

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DARRELL G. STEWART, OWNER. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION, AS SHOWN. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS, AS SHOWN HEREON.

MY RESEARCH DISCLOSED THAT THIS TRACT OF LAND WAS SURVEYED BY ROBERT BAGETT, PLS., IN JUNE, 1985 AND RECORDED AS MAP OF SURVEY NO. 863. I FOUND AND ACCEPT THE APPURTENANT MONUMENTS OF THIS SURVEY.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. STEWART, AS SHOWN HEREON.

REFERENCES

- RECORD MAP OF SURVEY NO. 863
- DEED RECORD INSTRUMENT NO. 210684
- AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED RECORDED AS INSTRUMENT NO. 033081, DEED RECORDS.

EASEMENTS

SAID LAND PARTITION 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.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A PIPELINE, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO THE CITY OF MONUMENT, RECORDED APRIL 6, 1962, BOOK 86, PAGE 448. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR USE AND ACCESS TO A SEPTIC TANK, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO FREDRICK M. TUBBS AND BARBARA LEE KEENER, RECORDED MAY 31, 1984, IN BOOK 130, PAGE 197. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED BY MARGUERITE A. OWENS, FOR ACCESS, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. RECORDED JULY 25, 1985 IN BOOK 132 PAGE 233. 25.0 FEET IN WIDTH.
- PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM THERESA M. GREENSLITT TO DARRELL G. STEWART, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. RECORDED MARCH 20, 2001, AS INSTRUMENT NO. 210684. 25.0 FEET IN WIDTH.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO THE CITY OF MONUMENT, RECORDED AUGUST 23, 1999, AS INSTRUMENT NO. 992450. 20 FEET IN WIDTH.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, DARRELL G. STEWART, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

Darrell G. Stewart
DARRELL G. STEWART

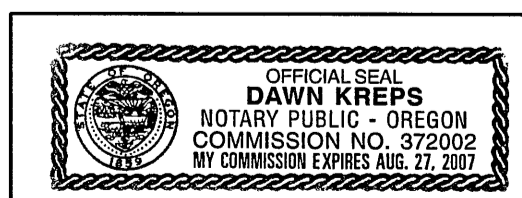
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/8, 2003,
BY DARRELL G. STEWART.

Dawn Kreps
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8/27/07



LAND PARTITION PLAT NO. 2003-12

SITUATED IN GOV'T LOT 3, SECTION 1,
T.9S., R.27E., W.M., TOWN OF MONUMENT
GRANT COUNTY, OREGON

SEPTEMBER 30, 2003

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, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION IS SITUATED IN GOVERNMENT LOT 3, SECTION 1, TWP. 9S., R.27E., W.M., TOWN OF MONUMENT, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWP. 9S., R.27E., W.M.,

SECTION 1: A TRACT OF LAND SITUATED IN GOVERNMENT LOT 3, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3, SAID POINT BEING A 5/8" IRON PIN WITH ATTACHED BGA YELLOW PLASTIC CAP, SAID POINT ALSO BEING 137.48 FEET NORTH AND 3032.43 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 31, TWP. 8 S., R. 28 E., W.M., SAID POINT ALSO BEING 2547.60 FEET NORTH AND 386.80 FEET WEST OF THE MONUMENTED C1/4 CORNER OF SAID SECTION 1 AND ALSO BEING THE INITIAL POINT OF THIS LAND PARTITION;

THENCE S.87°57'09"W., ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 241.00 FEET;
THENCE SOUTH, 579.38 FEET;
THENCE S.83°30'00"E, 349.33 FEET;
THENCE N.02°36'19"E., 31.60 FEET;
THENCE N.13°37'48"W., 317.65 FEET;
THENCE N.06°31'05"W., 289.13 FEET, TO THE POINT OF BEGINNING.

ALL ACCORDING TO RECORD MAP OF SURVEY NO. 863 AS FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

SAID TRACT CONTAINING 3.97 ACRES.

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

RECEIVED AND FILED

Oct. 10, 2003
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett

ATTEST: *James J. Huggins*

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael C. Springer

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2004

APPROVALS

APPROVED THIS 6th DAY OF Oct., 2003

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 9th DAY OF Oct., 2003

Joel Hannon
TOWN OF MONUMENT, MAYOR

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

Paul R. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 10-10-2003

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 10 DAY OF October, 2003 AT 9:30 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 2003-12 GRANT COUNTY RECORDS.

Kathy M. Hannon
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2003-12

Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

