

# LAND PARTITION PLAT NO. 2004-10

SITUATED IN T.8S., R.23E., W.M.: THE SE1/4SW1/4 SECTION 22, THE W1/2 AND THE S1/2NE1/4 SECTION 27 AND THE W1/2 SECTION 34

WHEELER COUNTY, OREGON

JUNE 29, 2004

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT, BEING SITUATED IN WHEELER COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

TWP.8S., R.23E., W.M.

SECTION 22: SE1/4SW1/4;  
SECTION 27: W1/2, S1/2NE1/4;  
SECTION 34: W1/2.

TOGETHER WITH:

1. THAT CERTAIN NON-EXCLUSIVE PRIVATE ACCESS EASEMENT AS MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 950234. RECORDED MAY 11, 1995. 60 FEET WIDE.

2. THAT CERTAIN PRIVATE ACCESS ROAD RIGHT-OF-WAY EASEMENT AS MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 000287. RECORDED AUGUST 10, 2000. 25 FEET WIDE.

I DO HEREBY DESIGNATE THE SW CORNER OF SECTION 34, T.8S., R.23E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

CONTAINING 720 ACRES, MORE OR LESS.

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

## SUBJECT TO THE FOLLOWING:

1. THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS AND HIGHWAYS.
2. EASEMENT, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ALBERT M. GARBER AND SHIRLEY A. GARBER, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT, AND THAT WE DO HEREBY CREATE PRIVATE ACCESS EASEMENTS A AND B, OVER AND ACROSS PARCEL 2, FOR INGRESS AND EGRESS TO ALDER CREEK COUNTY ROAD NO. 5, SAID EASEMENTS BEING 25.00 FEET IN WIDTH, 12.50 FEET ON EACH SIDE OF THE CENTERLINE OF THE EXISTING ROADS, AS SHOWN ON THE ANNEXED PLAT.

*Albert M. Garber*  
ALBERT M. GARBER

*Shirley A. Garber*  
SHIRLEY A. GARBER

## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF WHEELER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 7, 2004,  
BY ALBERT M. GARBER AND SHIRLEY A. GARBER, HUSBAND AND WIFE.

*Diana Kay Cotter*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-11-07



## LEGEND

( ) RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 479

## REFERENCES

RECORD MAP OF SURVEY NO. 479  
DEED RECORD INSTRUMENT NO. 980300  
PRELIMINARY TITLE REPORT NO. WR-4411

## NOTES:

1. THE BEARINGS AND DISTANCES SHOWN IN SE1/4SW1/4 SECTION 22 ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
2. THE LOCATIONS OF COUNTY ROAD NO. 5, ALL ROADS AND ROAD EASEMENTS ARE APPROXIMATE.
3. THE BEARINGS, DISTANCES AND AREAS SHOWN IN SECTIONS 27 AND 34 ARE EITHER SHOWN ON RECORD MAP OF SURVEY NO. 479 OR ARE CALCULATED FROM SAID MAP.
4. THE LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

## APPROVALS

APPROVED THIS 30<sup>th</sup> DAY OF JUNE, 2004.  
*Jack W. Burris*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 7<sup>th</sup> DAY OF July, 2004.  
*Theresa W. Ward*  
WHEELER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*James S. Plummer*  
WHEELER COUNTY ASSESSOR TAX COLLECTOR  
DATE: 7-8-04 DATE: 7-7-04

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 8<sup>th</sup> DAY OF July, 2004 AT 2:15 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2004-10

WHEELER COUNTY RECORDS.  
*Barbara J. Sittler*  
WHEELER COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2004-10  
*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1963  
ROBERT D. BAGETT  
598

Renewal Date 12/31/05

RECEIVED AND  
FILED

July 14, 2004  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Logan Baggett*

