

LAND PARTITION PLAT NO. 96-23

A Partition of Tract 13 West Bench Land Partition
Situated in the NE1/4 of Section 28, T13S, R31E, W.M.
GRANT COUNTY, OR.

September 28, 1996

APPROVALS

Approved this 29th day of Oct, 1996

Robert D. Buxett
Grant County Surveyor

Approved this 15th day of November, 1996

B. A. Carpenter
Grant County Planning Commission

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

Lane S. Linton 11/15/96
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 15 day of November, 1996 at 11:10 o'clock A.M., and recorded as Land Partition Plat No. 96-23
Grant County Records.

Kathy McKinnon
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 96-23

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Grant County Clerk

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Jack L. Watson
Jack L. Watson, PLS

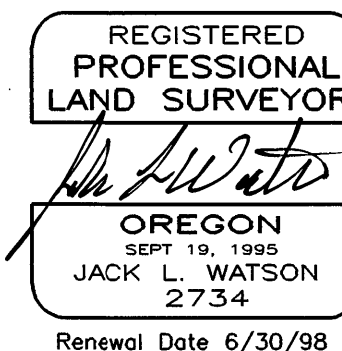
SURVEYOR'S CERTIFICATE

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, 2 and 3 of this land partition. This is a partition of Tract 13 of the West Bench Partition and is situated in the NE1/4 of Section 28, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the SE corner of the NE1/4 of Section 28, which I designate to be the Initial Point of this Land Partition; thence N01°44'19"E, along the east line of the S1/2SE1/4NE1/4 of Section 28, 660.99 feet to the NE corner of said S1/2SE1/4NE1/4; thence N89°56'35"W, along the north line of the S1/2SE1/4NE1/4 of Section 28, 1268.60 feet to the easterly right of way line of County Road No. 74; thence along the easterly right of way line of County Road No. 74 as follows: S32°17'24"W, 127.60 feet; 111.37 feet along the arc of a 805.00 foot radius curve left, the long chord of which bears (S28°19'37"W, 111.28 feet); S24°21'49"W, 99.07 feet; 82.89 feet along the arc of a 805.00 foot radius curve right, the long chord of which bears (S27°18'49"W, 82.86 feet); S30°15'49"W, 338.20 feet; thence S13°37'44"W, 0.43 feet to the south line of the SE1/4SW1/4NE1/4 of Section 28; thence leaving said right of way line S89°59'51"E, along the south line of the SE1/4SW1/4NE1/4 of Section 28, 314.31 feet to the SE corner of said SE1/4SW1/4NE1/4; thence N89°59'16"E, along the south line of the S1/2SE1/4NE1/4 of Section 28, 1304.64 feet to the point of beginning.

Said tract containing 21.92 acres, more or less.

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



NARRATIVE

This survey was performed at the request of Chuck Church and Floyd Church on behalf of Glenn Sheppard. The purpose of this survey was to Partition Tract 13 of the West Bench Land Partition, into 3 parcels, as shown hereon.

After searching the available records pertaining to this survey, I found that the lines of this property have been established during Record Survey No. 324 and 762. We found the monuments of record at the SE and NE corners and I accepted them for the respective corners of Tract 13. I found and accepted the offset monument near the NW corner of Tract 13 and the monuments from Survey No. 762 along the county road as shown hereon. I found and accepted the C1/4 corner and the CE1/16 corner then intersected the easterly right of way line of the County Road. The division lines are at positions approved by Floyd Church.

In March 1980 the County approved and accepted a Declaration of Dedication to the public which included Road Easement "A" together with any additional land necessary for cuts and fills and the location of the road as it existed on that date. The County Court accepted this road into the County's Road system by Resolution No. 80-26, dated July 14, 1980, and adopted this road as the West Bench County Road by Order No. 82-2, dated February 18, 1982. The Resolution called for a road width of 60 feet, 30 feet on each side of the centerline as the road existed on that date, and vacated all right of way lying outside said strip of land. Survey No. 762 was conducted along this road in 1982 and 1983, monuments were set which included additional lands for cut and fill slopes and the map was recorded. The result of these actions is a right of way with a variable width, in many cases not monumented.

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

DECLARATION

Know all people by these presents that, Glenn W. Sheppard, does hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I 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) Private Road Easement "A", West Bench Land Partition, including the terms and provisions thereof, executed by RLC Investments, Inc. a corp., dated January 2, 1974, recorded January 7, 1974, in deed Book 110 Page 900-905, deed records of Grant County, 60 feet in width, for ingress and egress, as shown hereon.

(3) A Declaration of Dedication to the public, including the terms and provisions thereof, dated March 26, 1980, recorded February 10, 1982, in Deeds Book 125, Page 941, records of Grant County, Oregon. For road purposes and location of underground utilities, variable width, the centerline of this dedication follows the alignment of Road Easement "A" as described in Book 110 Page 900-905, deeds.

Glenn W. Sheppard
Glenn W. Sheppard

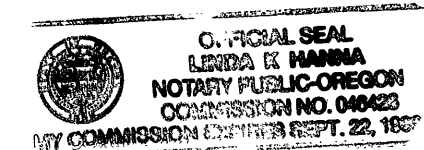
ACKNOWLEDGEMENT

STATE OF OREGON,
COUNTY OF Clackamas

This instrument was acknowledged before me on this 4 day of Nov, 1996, by Glenn W. Sheppard.

Sinda K. Hanna
Notary Public of Oregon

My commission expires: 9-22-99



RECEIVED AND
FILED

NOV 25 1996

OFFICE OF COUNTY SURVEYOR
Robert D. Buxett