

Land Partition Plat No. 98-01

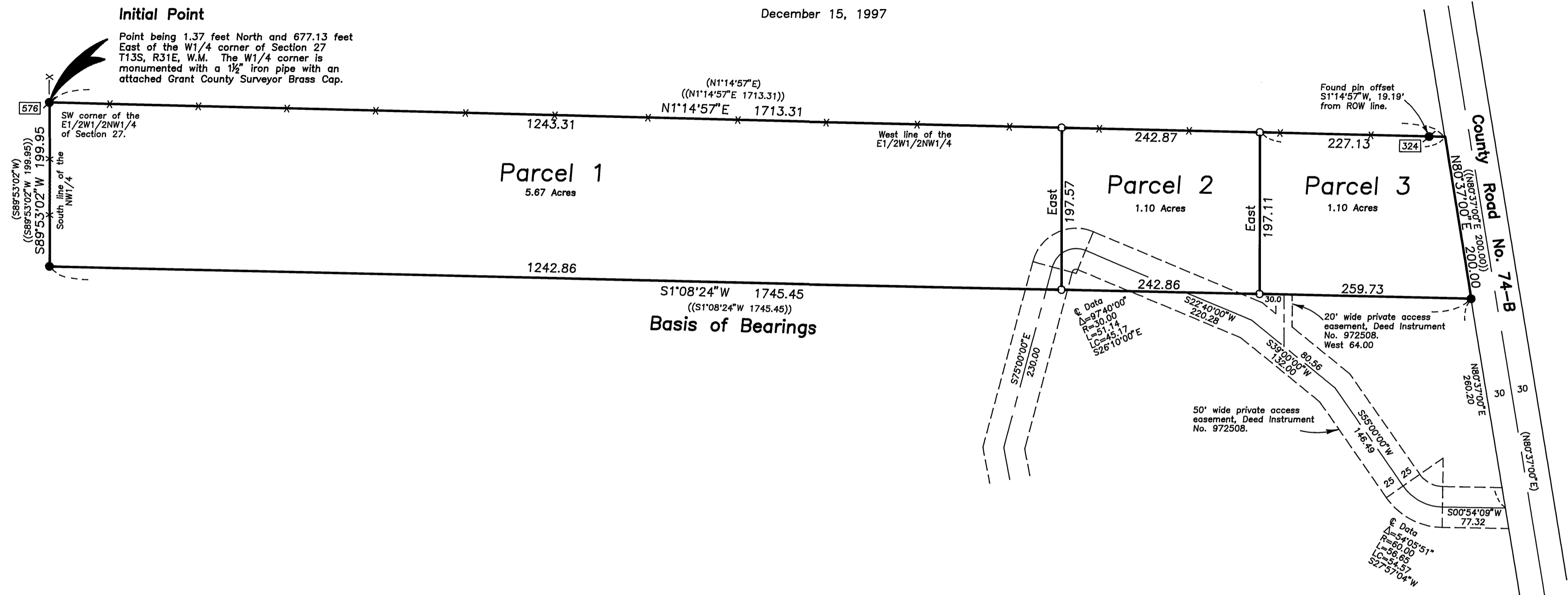
A partition of Parcel 1 Land Partition No. 96-18

Situated in the NW1/4 of Section 27

T13S, R31E, W.M.

GRANT COUNTY, OREGON

December 15, 1997



APPROVALS

Approved this 30 day of DEC, 1997

Robert D. Smith
Grant County Surveyor

Approved this 17 day of January, 1998

John A. Campbell
Grant County Planning Commission

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

John R. Smith 12-30-97
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 6 day of JAN, 1998 at 4 o'clock P.M., and recorded as Land Partition Plat No. 98-01 Grant County Records.

Alison Street deputy
Grant County Clerk

Bill E. Wilson and Theresa L. Wilson, husband and wife, have consented to the declaration of this Partition by an Affidavit of Consent recorded as Instrument No. 972560 deeds of Grant County

I do hereby certify that this is a true and exact copy of Land Partition No. 98-01

Alison Street deputy
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-01

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 Parcel 1, Land Partition Plat No. 96-18 situated in the NW1/4 of Section 27, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the SW corner of the E1/2W1/2NW1/4 Section 27, which I designate to be the Initial Point of this Land Partition, being 1.37 feet north and 677.13 feet east of the W1/4 corner of Section 27; thence N01°14'57"E, along the west line of the E1/2W1/2NW1/4 of Section 27, 1713.31 feet to the southerly right of way line of County Road No. 74-B; thence N80°37'00"E along said right of way line, 200.00 feet; thence S01°08'24"W, 1745.45 feet to the south line of the NW1/4 of Section 27; thence S89°53'02"W, along the south line of the NW1/4 of Section 27, 199.95 feet to the point of beginning.

Said tract containing 7.87 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR. 97845

(541)575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack Watson
OREGON
SEPT 19, 1998
JACK L. WATSON
2734

Renewal Date 6/30/98

NARRATIVE

This survey was performed at the request of Chuck Church. The purpose of this survey was to partition Parcel 1 of Land Partition Plat No. 96-18 into 3 parcels, as shown hereon.

After searching the available records pertaining to this survey, I found that the corners of this property were established during Record Survey No.'s 324, 576 and Land Partition No. 96-18. I found the monuments of parcel 1 as shown on Land Partition No. 96-18 in good condition and I accepted them for the boundary of this partition. The division lines between Parcels 1, 2 and 3 were established at locations approved by Mr. Church.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse.

DECLARATION

Know all people by these presents that I, Charles T. Church, do 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) The common easements herein are subject to utility easements, rights of way, access restrictions, agreement regarding maintenance and control of the old highway, (now County Road No. 47).
- (3) Reservation, including the terms and provisions thereof, in deed from R.L.C. Investments, Inc. a corporation, dated June 18, 1979, recorded August 15, 1979, in Deed Book 121, Page 512, deed records for Grant County, Oregon, to wit: "RESERVING unto Grantor, its successors and assigns, an easement in common, over and along that portion of Easement 'B' that traverses the property first described above, for the purpose of ingress and egress to County Road No. 47."
- (4) A private 50' wide access easement, including the terms and provisions thereof, dated December 19, 1997, recorded December 19, 1997, in Deeds Instrument No. 972508, deeds of Grant County.
- (5) A private 20' wide access easement, including the terms and provisions thereof, dated December 19, 1997, recorded December 19, 1997, in Deeds Instrument No. 972508, deeds of Grant County.
- (6) Right of Way Deed and Release of easement, including the terms and provisions thereof, between Wiley W. Files, III, Grantor, and Grant County, Oregon, a municipal corporation, Grantee, dated March 24, 1992, recorded April 1, 1992, in the deeds of Grant County, Oregon, as Instrument No. 920532.

Charles T. Church
Charles T. Church

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 16 day of JAN, 1998, by Charles T. Church.

Bonnie G. Winegar
Notary Public of Oregon

My commission expires: 11-1-99



Basis of Bearings
Land Partition Plat No. 96-18
Scale 1"=100'

LEGEND

- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- Found 5/8" iron pin.
- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC. see Land Partition Plat No. 96-18.
- X—X Fence line.
- () Map of Survey No. 324 record bearing and distance.
- (()) Land Partition Plat No. 96-18 record bearing and distance.
- Found monument, see record survey number shown in box.

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