

LAND PARTITION PLAT NO. 98-42

Situated in Gov't Lots 1 and 2 and in the SE1/4 of
Section 2, T14S, R31E, W.M.
City of Canyon City
GRANT COUNTY, OREGON

December 14, 1998

APPROVALS

Approved this 22nd day of Dec., 1998

Robert D. Bapitt
Grant County Surveyor

Approved this 22nd day of December, 1998

Bob Carpenter
Grant County Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Janice L. Burton 12-22-98
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 28th day of December, 1998 at 9:20 o'clock A.M., and recorded as Land Partition Plat No. 98-42 Grant County Records.

Kathy McInnis
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-42

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these present that I, Charles J. Stinnett, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon.

I hereby reserve the following easements:

- 1) A 60 foot wide private access and utility easement, over and across Parcels 1 and 2, for ingress and egress, and the placement of utilities to serve Parcels 1 and 3.
- 2) A 50 foot wide private access and utility easement over and across Parcel 1 for ingress and egress to Parcel 3, and the placement of utilities to serve Parcel 3.
- 3) A 20 foot wide utility easement, over and across Parcel 1, for and existing overhead utility line to serve Parcel 3.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
- 3) A private easement, including the terms and provisions thereof, to West Coast Power Company, a Delaware corp., dated April 26, 1937, recorded April 26, 1937, in Deed Book 41, Page 603, records of Grant County, Oregon. No width is given, the easement is not shown due to insufficient data given in the deed.
- 4) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated April 1, 1970, recorded April 17, 1970, in Deed Book 103, Page 257, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width. The easement is not shown, the deed states "all as staked and/or constructed on the ground".
- 5) A private easement, including the terms and provisions thereof, to Jack McKenna, dba, Blue Mt. TV Cable Company, dated June 24, 1971, recorded June 24, 1971, in Deed Book 108, Page 155, records of Grant County, Oregon. For television cable lines, No width is given, the easement is not shown due to insufficient data given in the deed.
- 6) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated April 9, 1974, recorded April 15, 1974, in Deed Book 111, Page 375-376, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 10 feet in width, 10 feet on the east side of the power line as it exists on the ground.
- 7) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated August 5, 1977, recorded September 15, 1977, in Deed Book 117, Page 541, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width. The easement is not shown, the deed states "as staked and/or constructed on the ground".
- 8) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated June 30, 1978, recorded July 26, 1978, in Deed Book 119, Page 442, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width. The easement is not shown, the deed states "all as staked on the ground in said section".
- 9) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated July 3, 1978, recorded July 26, 1978, in Deed Book 119, Page 443, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width. The easement is not shown, the deed states "all as staked on the ground in said section".
- 10) A private easement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, a corp., dated August 9, 1995, recorded September 12, 1995, in Deeds Instrument No. 951780, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width.
- 11) A private easement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, a corp., dated April 28, 1997, recorded April 29, 1997, in Deeds Instrument No. 970709, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 15 feet in width.

Charles J. Stinnett
Charles J. Stinnett

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, Parcels 2 and 3 of this land partition and that Parcel 1 was not surveyed during this partition process. This partition is situated in Gov't Lots 1 and 2 and in the SE1/4 of Section 2, T14S, R31E, W.M., City of Canyon City, Grant County, Oregon, described as follows:

Beginning at the SW corner of Gov't Lot 2 of said Section 2, which I designate to be the Initial Point of this land partition, which is a 1½" pipe with attached 2" brass cap; thence N03°17'25"W, along the west line of said Gov't Lot 2, 1228.40 feet to the NW corner of said Gov't Lot 2; thence N89°58'16"E, along the north line of said Gov't Lot 2, 255.16 feet to the SE corner of Section 34, T13S, R31E; thence N89°35'13"E, along the north line of said Gov't Lots 1 and 2, 2375 feet, more or less, to the NE corner of Section 2; thence S00°07'46"E, along the east line of Section 2, 410 feet, more or less, to the northerly right of way line of the Old Canyon City-Izee County Road; thence Southwesterly, along the northerly right of way line of said County Road, 675 feet, more or less, to the terminus of said County Road; thence Southeasterly, 30.00 feet to the centerline of said County Road; thence Southwesterly, along the vacated centerline of said Old Canyon City-Izee County Road, 2250 feet, more or less, to the west line of the NW1/4SE1/4 of Section 2; thence N03°17'25"W, along the west line of the NW1/4SE1/4 of Section 2, 296 feet, more or less to the point of beginning.

This partition contains 61.44 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845

575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 6/30/2000

NARRATIVE

This survey was performed at the request of Charlie Stinnett. The purpose of this survey was to partition Mr. Stinnett's property, as described in Book 123, Page 725, deeds of Grant County, into 3 parcels. Parcels 2 and 3 are to be surveyed and the corners monumented as shown hereon.

After searching the available records pertaining to this survey, I found that the N1/4 corner and the C1/4 corner of Section 2 have been monumented. The S1/4 corner and the SE corner of Section 34, and the S1/4 corner of Section 35, T13S, R31E have been monumented and were found during this survey. I also found the iron pin at the SE corner of the 5.00 acres tract shown on survey number 532, which I accept as being on the north-south center of section line. I set the SW corner of Parcel 2 on the line between the monumented C1/4 corner and the found monument to the south. The northerly two corners of Parcel 3 are set on the township line between the found corners of Section 34 and 35 as shown.

The division lines of these two parcels are at positions chosen by Mr. Stinnett. I find no record of a Geodetic Control monument within 1/2 mile of this partition.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 23rd day of December, 1998 by Charles J. Stinnett.

Karon S. Steinmetz
Notary Public of Oregon
My commission expires: Jan. 20, 2002



RECEIVED AND
FILED

DEC 30 1998

Robert D. Bapitt
Grant County Surveyor