

LAND PARTITION PLAT NO. 1999-20

SITUATED IN THE N1/2 SEC. 31, T.13S., R.32E., W.M.,
GRANT COUNTY, OREGON
NOVEMBER 30, 1999

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHARLES AND JEANETTE WILSON. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED RECORD SURVEY NO. 886 WHICH I SURVEYED IN AUGUST, 1985.

THE MONUMENTS PERTAINING TO THE BOUNDARY OF THIS PARTITION FROM SURVEY NO. 886, AS SHOWN HEREON, WERE FOUND IN GOOD CONDITION AND I ACCEPT THEM IN THEIR POSITION.

NEW BOUNDARY MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND. NEW MONUMENTS WERE SET AT CORNERS OF THE PARCEL DIVISION LINE AT LOCATIONS APPROVED BY MR. WILSON, AS SHOWN.

WE SET NEW MONUMENTS ON THE PROPERTY ADJUSTMENT LINE AS PER DEED INSTRUMENT NO.'S 993565 AND 993566, AS SHOWN HEREON.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CHARLES P. WILSON AND JEANETTE J. L. WILSON, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME 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 THE 30 FOOT WIDE PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 52, AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2 THE 40 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 52 AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

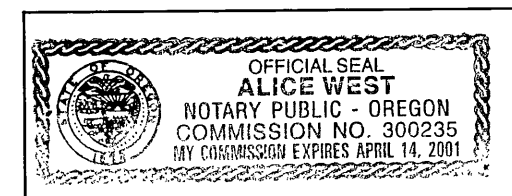
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS; UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., RECORDED JANUARY 14, 1954, IN BOOK 69, PAGE 259, DEEDS FOR GRANT COUNTY, OREGON. A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 20 FEET WIDE, AS SHOWN.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., RECORDED JULY 26, 1978, IN BOOK 119, PAGE 440, DEEDS FOR GRANT COUNTY, OREGON. A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE AS SHOWN.
- ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

Charles P. Wilson
CHARLES P. WILSON
Jeanette J. L. Wilson
JEANETTE J. L. WILSON

ACKNOWLEDGEMENT
STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-15, 1999,
BY CHARLES P. WILSON AND JEANETTE J. L. WILSON, HUSBAND AND WIFE.

Alice West
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 4-14-01



APPROVALS

APPROVED THIS 30 DAY OF DEC., 1999.

Jack W. Burris
WALLA WA COUNTY SURVEYOR

APPROVED THIS 14 DAY OF Dec. 1999.

BA Carpenter
GRANT COUNTY PLANNING COMMISSION

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

John R. Smith
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12-14-1999

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 15 DAY OF December, 1999 AT 2:40 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 99-20 GRANT COUNTY RECORDS.

Cathy McManis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 1999-20

Robert D. Baggett
BAGETT-GRIFFITH AND BLACKMAN

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 886
AS SHOWN

SCALE: 1" = 100'

REFERENCES

RECORD MAP OF SURVEY NO. 886

DEED RECORD INSTRUMENT NO.'S 960226,

993565 & 993566

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP
- FOUND 5/8" IRON PIN - NO CAP FROM RECORD MAP OF SURVEY NO. 886
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM RECORD MAP OF SURVEY NO. 886
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- () RECORD BEARING AND DISTANCE
- X-X FENCE LINE

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 N1/2 OF SECTION 31, TWP.13S., R.32E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" x 30" IRON PIN WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING ON THE EAST LINE OF THE NW1/4 OF SAID SEC. 31 AND BEING 1331.61 FEET SOUTH AND 5.87 FEET WEST OF THE NORTH 1/4 CORNER OF SAID SEC.31;
THENCE S.75°17'13"W., 55.64 FEET; (RECORD S.75°13'45"W., 55.72 FEET);
THENCE S.37°32'27"W., 80.20 FEET; (RECORD S.37°35'59"W., 80.14 FEET);
THENCE S.35°53'09"E., 18.15 FEET; (RECORD S.36°19'41"E., 18.20 FEET);
THENCE S.47°37'42"W., 148.33 FEET; (RECORD S.47°37'26"W., 148.61 FEET);
THENCE S.57°51'20"E., 236.65 FEET;
THENCE S.84°15'45"E., 1332.88 FEET TO A POINT WHICH IS 200.00 FEET NORTH OF THE NORTHEAST CORNER OF THE FRANK R. BEAVER, ET UX, TRACT;
THENCE N.00°01'00"E., (RECORD BEARING NORTH) 459.56 FEET;
THENCE N.88°56'09"W., 173.35 FEET;
THENCE S.89°23'08"W., 888.34 FEET;
THENCE S.89°54'18"W., 258.64 FEET;
THENCE S.75°17'13"W., 5.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 12.67 ACRES, MORE OR LESS.

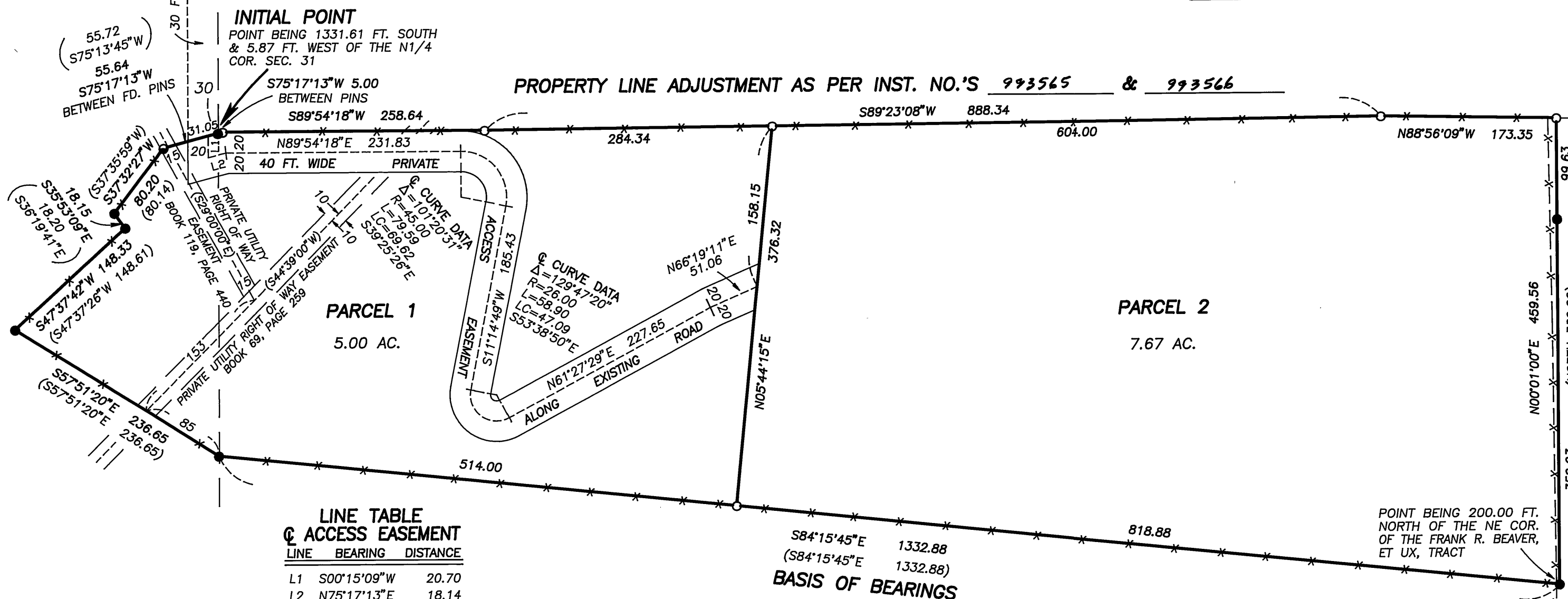
BAGETT-GRIFFITH & BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845

NE1/4

INITIAL POINT

POINT BEING 1331.61 FT. SOUTH
& 5.87 FT. WEST OF THE N1/4
COR. SEC. 31

PROPERTY LINE ADJUSTMENT AS PER INST. NO.'S 993565 & 993566



RECEIVED AND
FILED

DEC. 15, 1999
OFFICE OF COUNTY SURVEYOR
Robert D. Baggett
ATTEST: Cathy McManis
AFFIRMED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/99