

LAND PARTITION PLAT NO. 2009-07

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2008-07
SITUATED IN THE SE1/4 SECTION 21, T.13S., R.30E., W.M.,
IN THE CITY OF MT. VERNON, GRANT COUNTY, OREGON

SURVEY COMPLETED JUNE 16, 2009

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KELLY STOKES. THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE PARCELS WITH THIS 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. 97-08, AND LAND PARTITION PLAT NO. 2008-07.

WE SET NEW MONUMENTS AT LOCATIONS APPROVED BY MR. STOKES AND IN ACCORDANCE WITH THE EVIDENCE FOUND. AS DISCUSSED ON LAND PARTITION PLAT NO. 2008-07, THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 3 APPEARS TO BE DISTURBED AND IS NOT ACCEPTED AS BEING ON THE BOUNDARY OF THIS PARTITION.

THE DIVISION LINE BETWEEN PARCEL 1 AND PARCELS 2 AND 3 IS THE CENTERLINE OF THE PANAMA DITCH, AS SAID DITCH WAS LOCATED BY SURVEY, UNLESS OTHERWISE SHOWN HEREON.

APPROVALS

APPROVED THIS 25 DAY OF June, 2009
Spie Kimberling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 2nd DAY OF July, 2009
Dennis Bradley
CITY OF MT. VERNON

APPROVED THIS 2nd DAY OF July, 2009
Dennis Bradley
CITY OF MT. VERNON PLANNING COMMISSION

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

James R. Bradley
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 6/16/2009

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 25 DAY OF July, 2009 AT 2:45 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2009-07 GRANT COUNTY RECORDS.
Brenda Sherry
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2009-07.
Michael C. Springer
BENCHMARK LAND SURVEYING

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 ON THE ANNEXED PLAT.

WE DO HEREBY CREATE THE FOLLOWING PRIVATE EASEMENTS:

EASEMENT "A"
A PRIVATE ACCESS AND UTILITY EASEMENT UNDER, OVER AND ACROSS PARCEL 3, TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION. SAID EASEMENT VARIES IN WIDTH. SAID EASEMENT IS LOCATED ALONG THE EASTERLY LINE OF PARCEL 3 AND ALONG A PORTION OF THE NORTHERLY LINE OF PARCEL 3, AS SHOWN HEREON.

EASEMENT "B"
A PRIVATE SEWERLINE EASEMENT UNDER, OVER AND ACROSS PARCEL 3, TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCELS 1 AND 2. SAID EASEMENT BEING 10 FEET IN WIDTH, AS SHOWN HEREON.

EASEMENT "C"
A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 3, TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCEL 2 OF LAND PARTITION PLAT NO. 2008-07. SAID EASEMENT BEING 25 FEET IN WIDTH. SAID EASEMENT IS PARALLEL TO THE EASTERLY LINE OF PARCEL 3 OF THIS LAND PARTITION AND A CONTINUATION OF THE PRIVATE ACCESS EASEMENT CREATED ON LAND PARTITION PLAT NO. 2008-07, AS SHOWN HEREON.

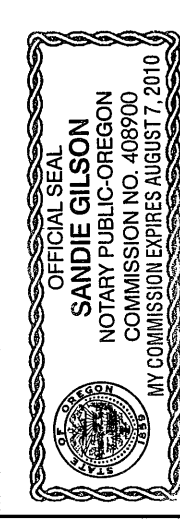
Kelly S. Stokes
KELLY S. STOKES
Lori L. Stokes
LORI L. STOKES

ACKNOWLEDGMENT

STATE OF OREGON, SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24, 2009,
BY Kelly S. Stokes and Lori L. Stokes, Husband and Wife.

Spie Kimberling
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8/7/2010



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

PARCEL 1 OF LAND PARTITION NO. 2008-07, AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON.

SAID TRACT CONTAINING 5.33 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.

BENCHMARK LAND SURVEYING
217 NORTH CANYON BLVD.
JOHN DAY, OREGON
(541) 575-1251

Michael C. Springer
MICHAEL C. SPRINGER, FLS

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 THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO L.D. MCKERN, H.H. MCKERN AND W.T. MCKERN, RECORDED MARCH 14, 1891 IN BOOK 1, PAGE 788. 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 THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO OREGON TELEPHONE CORPORATION, A CORP., RECORDED JUNE 4, 1958 IN BOOK 79, PAGE 68. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. PRIVATE ACCESS EASEMENT AS SHOWN ON THE PLAT FOR LAND PARTITION PLAT NO. 2008-07 SAID PLAT BEING ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON. 25 FEET IN WIDTH, AS SHOWN HEREON.
5. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORDED LAND PARTITION PLAT NO.'S 97-08 AND 2008-07
DEED RECORD INSTRUMENT NO.'S 970332, 970492
& 070589

PRELIMINARY TITLE REPORT ORDER NO. 21541

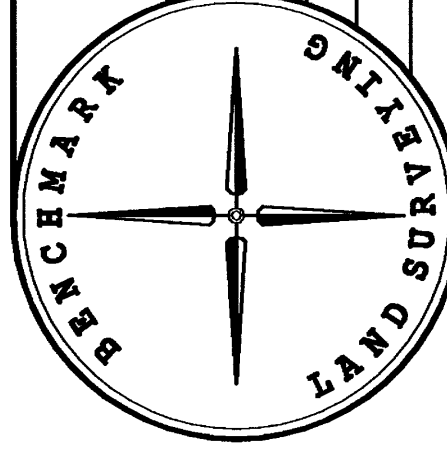
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2008
MICHAEL C. SPRINGER
#70918
EXPIRES: 8/30/2010

RECEIVED AND
FILED

July 2 2009
OFFICE OF COUNTY SURVEYOR

ATTEST: Michael C. Springer



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION
NO. 2008-07 SITUATED IN THE SE1/4 SECTION 21,
T.13S. R.30E. W.M.
IN THE CITY OF MT. VERNON, GRANT COUNTY, OREGON

SURVEYED FOR	KELLY AND LORI STOKES
SURVEYED BY	MCS & JLH
Scale: 1"=50'	Drawn by: MCS
6/16/2009	SHEET 2 OF 2