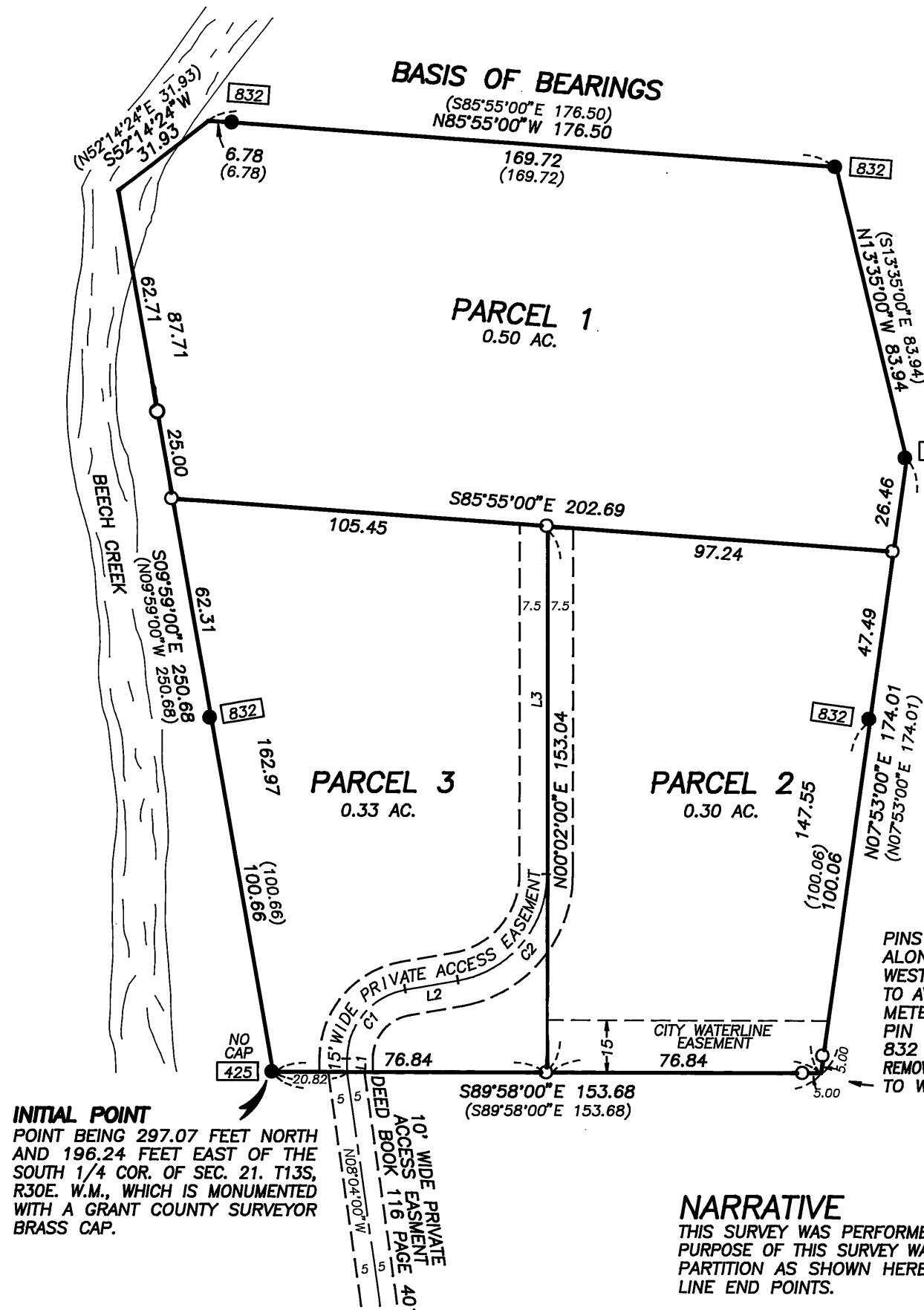


LAND PARTITION PLAT NO. 97-17

SITUATED IN THE SW1/4SE1/4 SECTION 21, T13S, R30E, W.M.

CITY OF MT. VERNON
GRANT COUNTY, OREGON

MARCH 12, 1997



LINE TABLE PRIVATE ACCESS EASMENT

LINE	BEARING	DISTANCE
L1	N00°00'00\"E	3.67
L2	N80°00'51\"E	14.95
L3	N00°02'00\"E	97.52

CURVE TABLE PRIVATE ACCESS EASMENT

CURVE NO.	DELTA	RADIUS	ARC	LONG CHORD BEARING	DISTANCE
C1	80°00'51\"	20.00	27.93	N40°00'25\"E	25.72
C2	79°58'51\"	30.00	41.88	N40°01'25\"E	38.56

NOTES

I FIND NO RECORD OR EXISTENCE OF AN APPURTENANT GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS LAND PARTITION.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, RUTH McCULLOUGH, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYORS CERTIFICATE AND THAT I HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP, AND THAT I DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCELS 1 AND 2 A PRIVATE ACCESS EASEMENT, OVER AND ACROSS PARCELS 2 AND 3, FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCELS 1 AND 2, AS SHOWN HEREON, AND THAT I DO HEREBY GRANT TO THE CITY OF MT. VERNON AN EASEMENT FOR THE PURPOSE OF MAINTAINING A DOMESTIC WATER PIPELINE OVER AND ACROSS THE SOUTHERLY 15 FT. OF PARCEL 2, AS SHOWN HEREON.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- DITCH RIGHT OF WAY, INCLUDING ITS TERMS AND PROVISIONS, FROM ELIZABETH E. BIRGE TO L. D. McKERN, H. H. McKERN AND W.T. McKERN, DATED MARCH 12, 1891, RECORDED MARCH 14, 1891 IN BOOK "P", PAGE 788, DEEDS, OVER AND ACROSS THE S1/2SE1/4 OF SEC. 21, TWP. 13 S., R. 30 E., W.M., FOR AN IRRIGATION DITCH CONVEYING WATER FROM THE JOHN DAY RIVER TO AND UPON THE LANDS OF THE SECOND PARTIES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN DEED DESCRIPTION).
- AGREEMENT, INCLUDING ITS TERMS AND PROVISIONS, BETWEEN MOUNT VERNON IRRIGATION AND POWER CO., 1ST PARTY AND THOMAS FARRA, 2ND PARTY, DATED FEB. 17, 1971, RECORDED FEB. 19, 1971 IN BOOK "J", PAGE 373, LEASE & AGREEMENT RECORDS, WHEREIN 2ND PARTY AGREES TO ALLOW THE 1ST PARTY TO CONSTRUCT AND MAINTAIN A SPILLWAY AT THEIR EXPENSE IN THE COMPANY DITCH, LOCATED IN THE THOMAS FARRA PROPERTY, TO BE USED IN CASE OF EMERGENCY HIGH WATER. IN CASE OF ANY DAMAGE BEING DONE TO PROPERTY OF 2ND PARTY, THE 1ST PARTY WILL REPAIR SAME WITHOUT THE NECESSITY OF COMPLAINT FROM 2ND PARTY. IN THE EVENT THE PROPERTY IS SOLD BY THE 2ND PARTY, IT IS UNDERSTOOD THIS AGREEMENT WILL STILL BE EFFECTIVE.
- RESERVATION IN DEED FROM FOCH BECK AND JUNE BECK, HUSBAND AND WIFE, TO FLORENCE SILVERS, DATED FEB. 15, 1977, RECORDED MARCH 15, 1977 IN BOOK 116, PAGE 401, DEEDS, AS FOLLOWS:
RESERVING UNTO THE GRANTORS, THEIR HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS, AN EASEMENT IN COMMON FOR THE PURPOSE OF INGRESS AND EGRESS THROUGH THE TRACT OF LAND HEREIN DESCRIBED, SAID EASEMENT BEING 10.0 FEET IN WIDTH, 5.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE JOHN DAY-MT. VERNON HIGHWAY, SAID POINT BEING 29.87 FEET NORTH AND 228.20 FT. EAST OF THE SOUTH QUARTER CORNER OF SAID SEC. 21, AS SAID QUARTER CORNER IS HEREINBEFORE DESCRIBED; THENCE N. 0° 32' 00\" W. 201.89 FEET; THENCE N. 8° 04' 00\" W. 65.96 FEET TO THE NORTH LINE OF THE TRACT HEREINBEFORE DESCRIBED AND THE TERMINUS OF THIS EASEMENT.
- ANY AND ALL MATTERS PERTAINING TO THE MOUNT VERNON IRRIGATION AND POWER CO.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RUTH MCCULLOUGH. THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1, 2 AND 3 OF THIS LAND PARTITION AS SHOWN HEREON, AND TO MONUMENT THE PARCEL DIVISION LINE END POINTS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE BOUNDARIES OF THIS TRACT WHICH I SURVEYED IN DECEMBER, 1976 AND IN SEPTEMBER, 1984, AS SHOWN ON RECORD MAP OF SURVEY NO.'S 425 AND 832, RESPECTIVELY. WE FOUND ALL THE CONTROLLING MONUMENTS IN GOOD SHAPE, EXCEPT FOR THE SE CORNER OF PARCEL 2, WHICH HAD BEEN DISTURBED AS DESCRIBED HEREON. I RESET THE SE CORNER OF PARCEL 2 AT RECORD BEARING AND DISTANCE FROM THE NEAREST CONTROLLING MONUMENTS FOUND ON THE SOUTH AND EAST BOUNDARIES. NEW MONUMENTS FOR THE PARCEL DIVISION LINES WERE SET AT POSITIONS APPROVED BY MRS. MCCULLOUGH.

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, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION BEING SITUATED IN THE SW1/4SE1/4 OF SECTION 21, T.13S., R.30E., W.M., CITY OF MT. VERNON, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 x 30 INCH IRON PIN, WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING 297.07 FEET NORTH AND 196.24 FEET EAST OF THE SOUTH 1/4 CORNER OF SAID SECTION 21, THENCE S.89°58'00\"E., 153.68 FEET; THENCE N.07°53'00\"E., 174.01 FEET; THENCE N.13°35'00\"W., 83.94 FEET; THENCE N.85°55'00\"W., 176.50 FEET; THENCE S.52°14'24\"W., 31.93 FEET; THENCE S.09°59'00\"E., 250.68 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.13 ACRES, MORE OR LESS.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. BAGETT
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/97

INITIAL POINT

POINT BEING 297.07 FEET NORTH AND 196.24 FEET EAST OF THE SOUTH 1/4 COR. OF SEC. 21, T13S, R30E, W.M., WHICH IS MONUMENTED WITH A GRANT COUNTY SURVEYOR BRASS CAP.

APPROVALS

APPROVED THIS 17 DAY OF APRIL, 1997.

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 15 DAY OF April, 1997.

Debbie Lantier
CITY OF MT. VERNON, MAYOR

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

Paul D. Burton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 04-14-97

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13 DAY OF May, 1997 AT 2:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 97-17 GRANT COUNTY RECORDS.

Kathy M. Kinnon
GRANT COUNTY CLERK

by Alice Thresh dep clerk

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-17 AS FILED WITH THIS OFFICE.

Kathy M. Kinnon
GRANT COUNTY CLERK

by Alice Thresh dep clerk

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 97-17.

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 832

AS SHOWN

SCALE 1"=40'

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER, UNLESS OTHERWISE SHOWN
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- () RECORD BEARING AND DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. SURVEY NO. APPEARS IN BOX.

REFERENCES

RECORD MAP OF SURVEY NO'S 425, 832.

DEED RECORD BOOK 114 PAGE 885.

DEED INSTRUMENT NO. 962079.

RECEIVED AND
FILED

MAY 13, 1997
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Alice Thresh dep clerk*

Ruth M. McCullough
RUTH MCCULLOUGH

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF ST. JEFFERSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 29, 1997, BY RUTH MCCULLOUGH.

Daniel E. J. J.
NOTARY PUBLIC FOR LOUISIANA

MY COMMISSION EXPIRES at death.