

# KEENEY ESTATES

SITUATED IN THE SW1/4 OF SECTION 16 AND  
IN THE NE1/4 AND SE1/4 AND SW1/4 AND NW1/4 OF SECTION 21  
T10S, R31E, W.M.  
GRANT COUNTY, OREGON

August 15, 2006  
Sheet 1 of 4

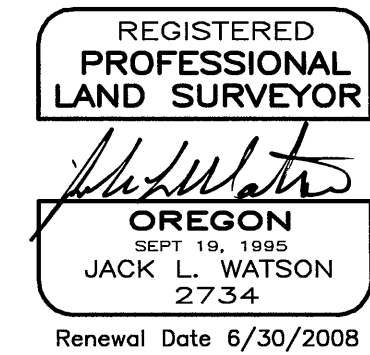
## SURVEYOR'S CERTIFICATE

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 lots and streets of Keeney Estates. This subdivision is situated in the SW1/4 of Section 16 and in the NE1/4 and SE1/4 and SW1/4 and NW1/4 of Section 21, T10S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the Initial Point which is a 2 1/2" iron pipe with attached brass cap, at the N1/4 corner of Section 21; Thence N31°54'13"W, 511.08 feet; Thence N32°32'09"W, 919.18 feet; Thence N62°34'40"W, 701.27 feet; Thence N68°51'48"W, 876.60 feet; Thence S00°00'47"E, 2532.83 feet; Thence S25°43'35"W, 977.40 feet to the west line of said Section 21; Thence S00°34'10"W, along the west line of Section 21, 379.76 feet to the northerly right of way line of County Road No. 18; Thence along the northerly right of way line of County Road No. 18 as follows: Thence S63°51'06"E, 584.97 feet; Thence S75°06'47"E, 223.37 feet; Thence 204.03 feet along the arc of a 340.00 foot radius curve right, the long chord of which bears (S57°55'17"E, 200.99 feet); Thence S40°43'47"E, 228.90 feet; Thence 342.49 feet along the arc of a 360.00 foot radius curve left, the long chord of which bears (S67°59'02"E, 329.72 feet); Thence N84°45'43"E, 226.98 feet; Thence S83°32'43"E, 155.49 feet; Thence S62°53'31"E, 465.66 feet; Thence S77°14'47"E, 454.92 feet; Thence S69°31'47"E, 406.11 feet; Thence S73°06'24"E, 154.53 feet; Thence S52°29'11"E, 152.97 feet; Thence leaving the county road, N13°03'22"E, 1983.18 feet to the south line of the NW1/4NE1/4 of Section 21; Thence N88°39'10"W, along the south line of the NW1/4NE1/4, 1078.21 feet to the SW corner of the NW1/4NE1/4 of Section 21; Thence N00°19'08"E, along the west line of the NW1/4NE1/4, 1296.45 feet to the point of beginning.

This subdivision contains 239.49 acres.

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



## NARRATIVE

This survey was performed at the request of Dale Martin, Personal Representative for the Estate of Nelda Martin. The purpose of this survey was to subdivide a portion of the Martin's land as shown hereon.

This survey was performed using static GPS receivers and Electronic Total Station. The bearings for this survey are based on the GPS survey. The GPS survey was made in NAD 83 state plane coordinates, Oregon north zone. The state plane bearings were rotated clockwise 01°01'09" to true north near the SW corner of Lot 5. All bearings are relative to this local north meridian.

A search was made of the available records pertaining to this survey. The right of way for County Road No. 18 was surveyed and marked in Survey No. 1289. I recovered all but one of the right of way monuments that pertain to the boundary of this subdivision. I replaced the missing right of way monument at record bearing and distance from the found monuments.

Section 21 was subdivided in Survey No. 1392. I found and accepted the corner monuments at the N1/4 corner, S1/4 corner, W1/4 corner, E1/4 corner and at the NW and NE section corners. I also found and accepted the monument at the N1/16 corner on the east line of Section 21 which was established in Survey No. 634. I subdivided Section 21 in the usual manner and established the CN1/16 corner as shown hereon.

The easterly boundary of this subdivision is located at the location approved by Mr. Martin and is between two monuments that were established in Survey No. 1620.

Field measurements were made to locate the existing monuments referenced above and to establish the new boundary and lot corners shown on this plat.

## APPROVALS

Approved this 6<sup>th</sup> day of Nov., 2006

Grant D. Baggett  
Grant County Surveyor

Approved this 7<sup>th</sup> day of November, 2006

Hilary McNary by Shannon Springer  
Grant County Planning Director

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

Gene R. Sutton  
Grant County Assessor and Tax Collector  
Date 11/17/2006

Approved by the Grant County Board of Commissioners this 22<sup>nd</sup> day of November, 2006.

County Judge Bernie Reynolds  
Commissioner Beryl Britton  
Commissioner Jay W. Myers

I do hereby certify that this plat was received on the 22<sup>nd</sup> day of Nov, 2006 at 9:45 o'clock A.M., and recorded as Keeney Estates in the Grant County Records.

Beryl Britton  
Grant County Clerk Deputy

I do hereby certify that this is a true and exact copy of Keeney Estates subdivision.

Jack L. Watson  
Jack L. Watson

I, Jack L. Watson, a registered professional surveyor in the State of Oregon, hereby certify that post monumentation of the road centerline monuments within this plat of Keeney Estates will be completed on or before March 1, 2007.

Jack L. Watson  
Jack L. Watson, PLS

Post monumentation of the center line monuments has been completed as per affidavit of monumentation recorded in Deeds Inst. No. 20072302 on 8/21/2007

Grant D. Baggett 8/22/2007  
Grant County Surveyor Date

## DECLARATION AND DEDICATION

Know all people by these presents that I, Dale Martin, Personal Representative of the Estate of Nelda Martin, do hereby declare the Estate of Nelda Martin is the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be subdivided into lots in accordance with the provisions of ORS Chapter 92 as shown hereon.

I do hereby dedicate Martin Lane and Fayes Drive, private roads, to the homeowners association of Keeney Estates.

I do hereby dedicate the private 10 foot wide public utility easement along each side of Martin Lane and Fayes Drive to the homeowners association of Keeney Estates.

I do hereby dedicate the 60 foot wide private drainage way easement along Long Creek to the homeowners association of Keeney Estates.

Dale Martin, personal Rep of the estate  
Dale Martin  
Personal representative for the Estate of Nelda Martin

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 22<sup>nd</sup> day of NOV., 2006, by Dale Martin, Personal representative for the Estate of Nelda Martin

Bernie J. Winegar  
Notary Public of Oregon  
My commission expires: 11-2-07



THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads and highways.
- 2) This property is subject to the reservations contained in the Patent, recorded December 30, 1943, in deeds of Grant county, Oregon.
- 3) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, a corp., 30 feet in width, recorded December 19, 1951, in Book 64, Page 335, deeds of Grant County, Oregon. This easement is not shown due to a lack of information given in the deed description.
- 4) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, a corp., 15 feet in width, recorded March 11, 1961, in Book 84, Page 563, deeds of Grant County, Oregon. This easement is not shown due to a lack of information given in the deed description.

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Sheet 1 . . . Title page  
Sheet 2 . . . Lots 11 thru 14  
Sheet 3 . . . Lots 1 thru 10  
Sheet 4 . . . Subdivision of Section 21

RECEIVED AND FILED

DEC. 7, 2006  
OFFICE OF COUNTY SURVEYOR  
Grant D. Baggett  
Surveyor