

# LAND PARTITION PLAT NO. 2011-07

SITUATED IN THE SW1/4 SECTION 28, T.13S., R.30E., W.M.,  
CITY OF MT. VERNON, GRANT COUNTY, OREGON

## 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 LAND BEING SITUATED IN THE SW1/4 SECTION 28, T.13S., R.30E., W.M., IN THE CITY OF MT. VERNON, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8 INCH IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING, SAID POINT BEING N.00°16'41"W., 647.30 FEET FROM THE SOUTHEAST CORNER OF THE NW1/4SW1/4 SAID SECTION 28;

THENCE S.57°35'00"E., 422.79 FEET (RECORD: S.57°35'E., 424.1 FEET);

THENCE N.00°16'41"W., 770.35 FEET (RECORD: NORTH, 900 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 3 OF LAND PARTITION NO. 96-09 (THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK);

THENCE, ALONG THE WEST LINE OF SAID PARCEL 3, N.00°00'53"E., 114.04 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE, CONTINUING N.00°00'53"E., A DISTANCE OF 19.32 FEET TO A POINT ON THE NORTH LINE OF THE NE1/4SW1/4 SAID SECTION 28;

THENCE, ALONG SAID NORTH LINE, N.89°45'00"W., 110.63 FEET TO THE CENTER OF THE JOHN DAY RIVER;

THENCE, DOWN STREAM ALONG THE CENTER OF THE JOHN DAY RIVER THE FOLLOWING COURSES AND DISTANCES:

S.46°00'00"W., 130.00 FEET (RECORD: S.52°15'W., 173.0 FEET);

S.64°00'00"W., 168.60 FEET (RECORD S.64°30'W) TO THE WEST LINE OF THE NE1/4SW1/4 SAID SECTION 28;

THENCE ALONG THE WEST LINE OF SAID NE1/4SW1/4, S.00°16'41"E., 513.33 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THEREFROM A TRACT OF LAND IN THE W1/2NE1/4SW1/4 SAID SECTION 28, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF THAT CERTAIN PRIVATE ACCESS EASEMENT DESCRIBED IN DEED BOOK 35, PAGE 628, RECORDS OF GRANT COUNTY OREGON; SAID POINT BEING 149.61 FEET SOUTH AND 1490.71 FEET EAST OF THE W1/4 CORNER SAID SECTION 28;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID EASEMENT N.62°50'00"E., 67.34 FEET (RECORD: N.67°31'E., 65.0 FEET);

THENCE S.00°09'30"E., 72.75 FEET (RECORD: SOUTH 69.0 FEET);

THENCE S.89°50'30"W., 60.00 FEET (RECORD: WEST, 60.0 FEET);

THENCE N.00°09'30"W., 42.17 FEET TO THE POINT OF BEGINNING (RECORD: NORTH 44.3 FEET)

THIS PARTITION CONTAINS 5.84 ACRES.

## BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 1405 & 1925  
DEED RECORD INSTRUMENT NO.'S 082390 & 090618  
PRELIMINARY TITLE REPORT ORDER NO. 22667

## WATER RIGHTS STATEMENT

THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS TWO WATER RIGHTS ASSOCIATED WITH IT: C-25338 & C-25339



RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JUL 2 6 2011

BY:

## EASEMENTS

1. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE WATERS OF THE JOHN DAY RIVER.

2. PRIVATE RIGHT OF WAY AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, WITH RODNEY MOORE, ET AL, RECORDED MARCH 20, 1925 IN DEED BOOK 35, PAGE 628, FOR RIGHT OF WAY AND INCIDENTAL PURPOSES. 16 FEET IN WIDTH, AS SHOWN ON THE ANNEXED MAP.

3. PRIVATE EASEMENT, FOR THE MAINTENANCE AND CONSTRUCTION OF LEVEES, EMBANKMENTS, REVETMENTS, CANALS AND INCIDENTAL WORKS APPURTENANT THERETO. GRANTED TO GRANT COUNTY, OREGON. RECORDED IN BOOK 99, PAGE 8. NO SPECIFIED WIDTH. APPROXIMATE LOCATION SHOWN ON THE ANNEXED MAP.

4. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NOTE: THE TITLE REPORT LIST TWO PRIVATE UTILITY EASEMENTS TO CALIFORNIA PACIFIC UTILITIES COMPANY. SAID EASEMENTS ARE RECORDED IN BOOK 74, PAGE 148 AND IN BOOK 74, PAGE 482. NEITHER EASEMENT FALLS ON THE SUBJECT PROPERTY.

## APPROVALS

APPROVED THIS 21<sup>st</sup> DAY OF JULY, 2011.

DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 24<sup>th</sup> DAY OF JULY, 2011.

CITY OF MT. VERNON

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

GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 07/26/2011

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 26 DAY OF JULY, 2011 AT 9:05 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2011-07 GRANT COUNTY RECORDS.

GRANT COUNTY CLERK Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

BENCHMARK LAND SURVEYING

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PEGGY NEAL. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS BY PARTITIONING THE NEAL'S PROPERTY, AS SHOWN ON THE ANNEXED MAP.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE THE JOHN DAY RIVER, EXISTING IMPROVEMENTS AND EXISTING APPURTENANT MONUMENTS FROM SURVEY NO. 1925 AND LAND PARTITION NO. 96-09 (ALSO RECORDED AS SURVEY NO. 1405). I ACCEPT THE FOUND MONUMENTS SHOWN HEREON. I SET NEW MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY THE NEALS.

IN PREPARATION FOR THIS LAND PARTITION, I SURVEYED AND SUBDIVIDED SECTION 28 THE MAP IS ON FILE AS MAP OF SURVEY NO. 1925 IN THE OFFICE OF THE GRANT COUNTY SURVEYOR. MAP OF SURVEY NO. 1925 AND THE NARRATIVE THEREON ARE INTEGRAL TO THIS LAND PARTITION.

THE RECORD BEARING AND DISTANCE ALONG THE EAST LINE OF THE NEAL'S PROPERTY IS NORTH, 900 FEET TO THE NORTH LINE OF THE N1/2SW1/4 (SECTION 28). IN ORDER TO AVOID AN OVERLAP WITH THE ADJOINING PROPERTY TO THE EAST, I HELD THE FOUND MONUMENTS ALONG THE WEST LINE OF PARCEL 3 OF LAND PARTITION NO. 96-09. I RAN A LINE S.00°16'41"E., PARALLEL WITH THE NEAL'S WEST PROPERTY LINE, AND INTERSECTED THE SOUTH LINE OF THE NEAL'S PROPERTY. FROM THE FOUND MONUMENT AT THE NORTHWEST CORNER OF PARCEL 3 OF LAND PARTITION NO. 96-09, I EXTENDED A LINE N.00°00'53"E., 19.32 FEET TO INTERSECT THE NORTH LINE OF THE NE1/4SW1/4 SECTION 28

I LOCATED THE EXISTING ROAD AND FENCES AROUND THE TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 082390, SHOWN HEREON AS "NOT A PART". PER THE DEED RECORD, I HELD THE ROAD AS THE NORTH LINE OF THIS TRACT. I ROTATED THE RECORD BEARINGS 00°09'30" COUNTERCLOCKWISE TO MATCH IMPROVEMENTS. I HELD THE FENCE ON THE SOUTH SIDE OF THIS TRACT FOR THE SOUTH LINE.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JEFFREY A. NEAL AND MARGARET A. NEAL, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND 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 MAP.

WE DO HEREBY CREATE A PRIVATE EASEMENT, OVER, ACROSS AND UNDER THE EAST 10 FEET OF PARCEL 2. SAID EASEMENT IS TO THE BENEFIT OF PARCEL 1 AND IS FOR THE PURPOSE OF PROVIDING UNDERGROUND UTILITIES TO SAID PARCEL 1.

JEFFREY A. NEAL

MARGARET A. NEAL

## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF GRANT SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 25<sup>th</sup>, 2011,  
BY JEFFREY A. NEAL AND MARGARET A. NEAL.

NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 10/30/2012



SHEET 2 OF 2

BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-575-1251 ~ 800-699-0516	
LAND PARTITION PLAT SITUATED IN THE SW1/4 SECTION 28, T.13S., R.30E., W.M., CITY OF MT. VERNON, GRANT COUNTY, OREGON	
SURVEYED FOR	JEFF AND PEGGY NEAL
SURVEYED BY	MCS
Scale: 1"=100'	Drawn by: MCS
7/19/2011	