

LAND PARTITION PLAT NO. 96-15

A Portion of Tract 16 West Bench Land Partition
Sited in the NE1/4 and NW1/4 of
Section 28, T13S, R31E, W.M.
GRANT COUNTY, OR.
July 18, 1996

LEGEND

- Found 5/8" iron pin of record.
- ⊙ Set 2 "x 30" aluminum pipe with attached aluminum cap, see corner restoration sheet filed separately for details.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- X—X Fence line
- () Record bearing and distance from Survey No. 517
- (()) Deed record bearing and distance.
- Found monument, see record survey number shown in box.

REFERENCES

Deed Record Instrument No. 930888
Deed Record Book 110 Page 900-903
128 314
Record Map of Survey No. 324, 400, 517

NOTE: I found no record or existence of a Geodetic control monument within 1/2 mile of this land partition.

Scale 1"=100'

SURVEYOR'S CERTIFICATE

I, Jack Watson, 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 of this land partition. This partition is situated in the NE1/4 and NW1/4 of Section 28, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the SE corner of the NW1/4 Section 28, which I designate to be the Initial Point of this Land Partition; thence N13°43'16"W, 1369.21 feet to the NW corner of the E1/2E1/2SE1/4NW1/4; thence S89°46'21"E, along the north line of the E1/2E1/2SE1/4NW1/4 of Section 28, 332.82 feet to the NE corner of said E1/2E1/2SE1/4NW1/4; thence S00°20'48"W, along the east line of the E1/2E1/2SE1/4NW1/4 of Section 28, 332.21 feet to the NW corner of the W1/2SW1/4NW1/4SW1/4NE1/4 of Section 28; thence S89°52'29"E, along the north line of the W1/2SW1/4NW1/4SW1/4NE1/4 of Section 28, 164.56 feet to the NE corner of said W1/2SW1/4NW1/4SW1/4NE1/4; thence S00°26'03"W, along the east line of the W1/2W1/2W1/2SW1/4NE1/4, 796.29 feet; thence S39°27'03"W, 258.99 feet to the point of beginning.

Said tract containing 8.45 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Or. 97845
(541) 575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/98

APPROVALS

Approved this 31st day of July, 1996
Robert D. Beyer
Grant County Surveyor

Approved this 31st day of July, 1996
B. Carpenter
Grant County Planning Commission

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

Sam L. Sutton
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 1 day of August, 1996 at 1:38 o'clock P.M., and recorded as Land Partition Plat No. 96-15 Grant County Records.

Mary Moulton, Deputy
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 96-15

Mary Moulton, Deputy
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 96-15

Jack L. Watson
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that, David C. Coyner and Penny E. Coyner, 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.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads and highways.
- (2) Reservation in deed from Ferris Marchbank, a partnership, dated Feb. 4, 1939, recorded Feb. 6, 1939 in deed Book 43, Page 128.
- (3) The common easements herein are subject to utility easements, rights of way, access restrictions, agreement regarding maintenance and control of the old highway, and rights of the United States of record.
- (4) An easement to California-Pacific Utilities Company, a corp., dated February 13, 1979, recorded March 2, 1979, in Deeds Book 120, Page 589, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 30 feet in width, as shown hereon.
- (5) Road Easement "D", West Bench Land Partition, including the terms and provisions thereof, executed by RLC Investments, Inc. a corp., dated May 18, 1978, recorded June 16, 1978, in deed Book 119 Page 115, deed records of Grant County, 60 feet in width, for ingress and egress, as shown.
- (6) Road Easement "D" extended, West Bench Land Partition, including the terms and provisions thereof, executed by Don Blue and Kathleen Blue, and others, dated December 30, 1982, recorded June 3, 1983, in deed Book 128 Page 314, deed records of Grant County, 60 feet in width, for ingress and egress.
- (7) Well agreement between Don Blue and Kathleen Blue, husband and wife, and Leo W. Honea, dated November 18, 1980, recorded December 15, 1980, in Book K, Page 476, Lease and Agreement records, as shown.

David C. Coyner
David C. Coyner
Penny E. Coyner
Penny E. Coyner

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on this 1st day of August, 1996, by David C. Coyner and Penny E. Coyner, husband and wife.

Carlene M. Johnston
Notary Public of Oregon

My commission expires: 3-2-98

RECEIVED AND
FILED

AUG 5 1996

OFFICE OF COUNTY SURVEYOR



NARRATIVE

This survey was performed at the request of Dave Coyner. The purpose of this survey was to Partition Mr. Coyner's property into 2 parcels, as shown hereon.

After searching the available records pertaining to this survey, I found that the corners of this property have been established during Record Survey No.'s 324, 400 and 517. We found all these monuments in good condition with the exception of the C1/4 corner of Section 28 which falls in the borrow ditch of Road Easement "D" and is missing due to road maintenance.

I reset the C1/4 corner at record bearing and distance from the SW corner of the E1/2E1/2SE1/4NW1/4 and the found monument from Survey No. 517, which is S89°59'45"E 163.05 feet from the C1/4 corner. The southerly line of Parcel 2 was established at deed record bearing and distance from the C1/4 corner. The division line between Parcels 1 and 2 was established at the location approved by Mr. Coyner.

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.

