

# LAND PARTITION PLAT NO. 99-21

SITUATED IN THE NE1/4, SE1/4, SW1/4, & NW1/4 OF SECTIONS 21 & 28 & 33, T12S, R29E  
IN THE SW1/4 & NW1/4 OF SECTION 3, IN THE NE1/4, SE1/4, SW1/4, & NW1/4 OF  
SECTIONS 4 & 5 & 9, IN THE SW1/4 & NW1/4 OF SECTION 10, IN THE SW1/4 & NW1/4 OF  
SECTION 15, IN THE NE1/4, SE1/4, SW1/4 & NW1/4 OF SECTIONS 16 & 17, IN THE SW1/4  
& NW1/4 OF SECTION 22, IN THE NE1/4, SE1/4, SW1/4 & NW1/4 OF SECTION 21, T13S, R29E, W.M.

GRANT COUNTY, OREGON

September 21, 1999

## APPROVALS

Approved this 13<sup>th</sup> day of Oct, 1999

Robert D. Page  
Grant County Surveyor

Approved this 22<sup>nd</sup> day of December, 1999

B.H. Carpenter  
Grant County Planning Director

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

Karen R. Offner, Deputy  
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on  
the 22<sup>nd</sup> day of December, 1999 at 2:43 o'clock  
P.M., and recorded as Land Partition Plat No. 99-21  
Grant County Records.

Karley McInnis  
Grant County Clerk

I do hereby certify that this is a true and exact  
copy of Land Partition No. 99-21

Jack L. Watson  
Jack L. Watson

## NOTES:

- 1) The section and section subdivisional lines shown are for informational purposes only.
- 2) The County Road, the high water line and the 100 year flood hazard along the John Day River are shown in their approximate locations.
- 3) The areas shown on this partition are taken from the Grant County Assessor's records, and may vary when the lines of these parcels are determined by survey.
- 4) The access road to Parcels 2 & 3 is plotted from the Wolfinger Butte Quadrangle map, and is shown in its approximate location.
- 5) In Section 3 & 4 the GLO plat does not show Gov't Lots.

## SHEET INDEX

Sheet 1 . . . . . Cover Sheet  
Sheet 2 . . . . . N1/2 of this partition  
Sheet 3 . . . . . S1/2 of this partition

## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have platted, Parcels 1, 2 and 3 of this land partition. These parcels were not surveyed during this partition process. This partition is situated in T12S, R29E, and in T13S, R29E, W.M., Grant County, Oregon, described as follows:

Beginning at the NE corner of Section 21, T12S, R29E, W.M., which I designate to be the Initial Point of this land partition; thence South, along the east line of Section 21, 5280 feet, more or less, to the SE corner of said Section 21; thence South, along the east line of Section 28, 5280 feet, more or less, to the SE corner of said Section 28; thence South, along the east line of Section 33, 5280 feet, more or less, to the SE corner of said Section 33; thence East, along the north line of Section 3, T13S, R29E, 1320 feet, more or less, to the NE corner of the NW1/4NW1/4 of said Section 3; thence South, along the east line of the NW1/4NW1/4 and the east line of the W1/2SW1/4 Section 3, 3960 feet, more or less, to the NW corner of the SE1/4SW1/4 of said Section 3; thence East, along the north line of the SE1/4SW1/4 of Section 3, 610.0 feet; thence South, parallel with the west line of the SE1/4SW1/4 of Section 3, 1320 feet, more or less, to the south line of the SE1/4SW1/4 of said Section 3; thence West, along the south line of the SE1/4SW1/4 of Section 3, 610.0 feet to the SW corner of the SE1/4SW1/4 of Section 3; thence South, along the east line of the W1/2NW1/2 of Section 10, 5280 feet, more or less, to the SE corner of said W1/2NW1/2 of Section 10; thence East, along the north line of the NW1/4 of Section 15, 1070 feet, more or less, to a point which is 250.0 feet west of the N1/4 corner of Section 15; thence Southeasterly, 1400 feet, more or less; thence S35°00'W, 600.0 feet; thence S43°00'E, 550.0 feet, to the east line of the NW1/4; thence South, along the east line of the NW1/4 of Section 15, 350.0 feet, to the SE corner of the NW1/4 of Section 15; thence West, along the south line of the NW1/4 of Section 15, 1320 feet, more or less, to the NE corner of the W1/2SW1/4 of Section 15; thence South, along the east line of the W1/2SW1/4 of Section 15, 2640 feet, more or less, to the SE corner of the W1/2SW1/4 of Section 15; thence South, along the east line of the W1/2NW1/4 and the east line of the N1/2NW1/4SW1/4 of Section 22, 3300 feet, more or less, to the SE corner of the N1/2NW1/4SW1/4 of Section 22; thence West, along the south line of the N1/2NW1/4SW1/4 of Section 22, 660 feet, more or less, to the NE corner of the SW1/4NW1/4SW1/4 of Section 22; thence South, along the east line of the SW1/4NW1/4SW1/4 and the east line of the W1/2SW1/4SW1/4 of Section 22, 1980 feet, more or less, to the SE corner of the W1/2SW1/4SW1/4 of Section 22; thence S89°48'W, along the south line of the W1/2SW1/4SW1/4 of Section 22, 660 feet, more or less, to the SW corner of the Section 22; thence N89°54'W, along the south line of Section 21, 2424 feet, more or less, to a point which is 216 feet east of the S1/4 corner of Section 21; thence Northwesterly, along the bench of the hill, 350 feet, more or less, to a point which is 2366.0 feet south of the C1/4 corner of Section 21; thence N76°09'W, 357.1 feet; thence N56°52'W, 105.3 feet; thence N68°18'W, 427.2 feet; thence N86°06'W, 169.2 feet; thence N79°46'W, 457.2 feet; thence N77°28'W, 836.7 feet; thence N85°52'W, 376.2 feet, more or less, to the west line of Section 21; thence North, along the west line of Section 21, 1688.68 feet; thence East, 1772.16 feet, more or less, to a point which is south of a point which is 827.6 feet west of the N1/4 corner of Section 21; thence North, 2732.85 feet, to the north line of Section 21; thence N28°43'04"E, 857.20 feet; thence North, 437.83 feet; thence West, 3904.27 feet; thence South, 1170.94 feet, to the south line of Section 17; thence West, 3608 feet, more or less, to the SW corner of Section 17; thence East, along the west line of Section 17, 5280 feet, more or less, to the NW corner of Section 17; thence North, along the north line of Section 17, 5280 feet, more or less, to the NE corner of Section 17; thence West, along the west line of Section 9, 5280 feet, more or less, to the NW corner of Section 9; thence West, along the south line of Section 5, 5280 feet, more or less, to the SW corner of Section 5; thence N00°12'W, along the west line of Section 5, 5313 feet, more or less, to the NW corner of Section 5; thence East, along the north line of Section 5, 5280 feet, more or less, to the NE corner of Section 5; thence North, along the west line of Section 33, T12S, R29E, 5280 feet, more or less, to the NW corner of Section 33; thence North, along the west line of Section 28, 5280 feet, more or less, to the NW corner of Section 28; thence North, along the west line of Section 21, 5280 feet, more or less, to the NW corner of Section 21; thence N89°44'E, along the north line of Section 21, 5293.2 feet, more or less, to the NE corner of Section 21, being the Initial Point.

SAVE AND EXCEPT the E1/2NW1/4 of Section 28, T12S, R29E, W.M.

Also SAVE AND EXCEPT a parcel of land in the SE1/4 of Section 21 and in the SW1/4SW1/4SW1/4 of Section 22, T13S, R29E, W.M., described as follows: Beginning at the SE corner of Section 21; thence N59°17'W, 998.4 feet; thence N80°59'30"W, 730.0 feet; thence N07°58'W, 235.0 feet to the north bank of the John Day River; thence along said north bank as follows: S66°10'E, 191.9 feet; S86°49'E, 324.6 feet; N79°35'E, 417.3 feet; S70°29'E, 428.7; thence S53°38'E, 251.8 feet; thence S43°11'E, 251.1 feet; thence S07°22'W, 364.9 feet to the south line of said Section 22; thence N89°48'W, along said south line of Section 22, 30.0 feet to the place of beginning.

This partition contains 6,103.26 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

## DECLARATION

Know all people by these present that I, Richard S. Page, 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 a 50 foot wide access easement, from County Road No. 45 along an existing road, for ingress and egress, over and across Parcels 1 and 2, to serve Parcels 2 and 3 of this partition, as shown hereon.

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) Rights of the public and governmental bodies in and to any portion of the premises herein described, now or at any time lying below high water mark of the John Day River, including any ownership rights which may be claimed by the State of Oregon, as to any portion now or at any time below the high water mark.
- 4) Any adverse claim based upon the assertion that:
  - (a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of the John Day River.
  - (b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
  - (c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the John Day River, or has been formed by accretion to any such portion.
- 5) Any adverse claim based upon the assertion that said land or any portion thereof is now or at any time has been below high water mark of the John Day River .
- 6) A private right of way and tree trimming permit, including the terms and provisions thereof, to West Coast Power Company, a Delaware corp., dated August 11, 1936, recorded August 11, 1936, in Deed Book 41, Page 309, records of Grant County, Oregon. No width is given, the easement is not shown due to insufficient data given in the deed.
- 7) A private easement, including the terms and provisions thereof, to B.L. Allison and A.L. Wright, 10 feet in width, dated April 17, 1945, recorded April 19, 1945, in Book 47, Page 487, deed records of Grant County, Oregon. The easement is not shown due to insufficient data given in the deed.
- 8) A public right of way, including the terms and provisions thereof, to Grant County, Oregon, a body politic, 60 feet wide, dated January 25, 1967, recorded in Book 96, Page 158, deed records of Grant County, Oregon. A portion of County Road No. 45.
- 9) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated April 18, 1974, recorded in Book 111, Page 404, deed 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".
- 10) A private easement, including the terms and provisions thereof, to Robert and Virginia Lowry, dated September 30, 1977, recorded in Book 117, Page 658, deed records of Grant County, Oregon. An easement in common for ingress and egress. No width is given, the easement is not shown due to insufficient data given in the deed.
- 11) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated September 20, 1977, recorded October 22, 1977, in Book 117, Page 766, deed 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".
- 12) A private easement, including the terms and provisions thereof, to Charlie L. Page, dated December 1, 1977, recorded December 2, 1977, in Book 117, Page 944, deed records of Grant County, Oregon. A perpetual easement in common for ingress and egress, 20 feet in width. The easement is not shown due to insufficient data given in the deed.
- 13) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated July 24, 1978, recorded in Book 119, Page 446, deed 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".
- 14) A private easement, including the terms and provisions thereof, to Elmer Johnson and Jo Ann Johnson, dated May 13, 1981, recorded May 15, 1981, in Book 124, Page 733, deed records of Grant County, Oregon. An easement for ingress and egress, no width is given. The easement is not shown due to insufficient data given in the deed.
- 15) A private easement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, a corporation, dated July 28, 1998, recorded August 27, 1998, in Deeds Instrument No. 981846, records of Grant County, Oregon. An easement for utility and incidental purposes, 5 feet in width. The easement is not shown, the deed states " all as constructed on the ground".
- 16) A private easement, including the terms and provisions thereof, to Robert Lowry and Virginia Lowry, dated September 21, 1982, recorded September 27, 1982, in Book 126, Page 940, deed records of Grant County, Oregon. An easement for ingress and egress, no width is given. The easement is not shown due to insufficient data given in the deed.
- 17) A private easement, including the terms and provisions thereof, to Robert Lowry and Virginia Lowry, dated April 28, 1981, recorded May 13, 1981, in Book 124, Page 718, deed records of Grant County, Oregon. An easement for ingress and egress, no width is given. The easement is not shown due to insufficient data given in the deed.

Richard S. Page  
Richard S. Page

## ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF GRANT }

This instrument was acknowledged before me on this 18<sup>th</sup> day of October, 1999, by Richard S. Page

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

