

GRANT COUNTY LAND PARTITION PLAT NO. 2020-07
SITUATED IN THE SW1/4 SE1/4 SHEET 1 OF 2
OF SECTION 21, T.13S., R.30E., WM.
CITY OF MT. VERNON, GRANT COUNTY, OREGON
July 28, 2020

NARRATIVE

This partition survey was performed at the request of Blue Mt. Custom Homes & Development, Inc., to partition the lands as described in the Surveyor's certificate.

Record monuments are recovered as shown. The highway centerlines and rights of way are located based on Survey #2009 and Survey #1915.

The exterior boundary is located based on Deed Instrument #20150913 and Survey #425. On Survey #425, Mr. Bagett states "Several positions for the 1/4 cor have been used in describing property in Mt. Vernon. The improvements and fences correlated with the deed descriptions in this area indicate that a position 5.2 ft. West of the monumented 1/4 cor was used". As shown on this plat, the north line is described as being "East, 210.0 feet" from the West line of the SE1/4. On this survey, from the West line of the SE1/4 to the pin set by Mr. Bagett on the record north boundary, I find it to be 205.65 feet. I believe the distance discrepancy can be attributed to the corner calls as stated by Mr. Bagett on Survey #425. I therefore hold the record monument to establish the direction of the North boundary.

The lands are the partitioned at the direction of the owner as shown herein.

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in the State of Oregon, hereby certify that I have surveyed and monumented the Parcels as shown herein, in accordance with O.R.S. 92., the exterior boundary of which is described in Grant County Deed Instrument 20150913, described as follows;

A tract of land situated in the SW1/4 SE1/4 of Section 21, T.13S., R.30E., WM., in the City of Mt., Vernon, Grant County, Oregon, being more particularly described as follows;

Beginning at a point on the Easterly Right of Way of Highway of U.S. Highway 395 (Mt. Boulevard), said point being 243.00 feet North and 26.64 East of the South 1/4 corner of said Section 21:

Thence S89°59'27"E, 160.23 to the centerline of Beech Creek:

Thence S04°36'24"E along said centerline, 134.77 feet;

Thence S13°07'35"W along said centerline, 19.62 feet;

Thence N89°58'33"W, 31.30 feet to a point;

Thence S00°01'27"W, 60.00 feet to the North Right of Way Line of U.S. Highways 26/395 (E. Main St.);

Thence N89°58'33"W along said North Right of Way Line, 52.53 feet to a 5/8" iron pin with a yellow cap, not legible;

Thence N00°00'20"W, 91.17 feet to a 5/8" iron pin with a yellow cap, not legible;

Thence N89°56'30"W, 81.48 feet to a 5/8" iron pin with a yellow cap, not legible, on the Easterly Right of Way of Highway of U.S. Highway 395 (Mt. Boulevard);

Thence N00°35'09"W along the said Easterly Right of Way, 122.18 feet to the point of Beginning.

Containing 0.59 acres, more or less.

I hereby designate the monument marking the NW corner of Parcel 1 as the Initial Point for this Partition.


KENNETH H. DELANO JR., PLS
STAFF SURVEYOR

OWNER'S DECLARATION

Know all men by these presents, that Blue Mountain Custom Homes and Development, Inc., as the owner of the property as described in the Surveyor's Certificate, and have caused said lands to be partitioned as shown herein, in accordance with O.R.S. Chapter 92. We hereby grant a 15 foot wide easement over and across Parcels 1 and 2 for mutual access to both Parcels 1 and 2 as shown herein.

This partition is subject to the following:

- 1) A private easement, no width defined, for incidental flood control work, consisting of the bed and banks of Beech Creek, including the terms and provisions thereof, granted to Grant County, recorded on July 1, 1969 in Deed Book 101, Page 287 in the Grant County Deed Records (approximate location shown herein).
- 2) A 5 foot wide private utility easement, including the terms and provisions thereof, granted to Oregon Trail Electric Consumers Cooperative, Inc, recorded July 15, 1996 as Instrument No. 961304 in the Grant County Deed Records (approximate location shown herein).
- 3) A 5 foot wide private utility easement, including the terms and provisions thereof, granted to Oregon Trail Electric Consumers Cooperative, Inc, recorded July 15, 1996 as Instrument No. 961306 in the Grant County Deed Records (approximate location shown herein).


Jesse Madden, President
Blue Mountain Custom Homes and Development, Inc.

ACKNOWLEDGMENT


STATE OF OREGON)
COUNTY OF GRANT)

This instrument was personally acknowledged before me on 7/30/2020
2020, by Jesse Madden, President, Blue Mountain Custom Homes and Development, Inc.


NOTARY SIGNATURE

NOTARY PUBLIC - OREGON
(Print Name)



COMMISSION # 974485 MY COMMISSION EXPIRES 5/6/2022


Joseph Madden, Secretary
Blue Mountain Custom Homes and Development, Inc.

ACKNOWLEDGMENT


STATE OF OREGON)
COUNTY OF GRANT)

This instrument was personally acknowledged before me on 7/30/2020
2020, by Joseph Madden, Secretary, Blue Mountain Custom Homes and Development, Inc.


NOTARY SIGNATURE

NOTARY PUBLIC - OREGON
(Print Name)

COMMISSION # 974485 MY COMMISSION EXPIRES 5/6/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

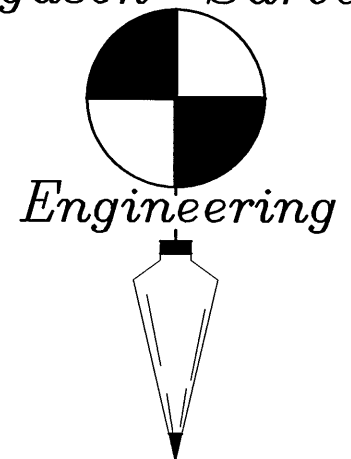

OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865

RENEWS: 1/1/2022

I, KENNETH H. DELANO JR., PLS,
DO HEREBY CERTIFY THAT THIS
IS A TRUE AND EXACT COPY.

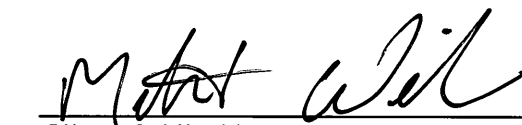
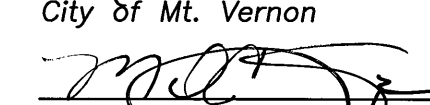

KENNETH H. DELANO JR., PLS

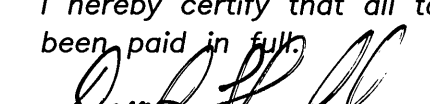
Ferguson Surveying



P.O. BOX 519, 210 E. MAIN
MT. VERNON, OR 97865
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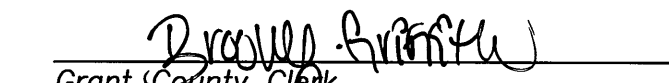
APPROVALS


City of Mt. Vernon

Grant County Surveyor
Date July 30, 2020
Date July 30, 2020

I hereby certify that all taxes against the property partitioned herein have been paid in full.

Grant County Assessor/Tax Collector
Date 07/30/2020, 2020

RECORDATION

I hereby certify that the hereon Partition Plat was Recieved for recording on this 30th day of July 2020 at 3:30pm o'clock P m. and recorded as Land Partition Plat No. 2020- 07 of the Grant County Plat Records.


Grant County Clerk

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUL 30 2020

BY: 