

LAND PARTITION PLAT NO. 2006-20

SITUATED IN THE NW1/4 SECTION 1, T.15S., R.31E., W.M.,
GRANT COUNTY, OREGON
OCTOBER 6, 2006

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ERICH TIMKO. THE PURPOSE OF THIS SURVEY WAS TO DELINEATE PARCEL 2 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE CONTROLLING MONUMENTS SHOWN ON RECORD MAP OF SURVEY NO.'S 245 AND 1779 AND THE CENTERLINE OF THE JOHN DAY-BURNS U.S. HIGHWAY NO. 395. I ACCEPT THE FOUND MONUMENTS FROM THESE SURVEYS.

AFTER A DILIGENT SEARCH, I FOUND NO HIGHWAY MONUMENTATION. I ROTATED THE RECORD BEARINGS FROM O.D.O.T. HIGHWAY DRAWING NO. 88-18-25 00'03"10" COUNTERCLOCKWISE TO MATCH THE EXISTING CENTERLINE.

WE SET NEW MONUMENTS AT POSITIONS APPROVED BY MR. TIMKO AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I MICHAEL C. SPRINGER, 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, AS SHOWN HEREON. I HAVE NOT SURVEYED THE EXTERIOR BOUNDARY OF PARCEL 1. SAID PARTITION BEING SITUATED IN SECTION 1, T.15S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SECTION 1: THAT PORTION OF GOVERNMENT LOT 4 AND THE SW1/4NW1/4 LYING WEST OF U.S. HIGHWAY 395, AS SAID HIGHWAY WAS RELOCATED BY DEED DATED OCTOBER 9, 1961 IN DEED BOOK 85, PAGE 626.

EXCEPTING THEREFROM THE FOLLOWING: THAT PORTION OF GOVERNMENT LOT 4, SAID SECTION 1 LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF THE JOHN DAY-BURNS HIGHWAY NO. 395 AND NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF GOVERNMENT LOT 4, SAID SECTION 1, SAID POINT BEING S.89°40'27"E., 407.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE S.02°55'42"E., 186.70 FEET;
THENCE S.10°57'16"E., 154.56 FEET;
THENCE S.84°50'57"E., 117.39 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE JOHN DAY-BURNS HIGHWAY NO. 395 AND THE TERMINUS OF SAID LINE.

ALL ACCORDING TO RECORD MAP OF SURVEY NO. 1779, FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF GRANT COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED DATED DECEMBER 27, 1962, RECORDED JANUARY 4, 1963 IN DEED BOOK 88, PAGE 114, FOR RIGHT OF WAY.

I DO HEREBY DESIGNATE THE NW CORNER OF SECTION 1, T.15S., R.31E., AS THE INITIAL POINT OF THIS LAND PARTITION.

CONTAINING 18.2 ACRES, MORE OR LESS.

BAGETT, GRIFFITH AND BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
(541) 575-1251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

RECEIVED AND
FILED

NOV 3, 2006
OFFICE OF COUNTY SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

ATTEST: *James L. Hafner*

EXPIRES: 6/30/2008

LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP SEE CORNER RESTORATION RECORDS
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- [] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1779
- 1[] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 956
- 2[] RECORD BEARING AND DISTANCE FROM O.D.O.T. HWY. MAP NO. 88-18-25

APPROVALS

APPROVED THIS 31 DAY OF October, 2006
Jim Keenbuckley
MALHEUR COUNTY SURVEYOR

APPROVED THIS 2nd DAY OF November, 2006
Hilary McNamara by Shannon Springer
GRANT COUNTY PLANNING DIRECTOR

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

Jane S. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11/02/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 2nd DAY OF November, 2006 AT 10:00 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2006-20 GRANT COUNTY RECORDS.
Lucy M. Mendenhall
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2006-20.
M.C. Springer
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ERICH G. TIMKO, DO HEREBY DECLARE THAT 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 ON THE ANNEXED PLAT. I DO HEREBY CREATE THE FOLLOWING EASEMENTS:

A 20 FOOT WIDE PRIVATE ACCESS EASEMENT, ON, OVER AND ACROSS PARCEL 2, AS SHOWN HEREON, TO THE BENEFIT OF PARCEL 1. SAID EASEMENT IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 1 TO THE JOHN DAY-BURNS, U.S. HIGHWAY NO. 395, AS SHOWN HEREON. SAID EASEMENT AUTHORIZES ALL USES AND ACTIVITIES THAT OREGON LAW CONFERS FOR INGRESS AND EGRESS EASEMENTS, INCLUDING BUT NOT LIMITED TO: ROAD MAINTENANCE; SNOW REMOVAL; AND, WEED CONTROL (TO ALLOW MAXIMUM VIEW OF HIGHWAY CROSS TRAFFIC). ALSO A PRIVATE EASEMENT AUTHORIZING THE PLACEMENT OF POSTS, POLES, GATES, SIGNS, MAILBOXES, PARCEL DROPS OR OTHER ENTRANCE DECORATIVE STRUCTURES, AT THE ENTRANCE OF THE ACCESS ROAD, ADJACENT TO, AND 20 FEET DISTANT FROM THE HIGHWAY 395 RIGHT OF WAY, AND 20 FEET ON EACH SIDE OF THE RIGHT OF WAY OF ABOVE-DESCRIBED PRIVATE ACCESS EASEMENT, AS SHOWN.

A 250 FOOT WIDE PRIVATE VIEW EASEMENT, ON, OVER AND ACROSS PARCEL 2, AS SHOWN HEREON, TO THE BENEFIT OF PARCEL 1. SAID EASEMENT SHALL PROHIBIT THE PLACEMENT AND CONSTRUCTION OF STRUCTURES, BUILDINGS OR OBSTRUCTIONS WITHIN SAID VIEW EASEMENT, EXCEPT FENCES THAT ARE CONSTRUCTED IN SUCH A MANNER AS TO NOT HINDER THE VIEW.

Erich G. Timko
ERICH G. TIMKO

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 2, 2006,
BY ERICH G. TIMKO.

Michele L. McNamara
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Oct. 18, 2008



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1779
AS SHOWN

SCALE: 1"=200'

REFERENCES

RECORD MAP OF SURVEY NO.'S 956 & 1779
O.D.O.T. HIGHWAY MAP NO. 88-18-25
DEED RECORD INSTRUMENT NO.'S 201458, 041171
062643 & 062660
DEED RECORD BOOK 85 PAGE 626
BOOK 88 PAGE 114
PRELIMINARY TITLE REPORT ORDER NO. 0-7801-13989

CENTERLINE TABLES FOR NEW PRIVATE ACCESS ESMT. LINE TABLE

LINE	BEARING	DIST.
EL1	N52°14'08"W	21.82
EL2	N56°40'17"E	39.40
EL3	N45°51'40"E	40.85
EL4	N63°26'49"W	76.50
EL5	N77°01'31"W	37.08
EL6	N63°41'13"W	30.70
EL7	N38°11'18"E	120.89
EL8	N22°59'23"E	13.02

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
EC1	45.00	108°54'25"	85.54	N02°13'05"E 73.23
EC2	60.00	109°18'29"	114.47	N08°47'34"W 97.88
EC3	500.00	13°34'42"	118.49	N70°14'10"W 118.22
EC4	30.00	101°52'31"	53.34	N12°44'58"W 46.59

SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO. GRANTED TO WEST COAST POWER CO., A CORP. RECORDED APRIL 16, 1937, BOOK 41, PAGE 587. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED JULY 22, 1947, BOOK 51, PAGE 71. 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED MAY 25, 1960, BOOK 83, PAGE 151. 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A RIGHT OF WAY EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED MAY 25, 1960, BOOK 83, PAGE 152. 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

LINE TABLE

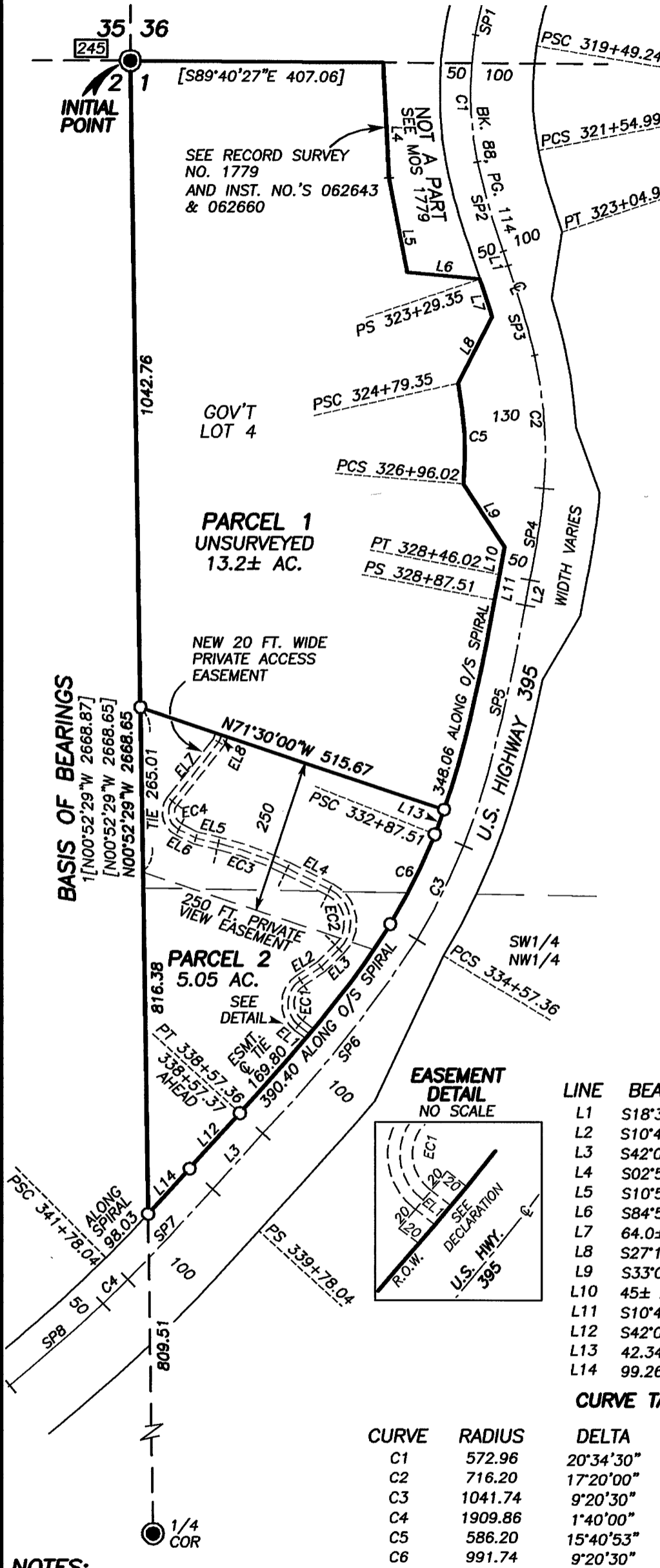
LINE	BEARING	DIST.
L1	S18°37'10"E	24.36
L2	S10°42'50"W	41.49
L3	S42°03'20"W	120.67
L4	S02°55'42"E	186.70
L5	S10°57'16"E	154.56
L6	S84°50'57"E	117.39
L7	64.0± ALONG O/S SPIRAL	
L8	S27°12'30"W	119.90
L9	S33°08'44"E	121.28
L10	45± ALONG O/S SPIRAL	
L11	S10°42'50"W	41.49
L12	S42°03'20"W	120.67
L13	42.34 ALONG O/S SPIRAL	
L14	99.26 ALONG O/S SPIRAL	

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	572.96	20°34'30"	205.75	S00°49'55"E 204.65
C2	716.20	17°20'00"	216.67	S03°57'10"E 215.84
C3	1041.74	9°20'30"	169.85	S26°23'05"W 169.66
C4	1909.86	1°40'00"	55.56	S45°53'21"W 55.56
C5	586.20	15°40'53"	160.44	S03°07'36"E 159.94
C6	991.74	9°20'30"	161.70	S26°23'05"W 161.52

SPIRAL TABLE

SPIRAL	LENGTH	S
SP1	150.00	7°30'00"
SP2	150.00	7°30'00"
SP3	150.00	6°00'00"
SP4	150.00	6°00'00"
SP5	400.00	11°00'00"
SP6	400.00	11°00'00"
SP7	200.00	3°00'00"
SP8	200.00	3°00'00"



NOTES:

- THE UNSURVEYED SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- ALL UNSURVEYED BEARINGS AND DISTANCES ARE APPROXIMATE.
- UNLESS OTHERWISE NOTED, THE DATA FOR THE CURVES AND SPIRALS ALONG THE CENTERLINE OF THE JOHN DAY-BURNS HWY. NO. 395 MATCH RECORD.
- THE UNSURVEYED LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.