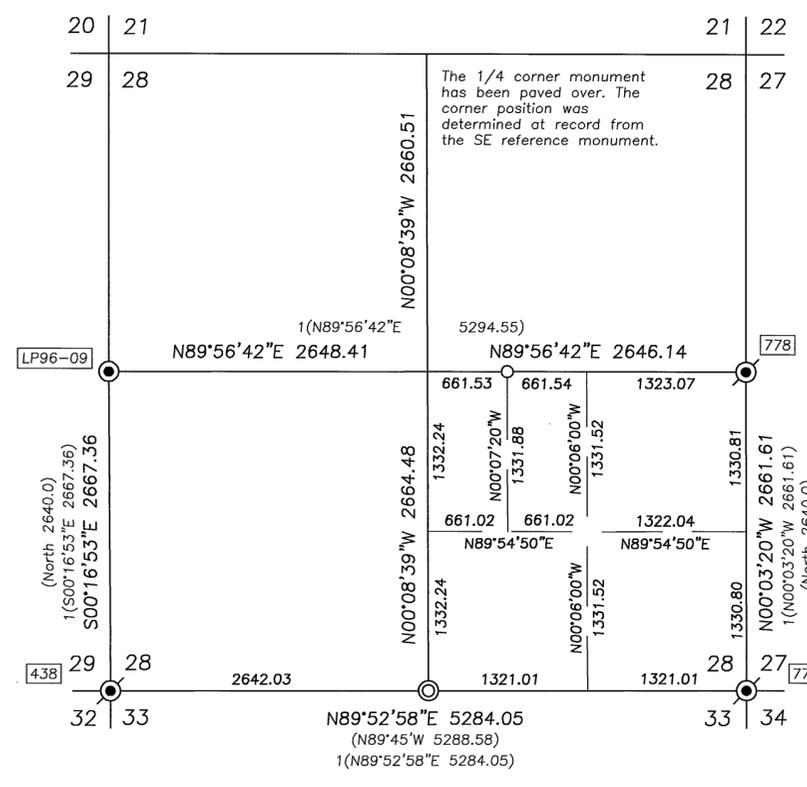


BASIS OF BEARINGS
Land Partition Plat No. 96-09

LEGEND

- ⊙ Found Grant County Surveyor brass cap monument of record.
- Found 3" aluminum pipe with attached aluminum cap.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- ⊙ Set 5/8"x30" iron pin with attached 2" alum. cap, see cCorner Restoration Record for details.
- X—X Fence Line
- () GLO record bearing and distance.
- 1() Land Partition No. 96-09 record bearing and distance.
- 2() Deed record bearing and distance.
- Found monument, see record map of survey number shown in box.

T13S R30E
Scale 1"=1000'



NARRATIVE
This survey was performed at the request of Kim Lemons, on behalf of Ingle Butte Ranches. The purpose of this survey was to locate the boundaries of the ranch property lying north of Riverside Street and the fenced portion shown south of the street.

A search was made of the available records pertaining to this survey and for the existing monuments to subdivide Section 28. I accept the corner monuments of Section 28 shown hereon. The section was subdivided in the usual manner to determine the lines of the SE1/4. I used the deed record calls to establish the lines of the northerly tract.

I located the existing center line of E. Riverside St. and set pins 20 feet from the center line as shown hereon. The road was located and described in the road records as the Right of Way Plat of Mt. Vernon Road, dated Sept. 6, 1916. The survey is recorded in the Surveyor's Record Book 1, Page 1 and gives a width of 40 feet. The road location today fits very closely with the road description from 1916.

There is an apparent overlap in the deed records near the NW corner of the northerly tract, although I do not believe an overlap exists. The property to the north is described in Deed Book 100, Page 615, dated March 28, 1969, which calls for the south line of the S1/2NE1/4 of Section 28. A subsequent deed from the land owners of deed Book 100, Page 615, to the City of Mt. Vernon, recorded in Book 138, Page 510, describes a tract of land that would include a strip of land in the SE1/4 of Section 28. The owners of the property described in Book 100, Page 615 could not have given title to land they did not own lying south of the SW1/4NE1/4 of Section 28. I have shown the area in question.

RECEIVED AND FILED
April 22 2009
OFFICE OF COUNTY SURVEYOR
Attest: *[Signature]*

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
SEPT 19, 1995
JACK L. WATSON
2734
Renewal Date 6/30/2010

REFERENCES

- Land Partition Plat No. 96-09
- Deed Bk 92, Pg 228
- Deed Bk 114, Pg 679
- GLO corner notes.
- Right of Way Plat of Mt. Vernon Road dated Sept. 6, 1916 and Surveyor Bk 1 Page 1.

CORNERSTONE SURVEYING, Inc.
233 S. Canyon Blvd., John Day, Oregon 97845
(541) 575-1813

MAP OF SURVEY SITUATED IN THE SE1/4 OF SECTION 28 T13S, R30E, W.M. CITY OF MT. VERNON GRANT COUNTY, OREGON
SURVEYED FOR: Ingle Butte Ranches
SURVEYED BY: Jack Watson
SURVEY COMPLETED: April 16, 2009