

# LAND PARTITION PLAT NO. 96-02

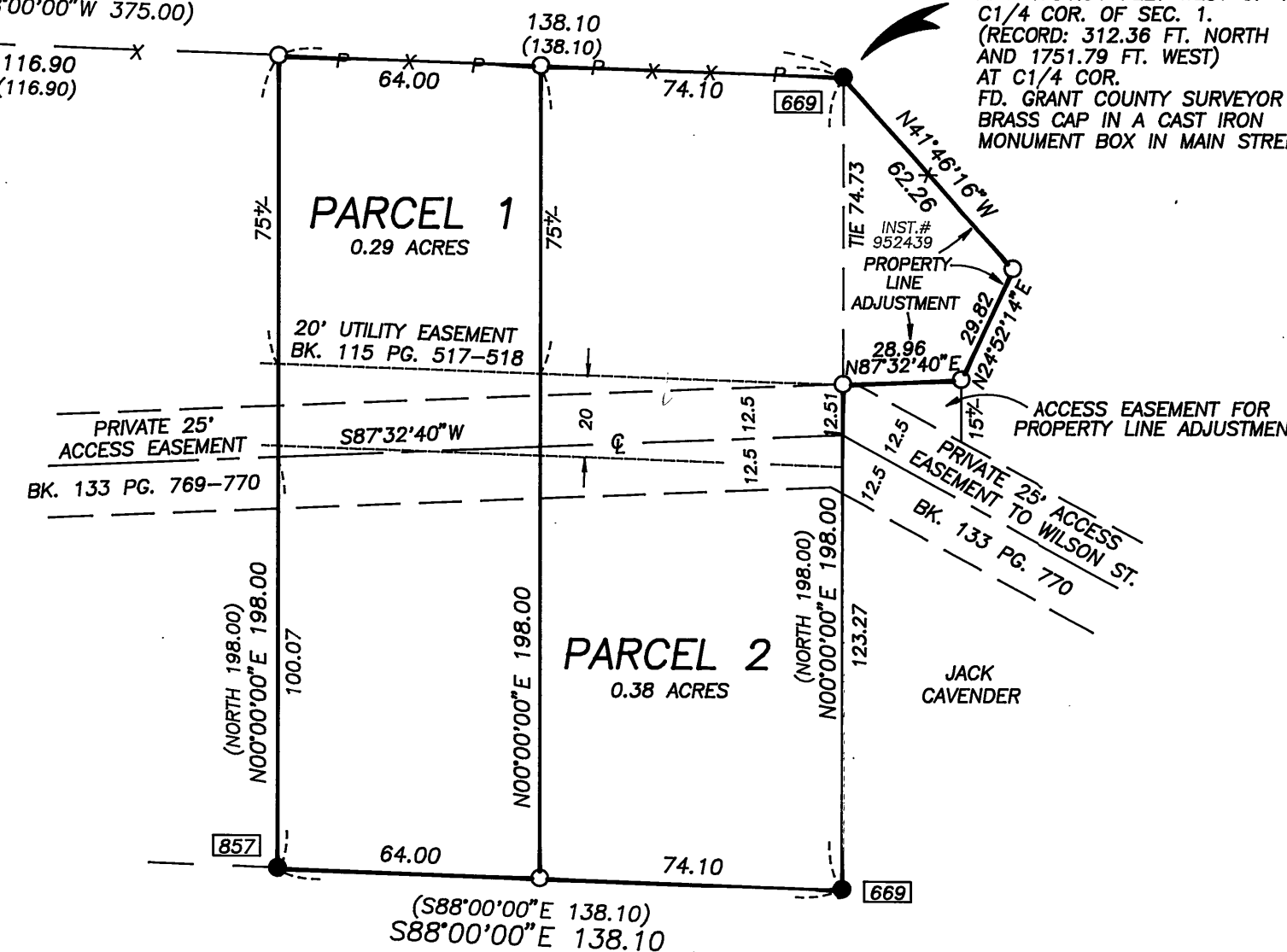
SITUATED IN THE NW1/4 SECTION 1, T9S, R27E, W.M.

CITY OF MONUMENT  
GRANT COUNTY, OREGON

OCTOBER 30, 1995

**BASIS OF BEARINGS**  
N88°00'00"W 375.00  
(N88°00'00"W 375.00)

**INITIAL POINT**  
POINT BEING 312.57 FEET NORTH  
AND 1751.91 FEET WEST OF THE  
C1/4 COR. OF SEC. 1.  
(RECORD: 312.36 FT. NORTH  
AND 1751.79 FT. WEST)  
AT C1/4 COR.  
FD. GRANT COUNTY SURVEYOR  
BRASS CAP IN A CAST IRON  
MONUMENT BOX IN MAIN STREET.



**BASIS OF BEARINGS**  
RECORD MAP OF SURVEY NO. 669  
AS SHOWN  
Scale 1"= 40'

## NOTES

1) FROM USC&GS TRIANGULATION STATION "MONUMENT" THE INITIAL POINT OF THIS LAND PARTITION BEARS S.77°50'41"W., 1731.72 FEET, AND USC&GS TRIANGULATION STATION "MON" BEARS N.07°44'52"W.  
(2) WE ARE UNABLE TO ACCURATELY PLOT THE TELEPHONE LINE RIGHT OF WAY EASEMENT DESCRIBED IN DEEDS BOOK 133, PAGE 402 DUE TO INSUFFICIENT DATA IN THAT DESCRIPTION.

## APPROVALS

APPROVED THIS 20<sup>TH</sup> DAY OF DECEMBER, 1995.

*Jack W. Burris*  
WALLAWA COUNTY SURVEYOR

APPROVED THIS 27<sup>TH</sup> DAY OF DEC., 1995.

*Ronald J. Ford*  
CITY OF MONUMENT

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

*Barbara R. Offutt, Deputy*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 01-18-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 18<sup>TH</sup> DAY OF January, 1996 AT 11:00 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 96-02 GRANT COUNTY RECORDS.

*Mary Moulton, Deputy*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-02, AS FILED WITH THIS OFFICE.

*Mary Moulton, Deputy*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-02.  
*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, WALTER L. SHROFE AND BETTY J. SHROFE, HUSBAND AND WIFE, HAVE CAUSED THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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:

(1) RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.

(2) AN ACCESS EASEMENT IN COMMON, 25 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WALTER L. SHROFE AND BETTY J. SHROFE, HUSBAND AND WIFE, DATED JULY 3, 1986, RECORDED JULY 11, 1986, IN DEED BOOK 133, PAGE 769-770, RECORDS OF GRANT COUNTY, OREGON.

(3) AN ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WALTER L. SHROFE AND BETTY J. SHROFE, HUSBAND AND WIFE, DATED JULY 3, 1986, RECORDED JULY 11, 1986, IN DEED BOOK 133, PAGE 769-770, RECORDS OF GRANT COUNTY, OREGON, DESCRIBING AN EASEMENT IN COMMON OVER AND ALONG AN EXISTING ROAD FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 2 TO WILSON STREET IN THE TOWN OF MONUMENT, SAID EASEMENT BEING 25.0 FEET IN WIDTH, 12.5 FEET ON EACH SIDE OF THE CENTERLINE OF SAID EXISTING ROAD.

(4) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORPORATION, DATED MARCH 26, 1986, RECORDED MAY 12, 1986, IN DEED BOOK 133, PAGE 402, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.

(5) A WATER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONVEYED TO THE CITY OF MONUMENT, OREGON, IN DEEDS DATED SEPTEMBER 12, 1976, RECORDED SEPTEMBER 28, 1976 IN BOOK 115, PAGE 517-518 AND DATED SEPTEMBER 28, 1976, RECORDED SEPTEMBER 29, 1976 IN BOOK 115, PAGE 524-525, DEED RECORDS OF GRANT COUNTY, OREGON, BEING A PERPETUAL EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, ON, OVER AND UNDER A STRIP OF LAND 20 FEET IN WIDTH.

*Walter L. Shrofe*  
WALTER L. SHROFE

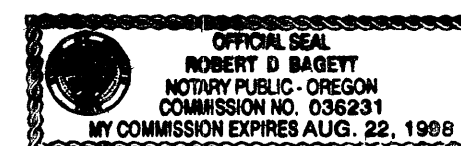
*Betty J. Shrofe*  
BETTY J. SHROFE

ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DEC. 27<sup>TH</sup>, 1995, BY WALTER L. SHROFE AND BETTY J. SHROFE, HUSBAND AND WIFE.

*Robert D. Bagett*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES Aug. 22, 1998



## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WALTER AND BETTY SHROFE. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 AND 2 OF THIS LAND PARTITION AND TO MONUMENT THE PROPERTY ADJUSTMENT LINE WITH THEIR NEIGHBOR, JACK CAVENDER, AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. NEW MONUMENTS WERE SET ON THE BOUNDARY IN ACCORDANCE WITH THE EVIDENCE FOUND, AND AT POSITIONS APPROVED BY THE SHROFE'S ON THE DIVISION LINE OF THE PARCELS. NEW MONUMENTS WERE SET ON THE PROPERTY LINE ADJUSTMENT AT POSITIONS APPROVED BY THE SHROFE'S AND BY JACK CAVENDER.

WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO.'S 669 AND 857, WHICH I CONDUCTED IN MARCH 1981 AND JANUARY 1985, RESPECTIVELY. THE BOUNDARIES OF THIS TRACT ARE DEFINED BY SURVEY NO. 857, WHICH IS WITHIN THE BOUNDARIES OF SURVEY NO. 669. WE FOUND MONUMENTS FROM SURVEY NO. 669 AT THE NE AND SE CORNERS OF THIS TRACT IN PLACE. WE FOUND A MONUMENT IN PLACE AT THE SW CORNER OF THIS TRACT. THE MONUMENT AT THE NW CORNER WAS DESTROYED DURING PLACEMENT OF A POWER POLE. I ESTABLISH THE NW CORNER AT RECORD AND MEASURED DISTANCE BETWEEN THE FOUND NE CORNER AND THE FOUND MONUMENT FROM SURVEY NO. 857, LYING N.88°00'00"W., AS SHOWN.

## SURVEYOR'S CERTIFICATE

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 PARCELS 1 AND 2, AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE NW1/4 OF SECTION 1, T.9S., R.27E, W.M., CITY OF MONUMENT, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8"X30" IRON PIN, WHICH I DESIGNATE TO BE THE INITIAL POINT FOR THIS LAND PARTITION, SAID PIN BEING 312.57 FEET NORTH AND 1751.91 FEET WEST (DEED RECORD 312.36 FT. N. AND 1751.79 FT. W.) FROM THE CENTER 1/4 CORNER OF SAID SECTION 1; THENCE N.88°00'00"W., 138.10 FEET; THENCE SOUTH, 198.00 FEET; THENCE S.88°00'00"E., 138.10 FEET; THENCE NORTH, 123.27 FEET; THENCE N.87°32'40"E., 28.96 FEET; THENCE N.24°52'14"E., 29.82 FEET; THENCE N.41°46'16"W., 62.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.67 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN  
217 N. CANYON BLVD.  
JOHN DAY, OREGON

## LEGEND

- FOUND 5/8" IRON PIN
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- P— EXISTING OVERHEAD POWERLINE
- X—X FENCE LINE.
- ( ) RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. □ SURVEY NO. APPEARS IN THE BOX.

## REFERENCES

RECORD MAP OF SURVEY NO.S 669 AND 857  
Deed Record Bk 115 Pg 517-518  
115 Pg 524-525  
133 Pg 402  
133 Pg 769-770  
135 Pg 970-971  
Deed Instrument No. 952439

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1993  
ROBERT D. BAGETT  
598  
Renewal Date 12/31/97