

Land Partition Plat No. 98-04

A partition of Parcel 3 Land Partition No. 96-18
Sited in the NW1/4 of Section 27
T13S, R31E, W.M.
GRANT COUNTY, OREGON

December 15, 1997

Q Data
30' wide private
access easement

COURSE	BEARING	DISTANCE
L1	East	44.76
L2	S64°00'00"E	73.37
L3	S00°54'09"W	101.95

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	30.00	13.61	26°00'00"	13.50	S77°00'00"E
C2	50.00	56.64	64°54'09"	53.66	S31°32'55"E

Initial Point

Point being 2.26 feet North and 1115.58 feet East of the W1/4 corner of Section 27 T13S, R31E, W.M. The W1/4 corner is monumented with a 1 1/2" iron pipe with an attached Grant County Surveyor Brass Cap.

Basis of Bearings

((S00°54'09"W 1783.16))
N00°54'09"E 1783.16

Parcel 1
7.61 Acres

Parcel 2
1.10 Acres

Parcel 3
1.10 Acres

ROW Curve Data
Δ=43°38'51"
R=160.22
L=122.05
LC=119.12
N58°47'35"E

APPROVALS

Approved this 7th day of Jan, 1998

Robert D. Bayett
Grant County Surveyor

Approved this 10th day of January 1998

Bill Carpenter
Grant County Planning Commission

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

Paul R. Dutton 01-07-97
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 13 day of January 1998 at 1:20 o'clock P.M., and recorded as Land Partition Plat No. 98-04 Grant County Records.

Kathy McKinnon
Grant County Clerk *By Mary Mauleton, Deputy*

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. 96-1934, deeds of Grant County

I do hereby certify that this is a true and exact copy of Land Partition No. 98-04

Kathy McKinnon
Grant County Clerk *By Mary Mauleton, Deputy*

I do hereby certify that this is a true and exact copy of Land Partition No. 98-04

Jack L. Watson
Jack L. Watson, PLS

SURVEYOR'S CERTIFICATE

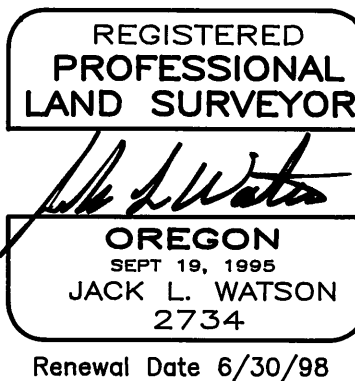
I, Jack Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, parcels 1, 2 and 3 of this land partition. This is a partition of Parcel 3, Land Partition Plat No. 96-18 situated in the NW1/4 of Section 27, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the SW corner of Parcel 3, Land Partition Plat No. 96-18, which I designate to be the Initial Point of this Land Partition, being 2.26 feet north and 1115.58 feet east of the W1/4 corner of Section 27; thence N00°54'09"E, 1783.16 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, 135.28 feet; thence continuing along said right of way line, 122.05 feet along the arc of a 160.22 foot radius curve left, the long chord of which bears (N58°47'35"E, 119.12 feet); thence S00°45'44"W, 1866.40 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, 238.61 feet to the point of beginning.

Said tract containing 9.81 acres.

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. The purpose of this survey was to partition Parcel 3 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 3 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) A private easement, including the terms and provisions thereof, recorded August 8, 1978, in Book 119, Page 525, deed records for Grant County, Oregon. An easement in common with others for ingress and egress to abutting subject property to the east.
- (4) 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."
- (5) An easement, including the terms and provisions thereof, to C. P. National Corporation, a corporation, recorded February 21, 1980, in Book 122, Page 515, deed records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 30 feet in width, as shown hereon.
- (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 records of Grant County, Oregon, as Instrument No. 920532.
- (7) 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.

Charles T. Church
Charles T. Church

RECEIVED AND
FILED

JAN 16 1998

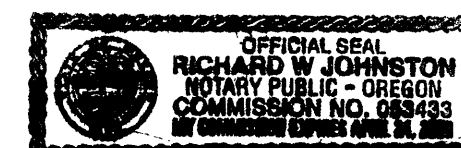
OFFICE OF COUNTY SURVEYOR
Attest: *Robert D. Bayett*

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 13 day of January, 1998, by Charles T. Church.

Richard W. Johnston
Notary Public for Oregon
My commission expires: 4-24-2000



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

LEGEND

- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER. Unless otherwise shown.
- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC. see Land Partition Plat No. 96-18.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- 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.