

# LAND PARTITION PLAT NO. 99-05

A Partition of Parcel 2, Land Partition No. 98-42  
Situating in Gov't Lot 2 and in the NW1/4SE1/4 of  
Section 2, T14S, R31E, W.M.  
GRANT COUNTY, OREGON

January 22, 1999



Scale 1"=100'

## BASIS OF BEARINGS

Land Partition No. 98-42

## LEGEND

- Found 1/2" iron pipe with attached brass cap,  
See Survey No. 1469.
- Found 5/8" iron pin of record.
- Found 5/8" iron pin with attached red plastic  
cap marked CORNERSTONE SURVEYING, INC.  
See Land Partition No. 98-42
- Set 5/8" iron pin with attached red plastic  
cap marked CORNERSTONE SURVEYING, INC.
- X—X Fence Line
- ( ) Record bearing and distance,
- Found monument, see record map of survey  
number shown in box.

## 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, the parcels of this land partition. This is a partition of Parcel 2, Land Partition No. 98-42, situated in Gov't Lot 2 and in the NW1/4SE1/4 of Section 2, T14S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at a 5/8" iron pin, which I designate to be the Initial Point of this Land Partition, said point being N03°17'25"W, 228.45 feet from the C1/4 corner of Section 2, thence along the lines of Parcel 2, Land Partition No. 98-42 as follows:  
thence N62°00'00"E, 280.07 feet;  
thence N61°10'00"E, 580.00 feet;  
thence South, 259.94 feet;  
thence S61°00'00"W, 846.63 feet to the west line of the NW1/4SE1/4 of Section 2;  
thence N03°17'25"W, 259.62 feet to the point of beginning.

This partition contains 4.50 acres.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
575-1813

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

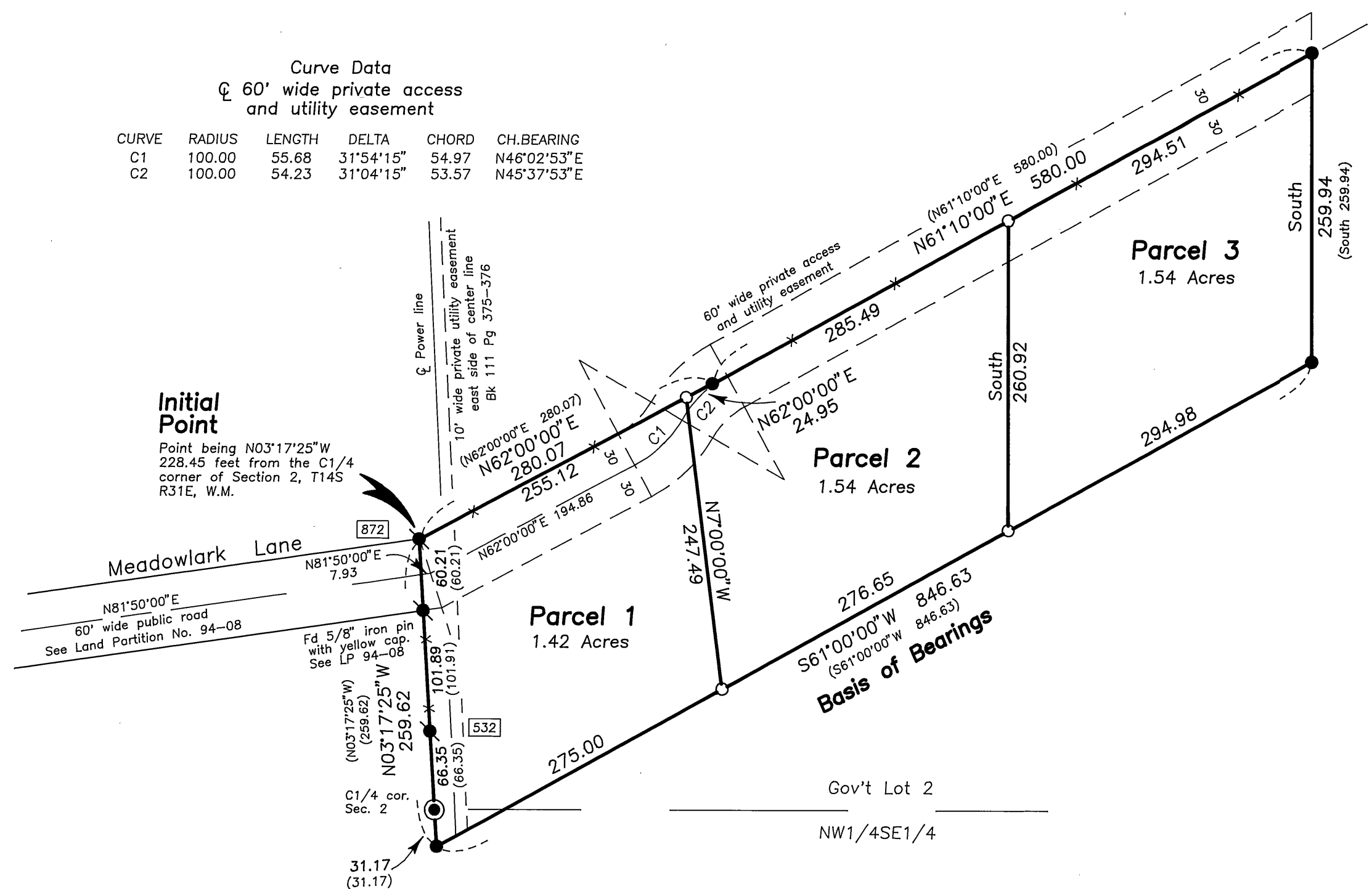
Renewal Date 6/30/2000

## NARRATIVE

This survey was performed at the request of Charlie Stinnett. The purpose of this survey was to partition Mr. Stinnett's property, shown as Parcel 2 on Land Partition Plat No. 98-42.

After searching the available records pertaining to this survey, I found Land Partition Plat No. 98-42, which indicates that the boundary of Parcel 2 is monumented. I found and accepted the monuments as shown. The division lines of these three parcels are at positions chosen by Mr. Stinnett. I find no record of a Geodetic Control monument within 1/2 mile of this partition.

Curve Data					
60' wide private access and utility easement					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	100.00	55.68	31°54'15"	54.97	N46°02'53"E
C2	100.00	54.23	31°04'15"	53.57	N45°37'53"E



## APPROVALS

Approved this 29 day of Jan, 1999

*Charles J. Stinnett*  
Grant County Surveyor

Approved this 21 day of Jan, 1999

*BA Carpenter*  
Grant County Planning Director

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

*Karen S. Steinmetz*  
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 4th day of February, 1999 at 2:00 o'clock P.M., and recorded as Land Partition Plat No. 99-05 Grant County Records.  
*Kathy McMillan*  
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 99-05

*Jack L. Watson*  
Jack L. Watson

RECEIVED AND  
FILED

FEB 15 1997

OFFICE OF COUNTY SURVEYOR  
Attest: *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 easement:  
A private access and utility easement of variable width, over and across Parcels 1, 2 and 3, for ingress and egress, and the placement of utilities to serve Parcels 2 and 3 and also the lands shown as Parcel 1 and 2, on Land Partition No. 98-42.

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 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.
- 4) A private access and utility easement of variable width, to the owners of the land shown as Parcels 1, 2, and 3 on Land Partition No. 98-42, filed in the office of the Grant County Clerk.

*Charles J. Stinnett*  
Charles J. Stinnett

## ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF GRANT }

This instrument was acknowledged before me on this 2nd day of February, 1999, by Charles J. Stinnett.

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

