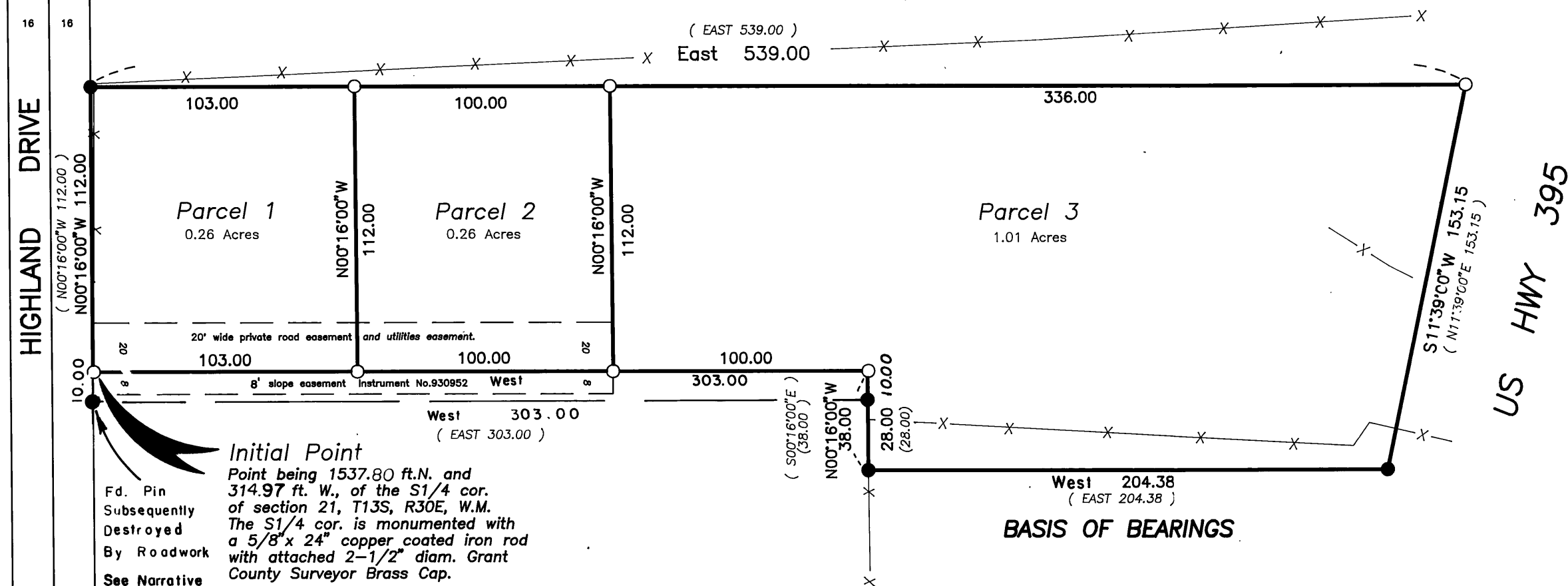


LAND PARTITION PLAT NO. 93-6

SITUATED IN THE NW1/4SE1/4 AND NE1/4SW1/4
SECTION 21, T13S, R30E, W.M.
CITY OF MT. VERNON
GRANT COUNTY, OREGON

MAY 5 — JULY 16
1993



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 NW1/4SE1/4 and NE1/4SW1/4 of Section 21, Twp.13S., R.30E., W.M., City of Mt. Vernon, Grant County, Oregon, described as follows:

Beginning at the 5/8"x30" iron pin, which point I designate to be the Initial Point for this Land Partition, said point being 1537.47 feet North and 315.51 feet West from the South 1/4 corner of said Section 21, thence N.00°16'00"W., 112.00 feet; thence East 539.00 feet to a point on the westerly right of way line of U.S. Highway 395; thence S.11°39'00"W., along said westerly right of way line 153.15 feet; thence West, 204.38 feet; thence N.00°16'00"W., 38.00; thence West 303.00 feet to the point of beginning.

Said tract containing 1.53 acres, more or less.



BAGETT-GRIFFITH AND ASSOCIATES

217 N. Canyon Blvd.
John Day, Oregon



Expiration Date 12/31/94

NARRATIVE

This survey was performed at the request of Don Cates. The purpose of this survey was to delineate PARCELS 1, 2, and 3 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 and at locations approved by Mr. Cates at the corners on the division line between said parcels, as shown.

This survey is a retracement of Survey No. 164 which basically established the exterior boundary, of the Cates tract.

During this current survey we ran a closed loop control traverse and tied the controlling monumented corners as shown hereon. Five of the original six monuments of Survey No. 164 were found as shown hereon, the SW corner was destroyed in road construction by Mr. Cates after we made our initial retracement survey. The NE corner was missing. We reset the NE corner at its original position based on the record measurements of Survey No. 164.

BASIS OF BEARINGS

Record Map of Survey No.164

Scale 1"=50'

LEGEND

- Found 5/8" iron pin, see Record Survey No.164.
- Set 5/8"x 30" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- x — x Fence line.
- () Record bearing and distance.

REFERENCES

Deed Record Book 79 Page 112
122 849
Deed Instrument No. 930553.
930952
Record Map of Survey No.164.

APPROVALS

Approved this 25 day of JUNE, 1993.

Jack W. Burris
Wallowa County Surveyor

Approved this 29 day of June, 1993

Mary McLean - Pearson
City of Mt. Vernon Planning Commission
City Administrator

I do hereby certify that this plat was received on the 16 day of August, 1993 at 11:30 o'clock A.M., and recorded as Partition Plat No. 93-6 Grant County Records.

Kathy McKeon
Grant County Clerk
By: *Sandra Dunham, dep.*

NOTE:

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

There are no water rights appurtenant to this land partition.

DECLARATION

Know all men by these presents that we, Donald N. Cates and Evelyn Cates, 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, and that we do for ourselves, our heirs and assigns, hereby dedicate to the future owners of said PARCELS 1, 2 and 3, for their use forever, the 20 foot wide private road easement in common, for the purpose of ingress and egress in and to said PARCELS 1, 2 and 3, and the 20 foot wide private utilities easement in common, for the purpose of constructing and maintaining utilities, including, but not limited to water, sewer, electric power, telephone, and television lines and appurtenances necessary and convenient thereto, as shown hereon.

Donald N. Cates
Donald N. Cates

Evelyn Cates
Evelyn Cates

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

Be it remembered that on this 29th day of June, 1993, personally appeared before me Donald N. Cates and Evelyn Cates, 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 29 day of June, 1993.

Robert D. Bagett

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-6, as filed with this office.

Kathy McKeon
County Clerk
By: *Sandra Dunham, dep.*

I do hereby certify that this photocopy is a true and exact copy of Land Partition Plat No. 93-6.

Robert D. Bagett
Bagett - Griffith & Associates