

# LAND PARTITION PLAT NO. 2008-07

BEING A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 97-06  
SITUATED IN THE SE1/4 SECTION 21, T.13S., R.30E., W.M.,  
IN THE CITY OF MT. VERNON, GRANT COUNTY, OREGON

MAY 30, 2008

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE KELLY S. STOKES AND LORI L. STOKES, HUSBAND AND WIFE, DO HEREBY DECLARE THAT 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 CREATE THE FOLLOWING EASEMENTS:

A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1, TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCEL 1 AND PARCEL 2, SAID EASEMENT IS 25 FEET IN WIDTH AND PARALLEL TO A PORTION OF THE EAST BOUNDARY OF SAID PARCEL 1, AS SHOWN HEREON.

A PRIVATE WATERLINE EASEMENT OVER, ACROSS AND UNDER PARCEL 2, TO THE BENEFIT OF PARCEL 1. SAID EASEMENT IS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF A WATERLINE. SAID EASEMENT IS 10 FEET IN WIDTH AND PARALLEL WITH A PORTION OF THE SOUTHERLY BOUNDARY OF SAID PARCEL 2, AS SHOWN HEREON.

A PRIVATE TEMPORARY IRRIGATION PUMP EASEMENT OVER AND ACROSS A PORTION OF PARCEL 2, TO THE BENEFIT OF PARCEL 1. SAID EASEMENT IS 16 FEET IN WIDTH, AS SHOWN HEREON. SAID EASEMENT SHALL BE EXTING-  
UISHED WHEN SAID IRRIGATION PUMP IS PERMANENTLY PLACED ON SAID PARCEL 1.

Kelly S. Stokes  
KELLY S. STOKES

Lori L. Stokes  
LORI L. STOKES

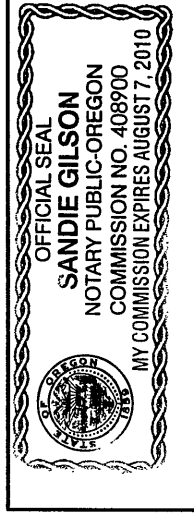
## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 27, 2008,  
BY KELLY S. STOKES AND LORI L. STOKES, HUSBAND AND WIFE.

Sandie Gilson  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 7/7/2010



## SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS
2. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A DITCH RIGHT OF WAY, TOGETHER WITH ALL APPURTENANCES THEREON, GRANTED TO OREGON TELEPHONE CORPORATION, A CORP., RECORDED JUNE 4, 1968 IN BOOK 79, PAGE 88. NO SPECIFIED WIDTH, EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES, AND POLES, TOGETHER WITH ALL APPURTENANCES THEREON, GRANTED TO OREGON TELEPHONE CORPORATION, A CORP., RECORDED JUNE 4, 1968 IN BOOK 79, PAGE 88. NO SPECIFIED WIDTH, EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KELLY STOKES. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS WITH A LAND PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE THE EXISTING APPURTENANT MONUMENTS FROM LAND PARTITION PLAT NO. 97-06, AS SHOWN HEREON.

WE SET NEW MONUMENTS AT LOCATIONS APPROVED BY MR. STOKES. THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 1 APPEARS TO BE DISTURBED AND IS NOT ACCEPTED AS BEING ON THE BOUNDARY OF THIS PARTITION. NO NEW MONUMENT WAS SET DUE TO THE PROXIMITY OF A POWER POLE. I ACCEPT THE REMAINING MONUMENTS FROM LAND PARTITION NO. 97-06.

## REFERENCES

RECORDED LAND PARTITION PLAT NO. 97-06  
DEED RECORD INSTRUMENT NO.'S 970332, 970492  
& 070599  
PRELIMINARY TITLE REPORT ORDER NO. 20839

## APPROVALS

APPROVED THIS 23 DAY OF JUNE, 2008  
Jim Kunkeling  
MALHEUR COUNTY SURVEYOR

APPROVED THIS 26 DAY OF JUNE, 2008  
Diana Bradley  
CITY OF MT. VERNON

APPROVED THIS 26 DAY OF JUNE, 2008  
Diana Bradley  
CITY OF MT. VERNON PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE  
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 6/27/2008

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 27 DAY OF JUNE, 2008 AT 1:00 O'CLOCK  
A.M., AND RECORDED AS LAND PARTITION PLAT  
NO. 2008-07 GRANT COUNTY RECORDS.

B. Griffith  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2008-07  
B. Griffith  
BAGGETT, GRIFFITH AND BLACKMAN

## 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 BEING SITUATED IN THE SW1/4SE1/4 SECTION 21, T.13S., R.30E., W.M., CITY OF MT. VERNON, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 97-06, AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON. TOGETHER WITH THAT PORTION CONVEYED TO LIVING WORD CHRISTIAN CENTER, BY DEED DATED MARCH 13, 1997, RECORDED MARCH 20, 1997 IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 970492.

SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY DEED RECORDED FEBRUARY 26, 1997, IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 970332.

SAID TRACT CONTAINING 6.37 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE 5/8 INCH IRON PIN, WITH ATTACHED RED PLASTIC CAP, AT THE NE CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION.

BAGGETT, GRIFFITH & BLACKMAN  
PROFESSIONAL LAND SURVEYORS  
217 NORTH CANYON BLVD.  
JOHN DAY, OREGON  
(541) 575-1251

RECEIVED AND  
FILED

June 27, 2008  
OFFICE OF COUNTY SURVEYOR

Michael C. Springer  
ATTEST:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 6, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2008

LINE TABLE  
L1 LC=S8731'33"W 15.00

## LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING, INC FROM LAND PARTITION NO. 97-06
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED B&B SURVEY MARKER
- ( ) RECORD BEARING AND DISTANCE FROM LAND PARTITION NO. 97-06
- X-X FENCE LINE

