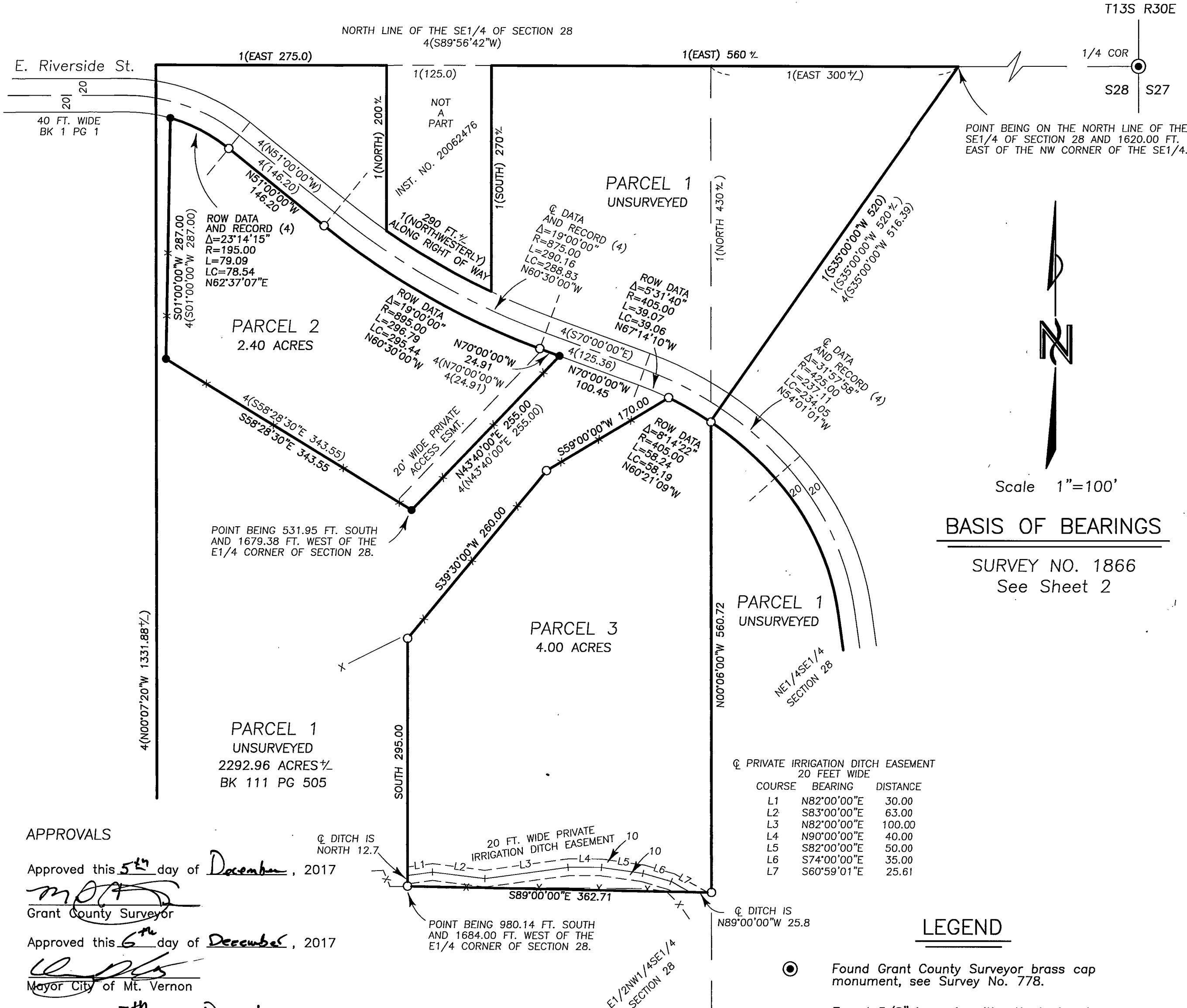


DETAIL

LAND PARTITION PLAT NO. 2017-09

SITUATED IN SECTION 28 AND 33, T13S, R30E, W.M.
AND IN SECTIONS 2,3,4,9,10,11,14,15 AND 16, T14S, R30E, W.M.
A PORTION IS WITHIN THE CITY OF MT. VERNON
GRANT COUNTY, OREGON
NOVEMBER 15, 2017



BASIS OF BEARINGS

SURVEY NO. 1866
See Sheet 2

LEGEND

- Found Grant County Surveyor brass cap monument, see Survey No. 778.
- Found 5/8" iron pin with attached red plastic cap, see Survey No. 1866
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- X-X Fence Line
- 1() Deed record bearing and distance.
- 2() Survey No. 430 record bearing and distance.
- 3() Survey No. 778 record bearing and distance.
- 4() Survey No. 1866 record bearing and distance.

Sheet Index
Sheet 1 ... Detail Parcels 2 & 3, Approvals, Legend & Narrative.
Sheet 2 ... Northerly portion of partition, Surveyor's Certificate, Declaration and Easements.
Sheet 3 ... Southerly portion of partition, and Notes.

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

APPROVALS

Approved this 5th day of December, 2017

[Signature]
Grant County Surveyor

Approved this 6th day of December, 2017

[Signature]
Mayor City of Mt. Vernon

Approved this 5th day of December, 2017

[Signature]
Grant County Planning Dept

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

[Signature]
Grant County Assessor and Tax Collector
Date 12/05/2017

I do hereby certify that this plat was received on the 6th day of December, 2017 at 11:50 o'clock A.M., and recorded as Land Partition Plat No. 2017-09 Grant County Records.
[Signature]
Grant County Clerk

NARRATIVE

This land partition was performed at the request of Kim Lemons on behalf of Ingle Butte Ranches, Inc. and the Inez G. Lemons Family Trust. The purpose of this partition was to locate and monument the boundaries of Parcel 2 and Parcel 3. Parcel 1 was not surveyed for this partition process.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and the existing fence lines. The property owned by Ingle Butte Ranches, Inc. is described in Book 111, Page 505-507, deeds of Grant County, Oregon. A portion of the boundary of Parcel 2 was monumented during Survey No. 1866. I found and accepted the monuments shown. The remaining boundaries of Parcel 2 and Parcel 3 are located at positions approved by Mr. Lemons.

The north line of Parcel 1 is along the north line of the SE1/4 of Section 28. This line was established in three previous surveys, first by the Government Land Office (GLO), dated 1869, during the original survey of T13S, R30E, W.M. Next by Carl Stout in 1996 and recorded as Land Partition No. 96-09 in the office of the Grant County Clerk and by myself in 2009 and recorded in Survey No. 1866. All three of these surveys used the only approved method to establish the C1/4 which is at the intersection of straight lines between the opposing 1/4 corners of Section 28. The method is described in the 1973 Manual of Surveying Instructions and in the 2009 Manual of Surveying Instructions and in Title 43 U.S.C 752(2). The land patent to the SE1/4 of Section 28 is dated March 13, 1885, recorded in Book G, Page 327 deeds of Grant County.

In 2011 Mike Springer completed Survey No. 1925 "For the Record" and positioned the north line of the SE1/4 of Section 28 in a different location without regard for the bona Fide Rights of Ingle Butte Ranches, Inc. and The Inez Lemons Family Trust. I have examined the narrative of Survey No. 1925, and I find the procedure used to be inconsistent with the 2009 Manual of Surveying Instructions Chapter 3-114, specifically that "To subdivide a section into quarter sections, run straight lines from the fixed quarter-section corners to the opposite corresponding quarter-section corners. The point of intersection of lines thus run and fixed will be the corner common to the several quarter-sections, or in other words, the legal center of the section." "... In this application, straight lines implied lines of constant bearing." Survey No. 1925 shows four different bearings along the E-W center of section line. The narrative states that the C1/4 corner was set on the extended south line of Green Acres Estates and 20.00 feet from the Initial Point.

The plat of Green Acres Estates has no narrative or any other indication that the south line of Green Acres Estates follows the E-W center of section line. Green Acres Estates was surveyed by Doug Ferguson in 1985. Doug Ferguson also recorded Survey No. 608 in 1980. Mr. Ferguson used monuments from Survey 608 to position several boundaries of Green Acres Estates including the south boundary called by Springer to set the C1/4 corner. Survey No. 608 has a notation at the south boundary that states "Bndy Agreement Line". The narrative states that the E-W centerline of section was not practical to locate and the south line is established by boundary agreement. There has been no boundary agreement recorded and Mr. Lemons says no boundary agreement was ever given by him, his father any other member of his family.

I reject the position of the monument depicted as the C1/4 corner of Section 28 and the location of the north line of the SE1/4 of Section 28 shown on Survey No. 1925 for the following reasons. The subdivision of Section 28 is inconsistent with the 2009 Manual of Surveying Instructions and State Law, ORS 209.070(4). The reliance on Survey No. 608 and Green Acres Estates both of which clearly show that the section was not subdivided to establish the line used by Springer to position the center of section. Also, the Bona Fide Rights of the Lemons family and many other land owners along this line, were not considered and that their property rights have been arbitrarily taken if the E-W center line of Section 28 shown on Survey No. 1925 is used.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2018

RECEIVED AND FILED GRANT COUNTY SURVEYOR

DEC 11 2017
BY: *[Signature]*