

LAND PARTITION PLAT NO. 97-06

SITUATED IN THESE 1/4 OF SECTION 21, T13S, R30E, W.M.

CITY OF MT. VERNON
GRANT COUNTY, OREGON

February 6, 1997

APPROVALS

Approved this 13th day of Feb, 1997

Robert D. Bapett
Grant County Surveyor

Approved this 24 day of Feb., 1997

Jeannie Bantz
City of Mt. Vernon, Mayor/Council President

Approved this 26th day of February, 1997

Bob Carpenter
Grant County Planning Commission

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

Gene A. Sauter
Grant County Assessor and Tax Collector

Date: 02-25-97

I do hereby certify that this plat was received on the 26 day of February, 1997 at 10 o'clock A.M., and recorded as Land Partition Plat No. 97-06 Grant County Records.

Olivia Sheehy dep
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-06

Olivia Sheehy dep
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-06

Jack L. Watson
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that, Living Word Christian Center, 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.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

(1) Rights of the public in streets, roads and highways.

(2) A private easement, including the terms and provisions thereof, to Oregon Telephone Corporation, an Oregon corp., dated June 3, 1958, recorded June 4, 1958 in Book 79 Page 69, deeds of Grant County, no width is specified, for constructing and maintaining a road. This easement is not shown on the plat due to insufficient data in the deed.

(3) A private easement, including the terms and provisions thereof, to California-Pacific Utilities Company, dated November 11, 1971, recorded January 21, 1972 in Book 107, Page 738, deeds of Grant County, 10 feet in width, for a down guy and anchor. This easement is not shown on the plat due to insufficient data in the deed.

(4) A private easement, including the terms and provisions thereof, to Alfred M. Saunders and Helen B. Saunders, husband and wife, dated December 8, 1971, recorded December 20, 1971 in Book 107, Page 620, deeds of Grant County, 10 feet in width, for a waterline.

(5) A private easement, including the terms and provisions thereof, to Marina R. Green, dated November 7, 1980, recorded November 20, 1980 in deed Book 123, Page 838, deeds of Grant County, of variable width, for a retaining wall and building eaves. This easement is not shown on the plat due to insufficient data in the deed.

(5) A private easement, including the terms and provisions thereof, to Marina R. Green, dated November 17, 1980, recorded November 20, 1980 in deed Book 123, Page 843, deeds of Grant County, of variable width, for a retaining wall and building eaves. This easement is not shown on the plat due to insufficient data in the deed.

(6) A private right of way, including the terms and provisions thereof, to L.D. McKern and H.H. McKern and W.J. McKern, dated March 12, 1891, recorded March 14, 1891 in deed Book 1, Page 788, deeds of Grant County, no width is specified, for an irrigation ditch. This easement is not shown on the plat due to insufficient data in the deed.

Sharon L. Miller

Living Word Christian Center, Mt. Vernon
Sharon L. Miller, President

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on this 21 day of Feb, 1997, by Living Word Christian Center, Mt. Vernon, Sharon L. Miller, President.

Sharon L. Miller
Notary Public of Oregon

My commission expires: July 31, 1999



SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly mapped the land shown on this Land Partition and that Parcel 1 was not surveyed during this partition process. This partition is situated in the City of Mt. Vernon and in the SE 1/4 of Section 21, T13S, R30E, W.M., Grant County, Oregon, described as follows:

Beginning at a point 185.61 feet north and 1805.56 feet west of the SE corner of Section 21, which I designate as the Initial Point of this Land Partition, thence West, 79.00 feet; thence N1°03'00"E, 65.00 feet; thence N10°47'00"E, 261.60 feet; thence N26°27'00"E, 49.20 feet; thence N33°47'00"E, 119.90 feet; thence S73°20'00"E, 23.00 feet; thence N14°20'00"E, 220.60 feet; thence East, 345 feet, more or less, to the west line of the SE1/4SE1/4 of said Section 21; thence North, along the west line of the SE1/4SE1/4 and the NE1/4SE1/4 of Section 21, 766 feet, more or less, to a point which is 1011.0 feet south of the NW corner of said NE1/4SE1/4; thence East, 102.0 feet; thence North, 344.00 feet; thence East, 144.00 feet; thence North, 667.0 feet, more or less, to the north line of the NE1/4SE1/4 of Section 21; thence East, along the north line of the NE1/4SE1/4 of Section 21, 1074 feet, more or less, to the NE corner of said NE1/4SE1/4; thence South, along the east line of the SE1/4 of Section 21, 1635 feet, more or less, to a point which is 1001.0 feet north of the SE corner of said Section 21; thence West, 150.0 feet, to the NW corner of that particular property described in Book 97, Page 351, deeds; thence South, 600.5 feet; thence S88°29'30"W, 53.1 feet, more or less, to the NW corner of that particular property described in Book 95, Page 547, deeds; thence S1°04'30"E, 100.0 feet, to the north line of the Margaret Stockdale tract; thence S80°46'W, 1033.3 feet; thence South, 59 feet, more or less, to the northerly right of way line of US Highway 26; thence along the northerly right of way line of US Highway 26, as follows: 108.06 feet along the arc of a 30 foot offset spiral curve left the Long Chord of which bears (S82°53'16"W, 108.06 feet); thence S82°22'35"W, 82.19 feet, thence 138.53 feet along the arc of a 30' offset spiral curve right the Long Chord of which bears (S83°18'35"W, 138.52 feet); thence 50.28 feet along the arc of a 1402.40 foot radius curve right, the Long Chord of which bears (S86°12'12"W, 50.28 feet); thence 138.53 feet along the arc of a 30' offset spiral curve right the Long Chord of which bears (S89°05'50"W, 138.52 feet); thence N89°58'10"W, 64.10 feet, to a point South of the point of beginning; thence North, leaving said highway right of way line, 160.44 feet to the point of beginning.

This Land Partition contains 76.37 acres, more or less.

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



Renewal Date 6/30/98

NARRATIVE

This survey was performed at the request of Don Miller, on behalf of Living Word Christian Center. The purpose of this survey was to divide this property into two parcels of land.

After searching the available records pertaining to this survey, I found that the SE corner, S1/4 corner and the CE1/16 corner of Section 21 have been monumented. The S1/4 corner of Section 21 was monumented by the Grant County Surveyor in 1968, see Record Map of Survey No. 118. A position 5.20 feet west of the Grant County Surveyor monument has been used in the past to describe tracts of land in the northeast part of Mt. Vernon. This property is tied to the position 5.20 feet west of the S1/4 corner.

This property is described in Deed Instrument No. 961623 and is junior to the property lying to the west, which is described in Deed Book 134, Page 20 and in Instrument No. 901152. I used deed record bearings and distances from the position 5.20 feet, west of the S1/4 corner as described previously, to position the lines of Parcel 2. The easterly line is at a position approved by Mr. Miller. Grant County acquired a strip of land 60 feet wide for a County Road in 1923, recorded in Book 35 Page 566, deeds. The location of the deeded roadway can not be determined from the deed which refers to a survey which is not of record nor in the files of the State Highway Department. The Oregon State Highway Commission now has title to the 60 foot strip. Living Word Christian Center and the Oregon State Highway Commission have exchanged deeds to the highway as shown hereon.

This survey was performed with a Topcon GTS-701 total station, with a closed loop random traverse.

RECEIVED AND
FILED

FEB 27 1997

OFFICE OF COUNTY SURVEYOR
Robert D. Bapett