

LAND PARTITION PLAT NO. 93-4

Situated in the
SW1/4SE1/4, NW1/4SE1/4, SE1/4SW1/4, AND NE1/4SW1/4
SECTION 21, T13S, R31E, W.M.
GRANT COUNTY, OREGON
November 9, 1992



BASIS OF BEARINGS
RECORD MAP OF SURVEY NO. 551, AS SHOWN
Scale 1"=100'

LEGEND

- Found 5/8" iron pin.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- x-x Fence line
- Found monument from Recorded Survey No. □
Survey No. appears in the box.

NOTE:

I find no record or existence of an appurtenant geodetic control monument within 1/2 mile of this land partition.

REFERENCES

Deed Record Book	Page
43	585
68	210
69	155
78	632
99	456-469
119	242
119	337
124	842
124	844
124	851
124	853
124	856
124	860
124	862
124	865
124	868

Instrument No. 912047, 930143

Record Map of Survey No. 310, 551, 1186.

State Highway Drawing No. 7B-16-21

APPROVALS

Approved this 18th day of NOV., 1992.

Jack W. Burris
Waylawa County Surveyor

Approved this 10th day of Nov., 1992

Dick Brown, Director
Grant County Planning Commission

I do hereby certify that this plat was received on the 18 day of Nov., 1993 at 9 o'clock A.M., and recorded as Partition Plat No. 93-4 Grant County Records.

Kathy McKinnon
Grant County Clerk

WATER RIGHTS STATEMENT

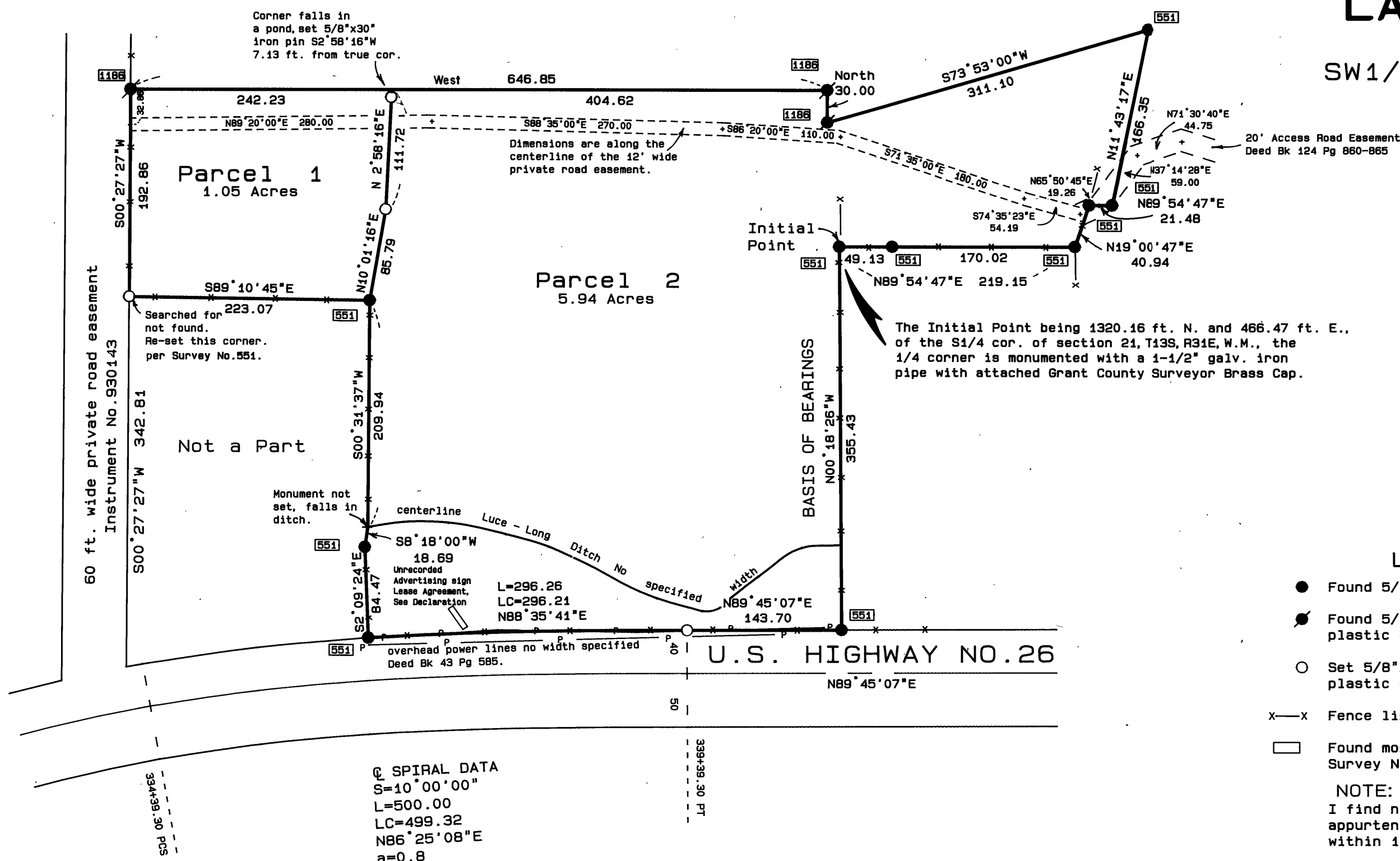
Water Right Certificate No. C-50137 and C-57851 and Permit No. G-9319 are appurtenant to this partition.

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-4, as filed with this office.

Kathy McKinnon
County Clerk

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-4.

Robert D. Bagett
Bagett - Griffith & Associates



DECLARATION

Know all men by these presents that we, August H. Stevenson and Joyce Stevenson, husband and wife, depose and say that we are the owners of the lands described in the Surveyor's Certificate, and that we caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map. SAID PARCELS SUBJECT TO THE FOLLOWING RESERVATIONS AND EASEMENTS:

- (1) Right of way easement for utilities and incidental purposes, no specified width, to West Coast Power Co. recorded in Book 43, Page 585 deed records.
- (2) Right of way for the Luce-Long Ditch, no specified width.
- (3) Road easement, 30 feet in width to August H. Stevenson and Joyce Stevenson, husband and wife, and others, recorded in Book 124, Page 856, deed records.
- (4) Road Easement, 20 feet in width to August H. Stevenson and Joyce Stevenson, husband and wife, and others, recorded in Book 124, Page 860, deed records.
- (5) Road Easement, 20 feet in width, to August H. Stevenson and Joyce Stevenson, husband and wife, and others, recorded in Book 124, Page 862, deed records.
- (6) Road easement, 20 feet in width, to August H. Stevenson and Joyce Stevenson, husband and wife, and others, recorded in Book 124, Page 865, deed records.
- (7) Road easement, 20 feet in width, to August H. Stevenson and Joyce Stevenson, husband and wife, and others, recorded in Book 124, Page 868, deed records.
- (8) The right of way for the relocated John Day Highway.
- (9) An unrecorded lease agreement from the Stevenson's for an advertising sign for the period April 1992 to April 1995.
- (10) Road easement 60 feet in width to August H. Stevenson and Joyce Stevenson, husband and wife, recorded in Instrument No. 930143, deed records; and that we do for ourselves, our heirs and assigns, hereby dedicate to the future owners of said PARCELS 1 and 2, for their use forever, the 12 foot wide private road easement in common, for the purpose of ingress and egress in and to said PARCELS 1 and 2, as shown hereon.

August H. Stevenson
August H. Stevenson

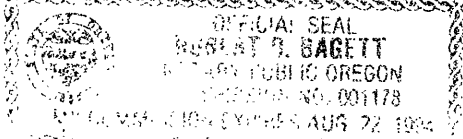
Joyce Stevenson
Joyce Stevenson

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT
Be it remembered that on this 11th day of Feb., 1993 personally appeared before me August H. Stevenson and Joyce Stevenson, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily.

In witness whereof, I have hereunto set my hand and affixed my official seal this 11th day of Feb., 1993.

Robert D. Bagett
My Commission Expires Aug. 22, 1994



SURVEYOR'S CERTIFICATE

STATE OF OREGON SS
COUNTY OF GRANT

I, Robert D. Bagett, 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 SW1/4SE1/4 and NW1/4SE1/4 and NE1/4SW1/4 and SE1/4SW1/4 of Section 21, Twp.13S., R.31E., W.M., Grant County, Oregon, described as follows:

Beginning at the 5/8"x30" iron pin, which I designate to be the Initial Point for this Land Partition, said point being 1320.16 feet North and 466.47 feet East from the South 1/4 Corner of said Section 21, thence N.89°54'47"E., 219.15 feet; thence N.19°00'47"E., 40.94 feet; thence N.89°54'47"E., 21.48 feet; thence N.11°43'17"E., 166.35 feet; thence S.73°53'00"W., 311.10 feet; thence North, 30.00 feet; thence West, 646.85 feet to the east side of a lane; thence along the east side of said lane S.00°27'27"W., 192.86 feet; thence S.89°10'45"E., 223.07 feet; thence S.00°31'37"W., 209.94 feet; thence S.08°18'00"W., 18.69 feet; thence S.02°09'24"E., 84.47 feet to the northerly right of way line of the relocated John Day Highway; thence along said right of way line as follows: 296.26 feet along a 40 foot offset to a 500 foot spiral curve right, (a=0.8), (the long chord of which bears N.88°35'41"E., 296.21 feet); N.89°45'07"E., 143.70 feet; thence leaving said right of way line, N.00°18'26"W., 355.43 feet to the point of beginning.

Said tract containing 6.99 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

BAGETT-GRIFFITH AND ASSOCIATES
217 N. Canyon Blvd.
John Day, Oregon

NARRATIVE:

This survey was performed at the request of Dennis Dahl, realtor, acting in behalf of August and Joyce Stevenson. The purpose of this survey was to delineate PARCELS 1, and 2 of this Land Partition as shown hereon. A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments. New monuments were set in accordance with the evidence found on and at a location approved by Mr. and Mrs. Stevenson at the NE corner of PARCEL 1. This survey is a retracement of Survey No. 551 which basically established the exterior boundaries, of the Stevenson tract, we also retraced the appurtenant portion of Survey No. 1186 which established the north line of Parcels 1 and 2. During this current survey we ran a closed loop control traverse and tied the controlling monument corners as shown hereon. All the corners which were set Survey No.'s 551, and 1186 were found in good shape or were restored to their original positions.