

LAND PARTITION PLAT NO. 99-13

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

May 3, 1999

APPROVALS

Approved this 17th day of May, 1999

Robert D. Baggett
Grant County Surveyor

Approved this 17th day of May, 1999

B.A. Carparts
Grant County Planning Director

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

Sam R. Sutton 05-17-1999
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 18 day of May, 1999 at 2:00 o'clock P.M., and recorded as Land Partition Plat No. 99-13 Grant County Records.

Kathy McKenna
Grant County Clerk by *A. J. Stinnett*

I do hereby certify that this is a true and exact copy of Land Partition No. 99-13

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 grant to the future owners of Parcels 1 and 2 the private access and utility easement, over and across parcels 1, 2, and 3 of Land Partition No. 99-05, variable in width, as recorded in the office of the Grant County Clerk. I hereby grant to the future owners of Parcel 2 a 60 foot wide private access and utility easement, over and across Parcel 1 for ingress and egress, and the placement of utilities to serve Parcel 2.

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.
- 12) A private access and utility easement, 50 feet in width, as shown on Land Partition Plat No. 98-42, recorded in the office of the Grant County Clerk.
- 13) A private access and utility easement, of variable width, as shown on Land Partition Plat No. 98-42, recorded in the office of the Grant County Clerk.
- 14) A private utility easement, 20 feet in width, as shown on Land Partition Plat No. 98-42, recorded in the office of the Grant County Clerk.

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, Parcel 2 of this land partition and that Parcel 1 was not surveyed during this partition process. This is a partition of Parcel 1, Land Partition 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, described as follows:

Beginning at the N1/4 corner of Section 2, which I designate to be the Initial Point of this land partition, which is a 1 1/2" pipe with attached Grant County Surveyor brass cap; thence N89°58'16"E, along the north line of Gov't Lot 2, 237.42 feet to the NW corner of Parcel 3, Land Partition No. 98-42; thence along the lines of said Parcel 3 of Land Partition No. 98-42 as follows: S01°18'00"E, 580.00 feet; thence N60°00'00"E, 300.00 feet; thence North, 431.70 feet to the north line of said Gov't Lot 2; thence leaving said Parcel 3, N89°35'13"E, along the north line of said Gov't Lots 1 and 2, 2120 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, 265 feet, more or less, to the SW corner of Land Partition No. 99-05; thence along the lines of Land Partition No. 99-05 as follows: N61°00'00"E, 846.63 feet; thence North, 259.94 feet; thence S61°10'00"W, 580.00 feet; thence S62°00'00"W, 280.07 feet to the west line of said Gov't Lot 2; thence leaving Land Partition No. 99-05, N03°17'25"W, along the west line of Gov't Lot 2, 999.95 feet to the point of beginning.

This partition contains 53.84 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 parcel 1 of Land Partition No. 98-42 into 2 parcels. Parcel 2 of this partition is to be surveyed and the corners monumented.

After searching the available records pertaining to this survey, I found Land Partition Plat No. 98-42, which states that Parcel 1 was not surveyed. I found and accepted the monuments shown along the township line, at the N1/4 corner of Section 2 and at the S1/4 corner and the SW corner of Section 35. The division lines of these 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 18th day of May, 1999, by Charles J. Stinnett.

Karon S. Steinmetz
Notary Public of Oregon
My commission expires: Jun. 20, 02

OFFICIAL SEAL
KARON S. STEINMETZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 306579
MY COMMISSION EXPIRES JAN. 20, 2002

RECEIVED AND
FILED

MAY 24 1999

OFFICE OF CLERK & SURVEYOR
Attest: *Robert D. Baggett*