64 FEET ALONG THE ARC OF A 735.25 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N.09°53'00"E., 188.12 FEET); N.02°32'00"E., 296.07 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.02°27'45"E., 85.56 FEET; THENCE S.88°28'25"W., 667.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 80; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: 421.45 FEET ALONG THE ARC OF A 312.50 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS S.09°38'09"E., 390.23 FEET); S.12°21'29"W., 43.56 FEET; S.29°02'00"W., 108.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 18.97 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN  
217 N. CANYON BLVD.  
JOHN DAY, OREGON 97845  
PH 541-575-1251

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1993  
ROBERT D. BAGETT  
598

Renewal Date 12/31/99

RECEIVED AND  
FILED

DEC. 21, 1998  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Kathy McInnis*

DECEMBER 3, 1998

## APPROVALS

APPROVED THIS 2<sup>ND</sup> DAY OF DEC., 1998.

*Jack W. Burns*  
MALLOWA COUNTY SURVEYOR

APPROVED THIS 21<sup>ST</sup> DAY OF DEC., 1998.

*Debra M. Kowalski*  
GRANT COUNTY PLANNING COMMISSION

APPROVED THIS 14<sup>TH</sup> DAY OF DEC., 1998.

*Sam Brannen*  
CITY OF JOHN DAY PLANNING COMMISSION

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

*Sam D. Lester*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 12-21-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 21<sup>ST</sup> DAY OF December, 1998 AT 10:00 O'CLOCK  
A.M., AND RECORDED AS PARTITION PLAT NO. 98-41  
GRANT COUNTY RECORDS  
*Kathy McInnis*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 98-41  
*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANSEL KRUTSINGER, OWNER. THE PURPOSE OF THIS SURVEY WAS TO SURVEY THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AND RETRACE THE BOUNDARIES OF PARCELS 1 AND 3 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. KRUTSINGER AT CORNERS OF THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AS SHOWN.

TO VERIFY THE BOUNDARIES OF PARCELS 1 AND 3, WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 1129, 1297, 1300 AND AMENDED CRISP HEIGHTS HOMESITES SUBDIVISION, WHICH I COMPLETED IN DEC., 1989; DEC., 1993; DEC., 1994; AND MAY, 1974 RESPECTIVELY. I ACCEPT THE FOUND MONUMENTS AS SHOWN HEREON.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ANSEL J. KRUTSINGER, DO HEREBY DECLARE THAT I HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP, AND THAT I DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCELS 1 AND 2, A PRIVATE ACCESS EASEMENT, 30 FEET IN WIDTH, OVER A PORTION OF PARCELS 1 AND 2, FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 80, A PORTION OF WHICH COINCIDES WITH THE EXISTING PRIVATE EASEMENT DESCRIBED IN DEEDS BOOK 138, PAGE 923, AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- UNPATENTED MINING CLAIMS.
  - RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
  - WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE STATE OF OREGON, BY AND THROUGH ITS STATE BOARD OF AERONAUTICS, DATED FEBRUARY 19, 1960, RECORDED FEBRUARY 23, 1960 IN BOOK 82 PAGE 401, DEED RECORDS OF GRANT COUNTY, OREGON. AN EASEMENT FOR THE JOHN DAY AIRPORT WATER PIPELINE, 10 FEET WIDE, AS SHOWN.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION, DATED SEPTEMBER 18, 1961, RECORDED SEPTEMBER 19, 1961 IN BOOK 85 PAGE 570, DEED 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)
- A RIGHT OF WAY AND EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, OREGON, A MUNICIPAL CORPORATION, DATED DECEMBER 13, 1955, RECORDED AUGUST 27, 1969 IN BOOK 101 PAGE 559, DEED RECORDS OF GRANT COUNTY, OREGON. A RIGHT OF WAY AND EASEMENT FOR PIPELINE PURPOSES, NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED JUNE 7, 1989, RECORDED JUNE 7, 1989 IN BOOK 138 PAGE 923, DEED RECORDS OF GRANT COUNTY, OREGON. AN EASEMENT FOR AN ACCESS ROAD, 30.0 FEET WIDE, AS SHOWN.
- RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DATED SEPTEMBER 14, 1994, RECORDED SEPTEMBER 14, 1994 AS INSTRUMENT NO. 941994, DEED RECORDS OF GRANT COUNTY, OREGON, FOR COUNTY ROAD NO. 80 RIGHT OF WAY, VARIABLE WIDTH, AS SHOWN.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION, DATED JUNE 23, 1998, RECORDED JULY 10, 1998 AS INSTRUMENT NO. 981358, DEED RECORDS OF GRANT COUNTY, OREGON. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE, AS SHOWN.
- AN AVIATION AND HAZARD EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DATED OCTOBER 6, 1998. AFFECTS PARCEL 1.
- ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

*Ansel J. Krutsinger*  
ANSEL J. KRUTSINGER

ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-14, 1998,  
BY ANSEL J. KRUTSINGER.

*Beth Bradshaw*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 4-2-2001

OFFICIAL SEAL  
BETH BRADSHAW  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 063476  
MY COMMISSION EXPIRES APRIL 2, 2001