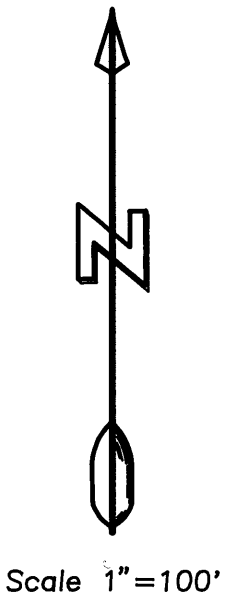
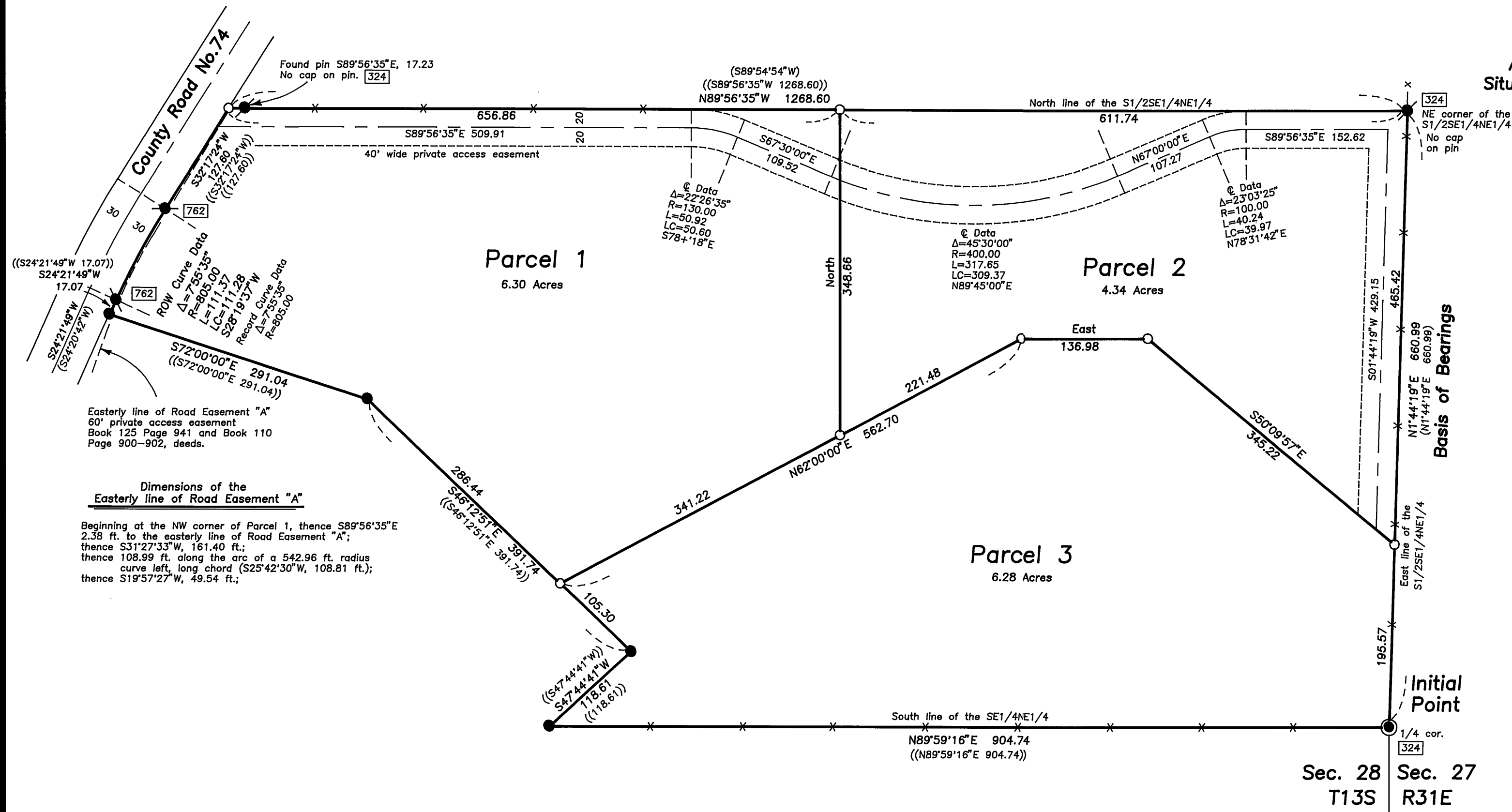


# LAND PARTITION PLAT NO. 98-03

A Partition of Parcel 1, Land Partition No. 96-23  
Sited in the NE1/4 of Section 28, T13S, R31E, W.M.  
GRANT COUNTY, OR.

December 11, 1997



## LEGEND

- Found 1 1/2" galv. iron pipe with attached Grant County Surveyor brass cap.
- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC. See Land Partition Plat No. 96-23.
- Found 5/8" iron pin with attached yellow cap marked BGA SURVEY MARKER. Unless otherwise shown.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- X — X Fence line
- ( ) Record bearing and distance, see Survey No. 324.
- (( )) Record bearing and distance, see Land Partition No. 96-23.
- Found monument, see record survey number shown in box.

## APPROVALS

Approved this 30 day of DEC, 1997  
*Glenn W. Sheppard*  
Grant County Surveyor

Approved this 31 day of JANUARY, 1997  
*Bruce L. Carpenter*  
Grant County Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.  
*John D. Sauter*  
Grant County Assessor and Tax Collector

## DECLARATION

Know all people by these presents that I, Glenn W. Sheppard, 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. I grant unto the future owners of parcels 2 and 3 a 40 foot wide private access easement for ingress and egress along the existing road 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 28, 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.

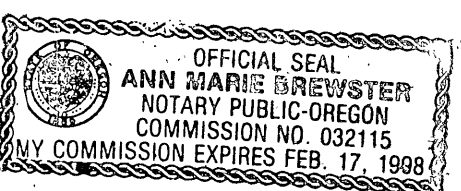
*Glenn W. Sheppard*  
Glenn W. Sheppard

## ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF CLATSOP

This instrument was acknowledged before me on this 9th day of JANUARY, 1997, by Glenn W. Sheppard.

*Ann Marie Brewster*  
Notary Public of Oregon  
My commission expires: 02-17-98



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

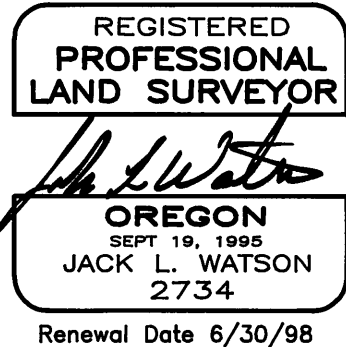
## SURVEYOR'S CERTIFICATE

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. 96-23 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 an 805.00 foot radius curve left, the long chord of which bears (S28°19'37"W, 111.28 feet); S24°21'49"W, 17.07 feet; thence leaving said right of way line S72°00'00"E, 291.04 feet; thence S46°12'51"E, 391.74 feet; thence S47°44'41"W, 118.61 feet to the south line of the SE1/4NE1/4 of Section 28; thence N89°59'16"E, 118.61 feet to the south line of the SE1/4NE1/4 of Section 28, 904.74 feet to the point of beginning.

Said tract containing 16.92 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 Floyd Church. The purpose of this survey was to partition Parcel 1 of Land Partition No. 96-23, into 3 parcels.

After searching the available records pertaining to this survey, I found that the boundary of this land partition was monumented during Record Survey No.'s 324, 762 and Land Partition Plat No. 96-23. I found the monuments as shown on Land Partition Plat No. 96-23 in good condition and accepted them. The division lines of this partition are at positions approved by Mr. Church.

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

RECEIVED AND FILED  
JAN 16 1998

OFFICE OF COUNTY SURVEYOR  
Attest: *Bruce L. Carpenter*

I do hereby certify that this plat was received on the 13 day of JANUARY, 1997 at 10:00 o'clock P.M., and recorded as Land Partition Plat No. 98-03 Grant County Records.  
*Kathy McKinnon*  
Grant County Clerk *By Mary M. Moulton, Deputy*

I do hereby certify that this is a true and exact copy of Land Partition No. 98-03  
*Kathy McKinnon*  
Grant County Clerk *By Mary M. Moulton, Deputy*

I do hereby certify that this is a true and exact copy of Land Partition No. 98-03  
*Jack L. Watson*  
Jack L. Watson, PLS