

LAND PARTITION PLAT NO. 96-04

SITUATED IN GOV'T LOTS 3 & 4 AND IN THE NE1/4SW1/4 AND NW1/4SW1/4 OF SECTION 2, T14S, R31E, W.M. GRANT COUNTY, OREGON

January 10, 1996



Scale 1"=200'

BASIS OF BEARINGS

Record Map of Survey No.1365
As Shown

LEGEND

- Found 1 1/2" iron pipe with attached Grant County Surveyor brass cap.
- Found 2 1/2" iron pipe with attached BLM brass cap.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Found 5/8" iron pin with attached yellow plastic cap marked BGB SURVEY MARKER.
- Set 5/8"x30" iron pin with attached red plastic cap marked CJ STOUT OPLS 2632.
- X—X Fence Line
- () Record bearing and distance.

REFERENCES

Instrument No. 931168, 950282, 952102, 952216
Record Map of Survey No. 286, 324, 1040, 1365.
Land Partition Plat No. 95-01

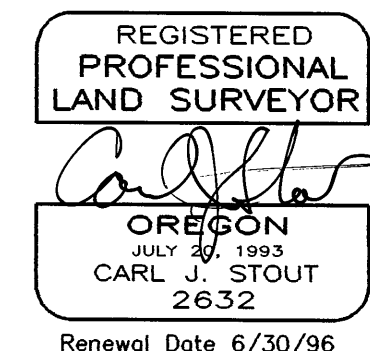
SURVEYOR'S CERTIFICATE

I, Carl J. Stout, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on this land partition plat. That this is a partition of Land Partition No. 95-01, Parcel No. 1, being situated in Gov't Lots 3 and 4 and in the NE1/4SW1/4 and NW1/4SW1/4 of Section 2, T14S, R31E, W.M., Grant County, Oregon, described as follows:

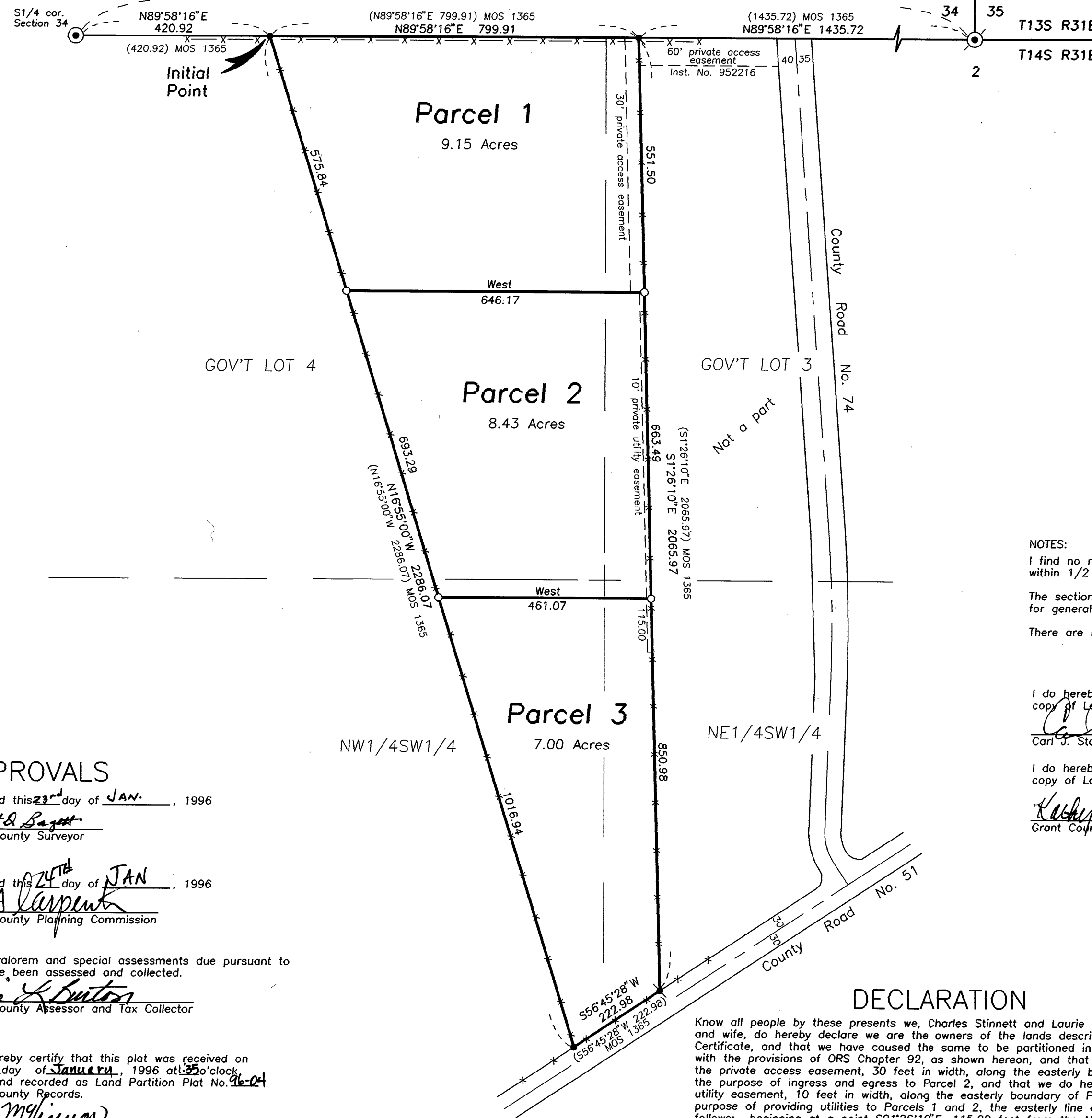
Beginning at a 5/8" iron pin, which I designate to be the Initial Point of this Land partition, said point being the northwest corner of Land Partition No. 95-01, Parcel No.1, said point also being N89°58'16"E, 420.92 feet, from the S1/4 corner of Section 34, T13S, R31E; thence N89°58'16"E, along the north line of Gov't Lots 3 and 4, 799.91 feet, to the northeast corner of said Land Partition No. 95-01, Parcel No.1; thence S1°26'10"E, along the easterly line of said Land Partition No. 95-01, Parcel No.1, 2065.97 feet, to a point on the northerly right of way line of County Road No. 51 and the southeast corner of said Land Partition No. 95-01, Parcel No.1; thence S56°45'28"W, along the northerly right of way line of County Road No. 51, 222.98 feet, to the southwest corner of said Land Partition No. 95-01, Parcel No.1; thence N16°55'00"W, along the westerly line of Land Partition No. 95-01, Parcel No.1, 2286.07 feet to the point of beginning.

Said tract containing 24.58 acres, more or less.

Cornerstone Surveying, Inc.
P.O. Box 503
John Day, Or. 97845
(503) 575-1813



BASIS OF BEARINGS
N89°58'16"E 2656.55
(S89°58'46"W 2656.17) MOS 324
(N89°58'16"E 2656.55) MOS 1365



NOTES:

I find no record or existence of a Geodetic Control Monument within 1/2 mile of this Land Partition.

The section subdivisional lines shown are protracted for general information only.

There are no water rights appurtenant to this Land Partition.

I do hereby certify that this is a true and exact copy of Land Partition No. 96-04.
Carl J. Stout, PLS

I do hereby certify that this is a true and exact copy of Land Partition No. 96-04.
Kathy McKeown
Grant County Clerk

DECLARATION

Know all people by these presents we, Charles Stinnett and Laurie Stinnett, husband and wife, do hereby declare we are the owners of the lands 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, and that we do hereby grant the private access easement, 30 feet in width, along the easterly boundary of Parcel 1, for the purpose of ingress and egress to Parcel 2, and that we do hereby also grant the private utility easement, 10 feet in width, along the easterly boundary of Parcels 2 and 3, for the purpose of providing utilities to Parcels 1 and 2, the easterly line of which is described as follows: beginning at a point S01°26'10"E, 115.00 feet from the NE corner of Parcel 3, thence N01°26'10"W, 778.49 feet to the NE corner of Parcel 2 and the terminus of this easement, all as shown hereon.

Said parcels subject to the following:

- 1) Rights of the public in streets and roads.

Charles Stinnett

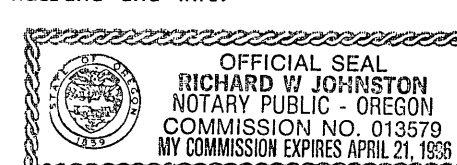
Laurie Stinnett

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT

This instrument was acknowledged before me on January 24, 1996 by Charles Stinnett and Laurie Stinnett, husband and wife.

Richard W. Johnston
Notary Public for Oregon
My Commission Expires 4-21-98



APPROVALS

Approved this 23rd day of JAN., 1996

Grant County Surveyor

Approved this 24th day of JAN., 1996

Grant County Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 24th day of January, 1996 at 3:30 o'clock P.M. and recorded as Land Partition Plat No. 96-04 Grant County Records.

Grant County Clerk

NARRATIVE

This survey was performed at the request of Charles Stinnett. The purpose of this survey was to create three parcels from Parcel No.1 of Land Partition No. 95-01. Also to create the access easement to Parcel No. 2, and the utility easement to Parcel's 1 and 2, as shown hereon.

After searching the available records pertaining to this survey, I find that this parcel was created and approved in accordance with the laws of the State of Oregon, and the Ordinances adopted by this county, in March of 1995 and recorded in the Grant County Clerks Office as Land Partition Plat No. 95-01, Parcel No.1. I found and accepted the monuments of Land Partition No. 95-01, Parcel No. 1. I then set the corners of Parcels 1, 2, and 3 at locations approved by Mr. Stinnett, as shown hereon. I found no unusual conditions with this survey.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse. I used a IBM compatible AST Bravo 486 computer and CG Survey software to perform the calculations.