

OLD TOWN OF
MONUMENT

← To center of N. Fk. John Day River
(South) 850 ±
Approx. west line of Sec. 1

Parcel 1
UNSURVEYED
140 Acres \pm

Not
a
Part
Deed Instrument
No. 931271

NOTES:

- 1) The section and section subdivisional lines shown are for informational purposes only.
- 2) The high water line and the 100 year flood hazard along the North Fork of the John Day River have not been determined.
- 3) The area of this partition is taken from the Grant County Assessor's records, and may vary when the lines of these parcels are determined by survey.

APPROVALS

Approved this 22 day of JAN, 1998

Robert D. Baggett
Grant County Surveyor

Approved this 3 day of Feb., 1998

Jaqueline Riden
Monument Planning Director

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

Gene L. Burton 02-04-98
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 4th day of February 1998 at 8:50 o'clock A.M., and recorded as Land Partition Plat No. 98-06 Grant County Records.

Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-06

Kathy McKeen
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-06

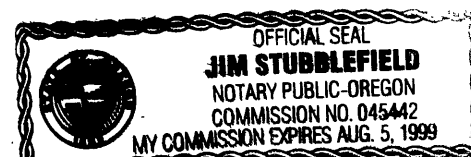
Jack L. Watson, PLS

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 2nd day of February, 1998,
by Jack E. Cavender and Alda Clyde Cavender, husband and wife.

Notary Public of Oregon
My commission expires: 8/5/99



DECLARATION

Know all people by these presents that we, Jack E. Cavender and Alda Clyde Cavender, husband and wife, 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 as shown hereon. We grant to the future owners of Parcels 2 and 3 the 20 foot wide private access easement along the east line of parcels 2 and 3, for the purpose of ingress and egress as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

1) Rights of the public in streets and roads.

2) A private easement, including the terms and provisions thereof, 20 feet wide, to the City of Monument, dated September 28, 1976, recorded in Book 115, Page 522, deed records of Grant County, for construction and maintenance of a water line. This easement is not shown on the map due to insufficient data given in the deed.

3) A private access easement, including the terms and provisions thereof, 25 feet wide, dated May 6, 1981, recorded June 9, 1981, in Book 124, Page 829, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.

4) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated March 27, 1986, recorded April 14, 1986, in Book 133, Page 147, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.

5) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 588, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.

6) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 615, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.

7) A private access easement, including the terms and provisions thereof, 25 feet wide, dated December 27, 1995, recorded December 28, 1995, in Deed Instrument No. 952439, records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.

8) A private access easement, including the terms and provisions thereof, 25 feet wide, dated July 3, 1986, recorded July 11, 1986, in Book 133, Page 769, deed records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.

9) A private access easement, including the terms and provisions thereof, 20 feet wide, dated May 17, 1995, recorded May 25, 1995, in Deed Instrument No. 950935, records of Grant County, Oregon, for ingress and egress as shown hereon.

10) A private access easement, including the terms and provisions thereof, no width is specified, dated May 17, 1995, recorded May 25, 1995, in Deed Instrument No. 950935, records of Grant County, Oregon, for an existing pump station and irrigation system. This easement is not shown on the map due to insufficient data given in the deed.

Jack E. Cavender
Jack E. Cavender

Alda Clyde Cawender
Alda Clyde Cawender

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 2 and 3 of this land partition and that Parcel 1 was not surveyed during this partition process. This partition is situated in the SW1/4 and in the NW1/4 of Section 1, and in Gov't Lot 1 and in the SE1/4NE1/4 of Section 2, T9S, R27E, W.M., Town of Monument, Grant County, Oregon, described as follows:

Beginning at a point on the North and South center line of said Section 1, at the intersection of the southerly right of way line of the Kimberly-Monument Highway, said point being 572.35 feet South of the center line of said Section 1; thence N47°17'30"W, along the southwesterly right of way line of the Highway, 300 feet, more or less, to the east line of the property described in Deeds Book 80, Page 38; ; thence South 7 feet, more or less, to the Southeast corner of said property; thence West 60.0 feet; thence North 43.0 feet to the southeast corner of Block 2 of the Old Town of Monument; thence West, along the south line of said Block 2, 118.0 feet; thence South 77.0 feet; thence West 212.0 feet; thence South 121.0 feet; thence West 130.0 feet; thence North 52.0 feet; thence West 117.0 feet; thence Northwesterly, 147.8 feet, more or less, to the south line of said Block 2 of the Old Town of Monument; thence West 60.0 feet, more or less, to the southwest corner of said Block 2; thence North, along the west line of said Block 2, 132.0 feet; thence East, along the north line of said Block 2, 51.0 feet; thence North 60.0 feet, to the southwest corner of Block 1 of the Old Town of Monument; thence N68°40'W, 130.0 feet; thence N55°00'W, 391.2 feet; thence N73°03'W, 114.9 feet; thence N46°03'W, 322.1 feet; thence S41°46'16"E, 62.26 feet; thence S24°52'14"W, 29.82 feet; thence S87°32'40"W, 29.86 feet; thence South 123.27 feet; thence N88°00'W, 594.0 feet; thence North, 198.0 feet; thence S88°00'E, 100.0 feet; thence N1°07'W, 1065.6 feet, more or less, to the southerly line of the Highway; thence Northwesterly, along said southerly line, 1900 feet, more or less, to the west line of Gov't Lot 1, Section 2; thence South, along the west line of Gov't Lot 1 and the SE1/4NE1/4 of Section 2, 1910 feet, more or less, to the SW corner of said SE1/4NE1/4; thence East, along the south line of the SE1/4NE1/4 of Section 2, 1320 feet, more or less, to the SE corner of said SE1/4NE1/4; thence South, along said west section line, 850 feet, more or less, to a point in the center of the North Fork of the John Day River; thence Easterly, upstream along the center of said North Fork of the John Day River, 3100 feet, more or less, to the east line of the SW1/4 of said Section 1; thence North, along the east line of the SW1/4 of Section 1, 590 feet, more or less, to the point of beginning.

EXCEPTING THE FOLLOWING:

- (1) The tract of land described in Deed Book 92, Page 450, in the exceptions, deeds of Grant County, Oregon.
- (2) The tract described in Deed Instrument No. 931271, deeds of Grant County, Oregon.
- (3) The tract described in Deed Instrument No. 931327, deeds of Grant County, Oregon.
- (4) The tract described in Deed Instrument No. 950935, deeds of Grant County, Oregon.
- (5) THE TRACT DESCRIBED IN DEED BOOK 134, PAGE 788, DEEDS OF GRANT COUNTY, OREGON.**
This partition contains 142.18 acres, more or less.

CORNERSTONE SURVEYING, INC.
233 S. Canyon Blvd.
John Day, OR 97845
(503)575-1813

