

LAND PARTITION PLAT NO. 2023-044

SITUATED IN THE NW1/4NE1/4 SECTION 28, T.13S., R.30E., W.M.,
CITY OF MT. VERNON, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF TINA COOK. THE PURPOSE OF THIS PLAT IS PARTITION THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20221182 INTO TWO PARCELS AS SHOWN ON THE ANNEXED PLAT.

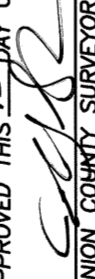
A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. WE MADE FIELD MEASUREMENTS TO LOCATE THE MONUMENTS FROM RECORD SURVEY NO'S 378 AND 417 WHICH WERE CONDUCTED BY ROBERT BAGETT IN 1975 AND 1976, RESPECTIVELY. THERE BEING LIMITED SURVEYS IN THE VICINITY OF THE COOKS' PROPERTY, I ALSO LOCATED THE EXISTING CURBS AND FENCES ALONG COUNCIL DRIVE (FORMERLY FARRA STREET).


I ACCEPT THE FOUND PIPES FROM SURVEY NO. 378. WE ALSO FOUND THE 16 PENNY NAIL SHOWN ON SURVEY NO. 378 IN ITS RECORD POSITION FROM SAID SURVEY NO. 378. IT IS NOTED ON SURVEY NO. 417 THAT THIS SAME NAIL WAS FOUND 0.1 FT. EAST OF THE STREET RIGHT OF WAY LINE. WE ACTUALLY FOUND THE NAIL IN A GRAVEL DRIVEWAY. NONETHELESS, THE NAIL IS IN ITS RECORD POSITION AND IS ACCEPTED AS A CONTROLLING MONUMENT FOR THIS SURVEY.


AN EVALUATION OF THE JUNIOR/SENIOR RIGHTS SHOWS NO DISCREPANCIES OR INCONSISTENCIES BETWEEN THE DEED DESCRIPTIONS ALONG COUNCIL STREET. ADDITIONALLY, IN MOST CASES THE FENCES AND OTHER IMPROVEMENTS FIT REASONABLY WELL WITH THE BOUNDARY LINES AS DESCRIBED IN EACH RESPECTIVE DEED.

I HELD THE BEARING OF SOUTH FOR THE ALIGNMENT OF COUNCIL DRIVE. I INTERSECTED THE WEST RIGHT OF WAY LINE OF COUNCIL DRIVE WITH AN EXISTING FENCE LINE ALONG THE SOUTH LINE OF COOKS' PROPERTY. WHILE THIS SOLUTION PLACES THE COOKS SOUTH LINE 1.12 FEET SOUTH, WHEN COMPARED TO THE SUM OF THE DEED DISTANCES ALONG COUNCIL DRIVE, IT ALSO ELIMINATES OR MINIMIZES MULTIPLE FENCE AND BUILDING ENCROACHMENTS BETWEEN THE COOKS' PROPERTY AND THE FIVE PROPERTIES TO THE NORTH. I SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND, THE DEED DESCRIPTION AND AT LOCATIONS APPROVED BY THE COOKS. GOD BLESS AMERICA.

APPROVALS

APPROVED THIS 12 DAY OF January, 2023,

GRANT COUNTY SURVEYOR

APPROVED THIS 16 DAY OF February, 2023,

CITY OF MT. VERNON, MAYOR

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

GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 02/16/2023

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 10 DAY OF February, 2023 AT 3:00 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2023-044 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK Deputy Clerk

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


BENCHMARK LAND SURVEYING

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 PARCELS OF THIS LAND PARTITION, SAID LAND PARTITION BEING SITUATED IN THE CITY OF MT. VERNON, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS SITUATED ON THE WEST RIGHT OF WAY LINE OF COUNCIL DRIVE (FORMERLY FARRA STREET), SAID POINT BEING 961.28 SOUTH AND 603.33 EAST (DEED RECORD: 966.2 FEET SOUTH AND 609.3 FEET EAST) FROM THE QUARTER CORNER COMMON TO SECTIONS 21 AND 28, T.13S., R.30E., W.M.;

THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID COUNCIL DRIVE, A DISTANCE OF 117.50 FEET;

THENCE WEST A DISTANCE OF 100.00 FEET;

THENCE NORTH A DISTANCE OF 117.50 FEET;

THENCE EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 11,750 SQUARE FEET, MORE OR LESS.

EASEMENTS


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

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE JAMES COOK AND TINA COOK, AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF 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 HEREON.


JAMES COOK


TINA COOK

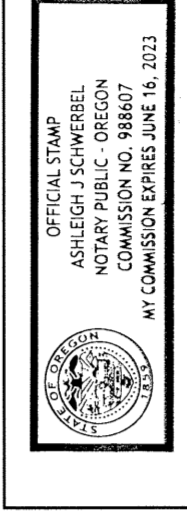
ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Grant Deschutes

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 27th, 2023, BY JAMES COOK AND TINA COOK


NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 04-16-2023



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

FEB 16 2023

BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

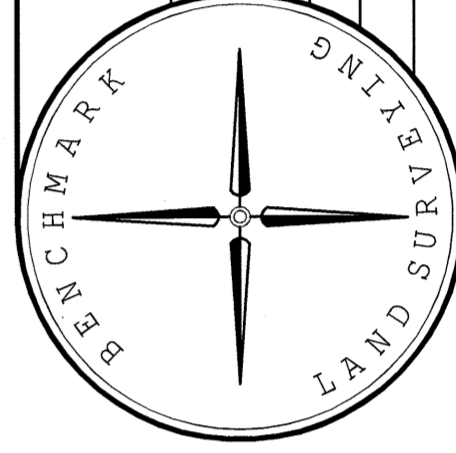
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2024

REFERENCES

RECORD MAP OF SURVEY NO.'S 378 & 417
DEED RECORD INSTRUMENT NO.'S 901506, 930220, 20190222,
20211077 & 20221182

THE PLAT OF STOCKDALE ADDITION TO MT. VERNON
PRELIMINARY TITLE REPORT ORDER NO. 28543



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 - benchmarklls.com

LAND PARTITION PLAT
SITUATED IN THE NW1/4NE1/4 SECTION 28,
T.13S., R.30E., W.M.
CITY OF MT. VERNON, GRANT COUNTY, OREGON

SURVEYED FOR JAMES & TINA COOK

SURVEYED BY MCS & DDD

1/9/2023

SHEET 2 OF 2