

# LAND PARTITION PLAT NO. 99-04

SITUATED IN THE SE1/4SE1/4 OF SECTION 20, AND IN THE SW1/4SW1/4 OF SECTION 21,  
AND IN THE NW1/4NW1/4 OF SECTION 28, AND IN THE NE1/4NE1/4  
OF SECTION 29, T.13S., R.31E. W.M.

GRANT COUNTY, OREGON

JANUARY 20, 1999

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MIKE NEGUS. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 OF THIS LAND PARTITION AS SHOWN HEREON AND TO MONUMENT THE PARCEL DIVISION LINE END POINTS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 263, 372, 930, 1073, AND TRACT A, MT. VIEW SUBDIVISION WHICH I SURVEYED IN MAY, 1972, JUL. 1975, JUL. 1986, MAR. 1989 AND DEC. 1971, RESPECTIVELY. WE FOUND MOST OF THE CONTROLLING MONUMENTS, SOME WERE BENT. WE STRAIGHTENED THE BENT OR DISTURBED ONES AND REPLACED THE REMAINDER TO THEIR ORIGINAL POSITION BASED ON THE BEST EVIDENCE FOUND. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AS SHOWN HEREON AND AT POSITIONS APPROVED BY MR. NEGUS. THE NORTH BOUNDARY OF PARCEL 2 IS ESTABLISHED FROM MONUMENTS FOUND ALONG THE HIGHWAY RIGHT OF WAY AS SHOWN AND BY UTILIZING OREGON HIGHWAY DEPARTMENT DRAWING NO. 7B-16-21, THE DEED RECORD AS DESCRIBED IN BOOK 68 PAGE 368, AND DATA FROM RECORD SURVEY NO. 545 AND 1073. THE WEST AND NORTH BOUNDARY OF PARCEL 1 IS ESTABLISHED BY HOLDING THE DEED RECORD DISTANCES. THE EAST BOUNDARY OF PARCEL 2 IS ESTABLISHED AT DEED RECORD.

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

## APPROVALS

APPROVED THIS 20<sup>TH</sup> DAY OF AUGUST, 1997.

*Jack W. Burri*  
WALLA WALLA COUNTY SURVEYOR

APPROVED THIS 25<sup>TH</sup> DAY OF AUG, 1997.

*Bill Appert*  
GRANT COUNTY PLANNING COMMISSION

## 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 SITUATED IN THE SE1/4SE1/4 OF SECTION 20, THE SW1/4SW1/4 OF SECTION 21, THE NW1/4NW1/4 OF SECTION 28, AND THE NE1/4NE1/4 OF SECTION 29, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 x 30 INCH IRON PIN, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID PIN BEING ON THE SECTION LINE BETWEEN SAID SECTIONS 20 AND 21 AND BEARING N.00°18'51"E., 79.20 FEET FROM THE CORNER COMMON TO SAID SECTIONS 20, 21, 28 AND 29; THENCE S.73°46'21"W., 200.00 FEET; THENCE S.00°02'02"E., 200.00 FEET; THENCE N.73°46'18"E., 78.27 FEET; THENCE S.16°13'42"E., 58.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 81; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: N.67°16'00"E., 29.00 FEET; 140.16 FEET ALONG THE ARC OF A 507.47 FOOT RADIUS CURVE RIGHT, (THE LONG CHORD OF WHICH BEARS N.75°10'45"E., 139.72 FEET); N.83°05'30"E., 169.04 FEET; N.79°26'00"E., 169.54 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.10°34'00"W., 27.24 FEET; THENCE S.76°49'00"E., 25.49 FEET; THENCE N.38°50'00"E., 53.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 81; THENCE N.02°26'00"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, 40.63 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N.24°58'00"W., 56.53 FEET; THENCE N.14°47'00"E., 160.00 FEET; THENCE N.00°08'00"W., 120.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY AS FOLLOWS: 45.67 FEET ALONG A 50.00 FOOT OFFSET TO A 200.00 FOOT SPIRAL CURVE LEFT, (A=3.00), (THE LONG CHORD OF WHICH BEARS N.89°32'07"W., 45.66 FEET); 48.43 FEET ALONG THE ARC OF A 904.93 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S.87°36'37"W., 48.43 FEET); 194.76 FEET ALONG A 50.00 FOOT OFFSET TO A 200.00 FOOT SPIRAL CURVE LEFT, (A=3.00), (THE LONG CHORD OF WHICH BEARS S.82°03'04"W., 194.67 FEET); S.80°04'37"W., 182.70 FEET TO A POINT ON THE SECTION LINE BETWEEN SAID SECTIONS 20 AND 21; THENCE S.00°18'51"E., ALONG SAID SECTION LINE 178.29 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.49 ACRES, MORE OR LESS.

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

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

*John A. Burton*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 01-28-1999

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 20<sup>TH</sup> DAY OF January, 1999 AT 5:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 99-04 GRANT COUNTY RECORDS.

*Kathy McManis*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 99-04  
*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, MICHAEL E. NEGUS AND ISABELLE L. NEGUS, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE 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 WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCELS 1 AND 2 A PRIVATE ACCESS EASEMENT, 15 FEET WIDE, AS RECORDED IN DEED INSTRUMENT NO. 922230 GRANT COUNTY RECORDS AND AS SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCELS 1 AND 2 AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2 A PRIVATE ACCESS EASEMENT, 15 FEET WIDE, AS SHOWN HEREON ACROSS PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCEL 2.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- 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.
- RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST COAST POWER CO., A CORP., DATED AUGUST 10, 1936, RECORDED SEPTEMBER 15, 1936, IN DEED BOOK 41, PAGE 354, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM FERRIS & MARCHBANK, A PARTNERSHIP, DATED FEB. 4, 1939, RECORDED FEB. 6, 1939 IN DEED BOOK 43, PAGE 128, TO-WIT: "THERE IS ESPECIALLY RESERVED IN THIS DEED ALL RIGHTS AND PRIVILEGES IN AND TO CERTAIN SPRINGS NOW FURNISHING DOMESTIC WATER TO THE DANBY HOUSE, TOGETHER WITH ALL PIPE LINES CONNECTING SAID SPRINGS TO SAID DANBY HOUSE AND TOGETHER WITH A RIGHT OF WAY FOR SAID PIPE LINE WITH THE PRIVILEGE OF ENTERING UPON SAID PREMISES TO REPAIR SAID PIPE LINE OR IMPROVE SAID SPRINGS, DOING NO UNNECESSARY DAMAGE." NOTE: WE ARE UNABLE TO DETERMINE THE EXACT LOCATION OF SAID SPRINGS OR PIPE LINES FROM THE DESCRIPTION GIVEN IN THE DEED.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED AUGUST 17, 1951, RECORDED AUGUST 28, 1951, IN DEED BOOK 63, PAGE 457, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN DEED FROM MOUNTAIN VIEW COUNTRY CLUB, A CORP., DATED APRIL 16, 1963, RECORDED APRIL 24, 1963 IN DEED BOOK 88, PAGE 474-475, TO-WIT: "RESERVING HOWEVER UNTO GRANTOR A RIGHT OF WAY FIFTEEN FEET IN WIDTH ALONG THE SOUTHERLY PORTION OF THE ABOVE DESCRIBED TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHERLY BOUNDARY OF SAID RIGHT OF WAY BEGINS AT A POINT ON THE WEST LINE OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 31 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING SOUTH 00°28' EAST, 120.8 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 59°22' EAST, 208.9 FEET TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT".
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO PERCY MCDANIEL REYNOLDS AND BELVA MAE REYNOLDS, HUSBAND AND WIFE, DATED DECEMBER 11, 1968, RECORDED DECEMBER 11, 1968 IN DEED BOOK 100, PAGE 73, FOR THE RIGHT AND PRIVILEGE OF TAKING AND USING WATER FROM THAT CERTAIN SPRING SITUATED IN THE NE1/4NE1/4, SEC. 29, T.13S., R.31E., W.M., FOR DOMESTIC PURPOSES, AND FOR A PIPELINE AND THE MAINTENANCE THEREOF, AND PURPOSES INCIDENTAL THERETO. NOTE: WE ARE UNABLE TO DETERMINE THE EXACT LOCATION OF SAID SPRINGS OR PIPELINE FROM THE DESCRIPTION GIVEN.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, A MUNICIPAL CORPORATION, DATED JULY 28, 1992, RECORDED JULY 29, 1992, INSTRUMENT NO. 921358, RECORDS OF GRANT COUNTY, OREGON. EASEMENT DEED FOR CONSTRUCTING AND MAINTAINING THE ROAD CUT AND FILL SLOPES NECESSARY, AND PURPOSES INCIDENTAL THERETO, ON COUNTY ROAD 81.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

*Michael E. Negus*  
MICHAEL E. NEGUS

*Isabelle L. Negus*  
ISABELLE L. NEGUS

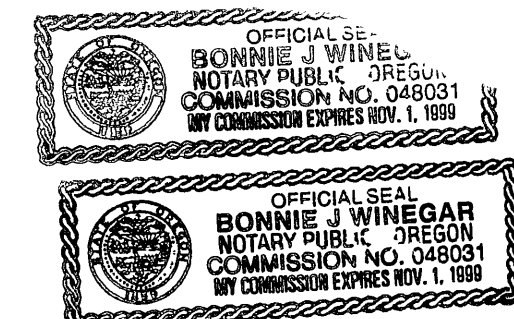
ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 27, 1999  
BY MICHAEL E. NEGUS AND ISABELLE L. NEGUS, HUSBAND AND WIFE.

*Bonnie J. Winegar*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-1-99



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1963  
ROBERT D. BAGETT  
598

Renewal Date 12/31/99

RECEIVED AND  
FILED

JAN. 29 / 1999  
OFFICE OF COUNTY SURVEYOR

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