

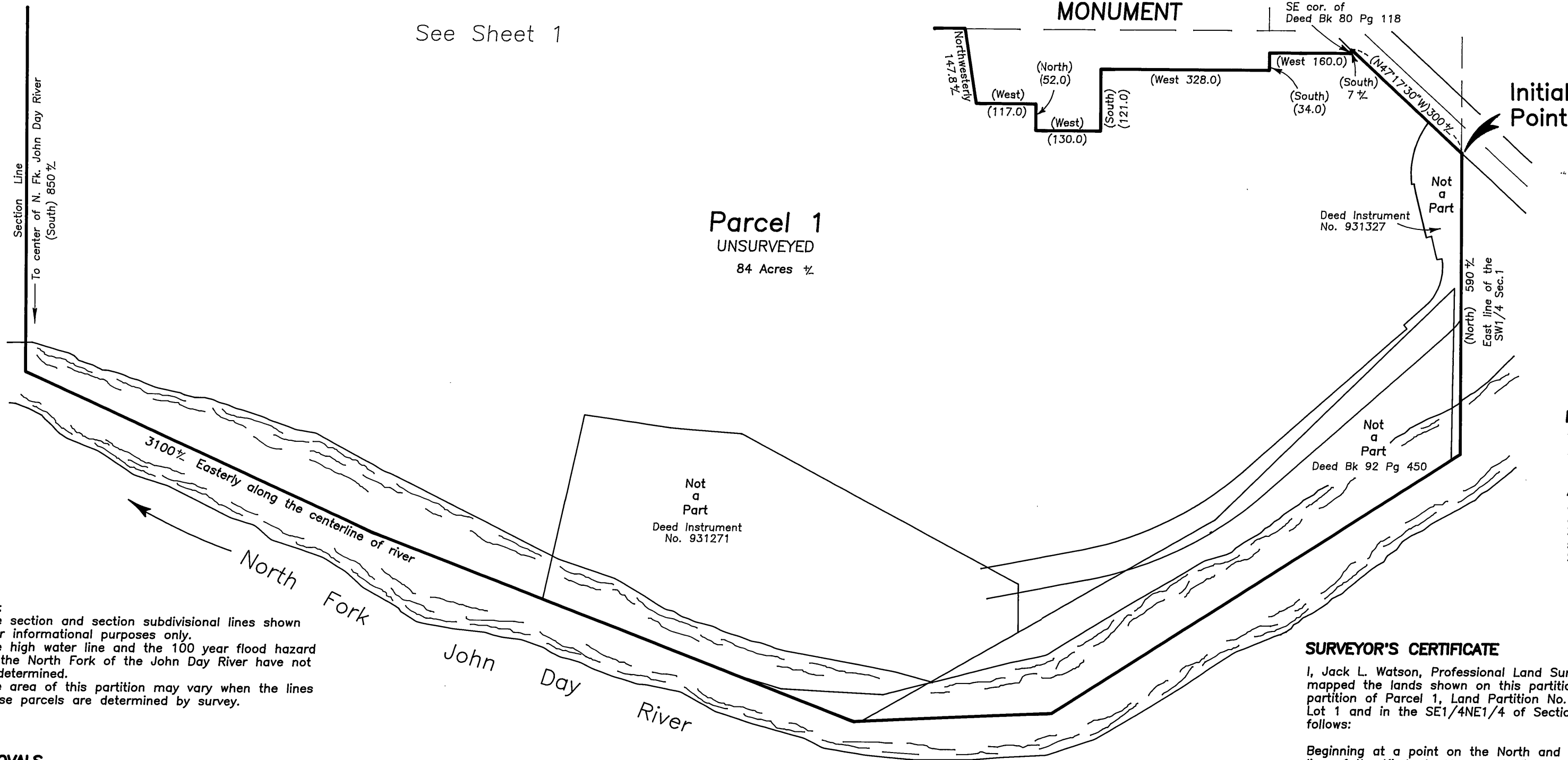
LAND PARTITION PLAT NO. 2000-16

A PARTITION OF PARCEL 1, LAND PARTITION NO. 98-06
SITUATED IN THE SW1/4 AND THE NW1/4 SECTION 1
AND IN GOV'T LOT 1 AND IN THE SE1/4NE1/4 OF SECTION 2
T9S, R27E, W.M.

TOWN OF MONUMENT
GRANT COUNTY, OREGON

August 14, 2000

See Sheet 1



NARRATIVE

This survey was performed at the request of Jack Cavender. The purpose of this survey was to partition Parcel 1, of Land Partition No. 98-06 into three parcels and to monument the division line between Parcels 2 and 3 of this land partition.

After searching the available records pertaining to this survey, I found Land Partition No. 98-06. I set the SE corner of Parcel 2 on line between the found monuments from Land Partition No. 98-06 as shown. The monument set near the SW corner of Parcel 2 is offset from the west line of Gov't Lot 1, Section 2 was not subdivided during this partition process. The subdivision lines and the east line of Section 2 are shown in their approximate locations.

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly mapped the lands shown on this partition and that these parcels were not surveyed during this partition process. This is a partition of Parcel 1, Land Partition No. 98-06, and is situated in the SW1/4 and in the NW1/4 of Section 1, and in Gov't Lot 1 and in the SE1/4NE1/4 of Section 2, T9S, R27E, W.M., Town of Monument, Grant County, Oregon, described as follows:

Beginning at a point on the North and South center line of said Section 1, at the intersection of the southerly right of way line of the Kimberly-Monument Highway, said point being 572.35 feet South of the center of said Section 1; thence N47°17'30\"/>

EXCEPTING THE FOLLOWING:

- (1) The tract of land described in Deed Book 92, Page 450, in the exceptions, deeds of Grant County, Oregon.
- (2) The tract described in Deed Instrument No. 931271, deeds of Grant County, Oregon.
- (3) The tract described in Deed Instrument No. 931327, deeds of Grant County, Oregon.

This partition contains 140 acres, more or less.

CORNERSTONE SURVEYING, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813

I do hereby certify that this is a true and exact copy of Land Partition No. 2000-16
Jack L. Watson, LS 2734

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JACK L. WATSON
2734

Renewal Date 6/30/2002

RECORDED AND
FILED

SEPT. 6, 2000
CLERK OF COUNTY CLERK

Sheet 2 of 2

- NOTES:
- 1) The section and section subdivisional lines shown are for informational purposes only.
 - 2) The high water line and the 100 year flood hazard along the North Fork of the John Day River have not been determined.
 - 3) The area of this partition may vary when the lines of these parcels are determined by survey.

APPROVALS

Approved this 26 day of Aug, 2000

Robert D. Barger
Grant County Surveyor

Approved this 28 day of Aug, 2000

Ronald D. Ford
City of Monument, Mayor

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

Steve R. Sutton
Grant County Assessor and Tax Collector

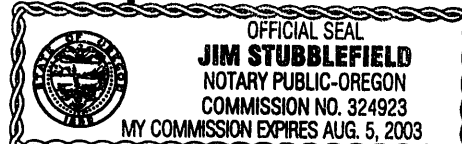
Date: 08-28-2000

I do hereby certify that this plat was received on the 29 day of August, 2000 at 10:55 o'clock A.M., and recorded in Land Partition Plat No. 2000-16 Grant County Records.

Kathleen McKinney
Grant County Clerk

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }



This instrument was acknowledged before me on this 28th day of August, 2000, by Jack E. Cavender and Alda Clyde Cavender, husband and wife.

Jim Stubblefield
Notary Public of Oregon

My commission expires: 8/5/03

DECLARATION

Know all people by these presents that we, Jack E. Cavender and Alda Clyde Cavender, husband and wife, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon. We grant to the future owners of Parcel 3 the 30 foot wide private access easement along the west line of parcel 2, for the purpose of ingress and egress as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets and roads.
- 2) A private easement, including the terms and provisions thereof, 20 feet wide, to the City of Monument, dated September 28, 1976, recorded in Book 115, Page 522, deed records of Grant County, for construction and maintenance of a water line. This easement is not shown on the map due to insufficient data given in the deed.
- 3) A private access easement, including the terms and provisions thereof, 25 feet wide, dated May 6, 1981, recorded June 9, 1981, in Book 124, Page 829, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 4) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated March 27, 1986, recorded April 14, 1986, in Book 133, Page 147, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 5) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 588, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 6) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 615, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 7) A private access easement, including the terms and provisions thereof, 25 feet wide, dated December 27, 1995, recorded December 28, 1995, in Deed Instrument No. 952439, records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.
- 8) A private access easement, including the terms and provisions thereof, 25 feet wide, dated July 3, 1986, recorded July 11, 1986, in Book 133, Page 769, deed records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.
- 9) A private access easement, including the terms and provisions thereof, 20 feet wide, dated May 17, 1995, recorded May 25, 1995, in Deed Instrument No. 950935, records of Grant County, Oregon, for ingress and egress as shown hereon.
- 10) A private access easement, including the terms and provisions thereof, no width is specified, dated May 17, 1995, recorded May 25, 1995, in Deed Instrument No. 950935, records of Grant County, Oregon, for an existing pump station and irrigation system. This easement is not shown on the map due to insufficient data given in the deed.

Jack E. Cavender

Alda Clyde Cavender