

LAND PARTITION PLAT NO. 2003-1

SITUATED IN THE NW1/4 OF SECTION 28

T13S, R30E, W.M.

CITY OF MT. VERNON
GRANT COUNTY, OREGON

March 22, 1999

Revised November 18, 2002

APPROVALS

Approved this 9th day of DEC., 2002

Robert D. Baggett
Grant County Surveyor

Approved this 14th day of January, 2003

Dennis Bradley
Chairman of City Planning Commission

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

Lane L. Sutton
Grant County Assessor and Tax Collector
Date 01-15-2003

I do hereby certify that this plat was received on the 15th day of January, 2003 at 1:50 o'clock P.M., and recorded as Land Partition Plat No. 2003-1 Grant County Records.

Kathy McKinnon
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 2003-1

Jack L. Watson
Jack L. Watson, PLS

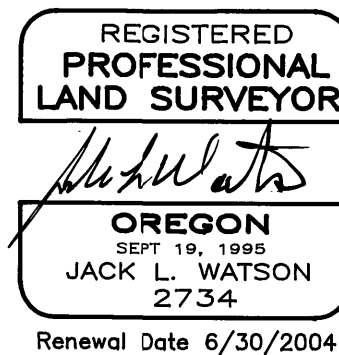
SURVEYOR'S CERTIFICATE

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, Parcels 1, 2 and 3 of this land partition. This partition is situated in the NW1/4 of Section 28, T13S, R30E, W.M., City of Mt. Vernon, Grant County, Oregon, described as follows:

Beginning at a 5/8"x 30" iron pin with an attached red plastic cap marked "Cornerstone Surveying, Inc." which I designate as the Initial Point of this land partition, said point being 218.20 feet south and 613.17 feet west of the N1/4 corner of Section 28;
thence S81°42'00"E, 214.87 feet;
thence S00°02'00"W, 2.00 feet;
thence S89°58'00"E, 401.19 feet, to the east line of the NW1/4 of Section 28;
thence S00°08'40"E, along the east line of the NW1/4 of Section 28, 92.54 feet, to a point which is East of a 5/8" iron pin which is 344.00 feet south and 216.11 feet west of the N1/4 corner of Section 28;
thence West, 216.98 feet, to a 5/8" iron pin which is 344.00 feet south and 216.11 feet west of the N1/4 corner of Section 28;
thence S9°24'00"W, 511.94 feet;
thence East, 5.46 feet, to the west line of Bennett and Lee Homesites;
thence S00°09'00"E, along the west line of Bennett and Lee Homesites, 446.13 feet;
thence S12°00'44"E, along the west line of Bennett and Lee Homesites, 306.94 feet;
thence S89°45'00"E, along the south line of Bennett and Lee Homesites, 19.15 feet;
thence S02°18'49"E, 191.02 feet, to the north line of Shields Addition;
thence S54°16'11"W, along the north line of Shields Addition, 131.89 feet;
thence S77°58'35"W, 300.00 feet;
thence N00°12'39"E, 151.62 feet;
thence West, 147.02 feet;
thence N5°00'00"E, 1562.00 feet to the point of beginning.

This partition contains 16.244 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813



DECLARATION

Know all people by these presents that we, Mike Kilpatrick and Joan Rohm, as joint tenants, and Raymond B. Stegman and Debra L. Stegman, 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.

Mike Kilpatrick
Mike Kilpatrick

Joan Rohm by P.O.A.
Joan Rohm

Raymond B. Stegman
Raymond B. Stegman

Debra L. Stegman
Debra L. Stegman

NARRATIVE

This survey was performed at the request of Mike Kilpatrick in March 1999. The purpose of this survey was to partition the property described in Book 120, Page 105-108, deed records of Grant County.

After searching the available records pertaining to this survey, I found the following: The boundaries of Parcel 1 were surveyed and monumented during Survey No. 1496. I found and accepted these monuments. I found four corners of the Bennett and Lee Homesites, and accepted the monuments. I found the Initial Point of Shields Addition and two iron pipes shown on Map of Survey No. 112, which I accept. I also found an iron pipe near the SW corner of this partition, it's origin and position are questionable and I do not accept it, although I do show it's relation to this survey.

Beginning at the Initial Point of this partition, the boundaries which were not previously monumented and accepted as stated above, are established as follows. I used the deed record bearing and distance from the found monument of Survey No. 305 to position the north boundary. The NE corner of Parcel 2 includes fee ownership of property that is subject to public right of way in what is known as Ingle Street, established by the Grant County Court in Mt. Vernon road right of way plat filed September 7, 1916. This affects the farthest easterly 20-foot portion of Parcel 2.

The east line of the NW1/4 of Section 28 is placed between the monument at the N1/4 corner and the proportionate position of the S1/4 corner of Section 28. I set offset monuments for the corners that fall in Ingle Street. I used the deed record bearings of Deed Book 34, Page 522, and the record distances which were adjusted slightly to close the description. This deed was given in 1922, about 22 years prior to the deed given for what is now Bennett and Lee Homesites. There is an overlap along the north boundary of Bennett and Lee Homesites, see Detail A. The property described in Book 34, Page 522 has the senior right along this line. The SE corner of Bennett and Lee Homesites is lost, I rotated the bearings of Bennett and Lee Homesites clockwise 00°15'00", from the found monument at the SW corner to establish the south boundary of the Bennett and Lee Homesites. I rotated the bearings of Deed Instrument No. 951439, clockwise 00°11'11", and used the record distance from the Initial Point of Shields Addition to establish the SW corner of this deed. I used the same bearing rotation to intersect the south line of Bennett and Lee Homesites.

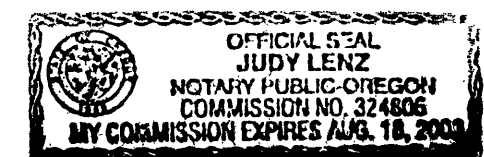
From the Initial Point I used the deed record bearing and distance to establish the SW corner of this partition. A portion of Mr. Kilpatrick's property was acquired by the City of Mt. Vernon by means of Condemnation, Circuit Court Case No. L-7211. I held the calls from the Order of Possession resulting from this case and rotated the bearings clockwise 00°08'35" to establish the remaining lines of this partition.

ACKNOWLEDGEMENTS

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 10th day of January, 2003, by Raymond B. Stegman and Debra L. Stegman, husband and wife.

Judy Lenz
Notary Public of Oregon
My commission expires: 8-18-03



STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 12th day of December, 2002, by Mike Kilpatrick and ~~Joan Rohm~~, as joint tenants with the right of survivorship. Mike Kilpatrick, attorney in fact for Joan Rohm,

Jody Winkelman
Notary Public of Oregon
My commission expires: 8/10/03

