

LAND PARTITION PLAT NO. 2008-02

SITUATED IN THE SW1/4 AND IN THE NW1/4 OF SECTION 5 AND IN THE NE1/4 AND IN THE SE1/4 AND IN THE NW1/4 OF SECTION 6 AND IN THE NE1/4 OF SECTION 7 AND IN THE NW1/4 OF SECTION 8 T9S, R27E, W.M., GRANT COUNTY, OREGON

Survey Completed December 13, 2007
Sheet 1 of 3

NARRATIVE

Approved this 14 day of Jan, 2008

Robert D. Bager
Grant County Surveyor

Approved this 28th day of January, 2008

Hilary McNary by Shannon
Grant County Planning Director

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

Sam J. Sutton
Grant County Assessor and Tax Collector
Date 01/22/2008

I do hereby certify that this plat was received on the 28th day of Jan, 2008 at 10:50 o'clock a.M., and recorded as Land Partition Plat No. 2008-02 Grant County Records.

Bruce H. Hays
Grant County Clerk Deputy

I do hereby certify that this is a true and exact copy of the original land partition plat.

Jack L. Watson
Jack L. Watson, PLS

NARRATIVE

This survey was performed at the request of Ted Phelps. The purpose of this survey was to survey and mark the corners of Parcels 2 and 3 of this land partition.

This survey was performed using static GPS receivers and Electronic Total Station. The bearings for this survey are based on the GPS survey. The GPS survey was made in NAD 83 state plane coordinates, Oregon north zone. The state plane bearings were rotated clockwise 00°42'32" to true north at the S1/4 corner of Section 5, T9S, R27E. All bearings are relative to this local north meridian.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments shown hereon. I accepted the monuments shown as found on this plat. I intersected the county road right of way and the lines of the NW1/4 of Section 5 to establish the corners of Parcel 2.

The west boundary of Parcel 3 was positioned as directed by Mr. Phelps. The N1/16 corner between Sections 7 and 8 was established in Survey No. 711, by William Eimstad in 1982. This corner was recovered and accepted by David Viles as shown on Land Partition No. 94-4, recorded in the office of the Grant County Clerk. Land Partition Plat No. 2004-08, performed by Michael Springer, shows the monument at the N1/16 corner, 0.13 feet north and 0.07 feet east of his calculated position. The narrative indicates that the monument set in Survey No. 711 was not accepted for the N1/16 corner. Mr. Springer did not establish another monument for the N1/16 corner in his survey, but appears to leave the question of two corner positions for the N1/16 corner. I accept the position of the iron pin monument for the N1/16 corner between Section 7 and 8 which was established by Mr. Eimstad, shown on Survey No. 711.

DECLARATION AND DEDICATION

Know all people by these presents that we, Theodore H. Phelps and Theda J. Phelps, 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 do hereby grant a 40 foot wide private access easement, over and across Parcel 3, for ingress and egress to Parcel 1 as shown hereon.

Theodore H. Phelps
Theodore H. Phelps

Theda J. Phelps
Theda J. Phelps

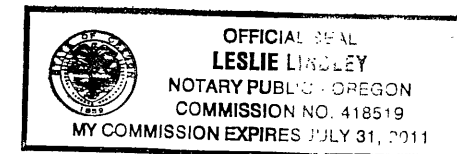
ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 16th day of January, 2008, by Theodore H. Phelps and Theda J. Phelps.

Leslie Lindley
Notary Public of Oregon

THIS PARTITION IS SUBJECT TO THE FOLLOWING:
Rights of the public in streets, roads and highways.



SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and monumented with proper monuments, Parcels 2 and 3, in accordance with the statutes of the State of Oregon, chapter 92. Parcel 1 was not surveyed. This partition is situated in the SW1/4 and in the NW1/4 of Section 5 and in the NE1/4 and in the SE1/4 and in the NW1/4 of Section 6 and in the NE1/4 of Section 7 and in the NW1/4 of Section 8, T9S, R27E, W.M., Grant County, Oregon, described as follows:

I designate the C1/4 corner of Section 5, T9S, R27E, W.M., to be the Initial Point of this land partition. The C1/4 corner of Section 5 is monumented with a 5/8" iron pin with an aluminum cap.

Section 5: W1/2SW1/4; S1/2NW1/4.

Section 6: SE1/4NE1/4; SW1/4NE1/4; E1/2SE1/4; NW1/4SE1/4; SE1/4NW1/4.

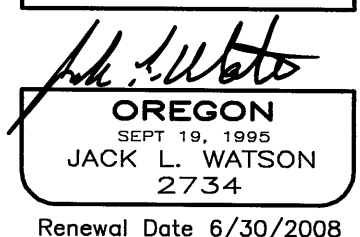
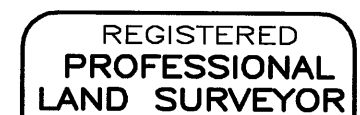
Section 7: NE1/4NE1/4.

Section 8: Beginning at the NW corner of said Section 8, thence S01°24'48"E, along the west line of Section 8, 1300.67 feet, to the SW corner of the NW1/4NW1/4 of said Section 8; thence N89°35'55"E, along the south line of the NW1/4NW1/4 of Section 8, 1114.09 feet, to the northerly right of way line of County Road No. 2; thence N43°21'39"E, 993.01 feet; thence N29°04'39"W, 666.55 feet to the north line of the NE1/4NW1/4 of said Section 8; thence S89°32'29"W, along the north line of the NE1/4NW1/4, 185.17 feet to the NW corner of the NE1/4NW1/4 of said Section 8; thence S89°32'29"W, along the north line of the NW1/4NW1/4, 1318.87 feet to the point of beginning.

Subject to the County Road No. 2 right of way, recorded in Instrument No. 940695, deeds of Grant County, Oregon.

This partition contains 487.65 acres, more or less.

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



Plat Index
Sheet 1 . . . Signature page
Sheet 2 . . . Partition boundary
Sheet 3 . . . Detail sheet of Parcels 2 and 3

RECEIVED AND
FILED

Feb 5, 2008
OFFICE OF COUNTY SURVEYOR
Attest: [Signature]