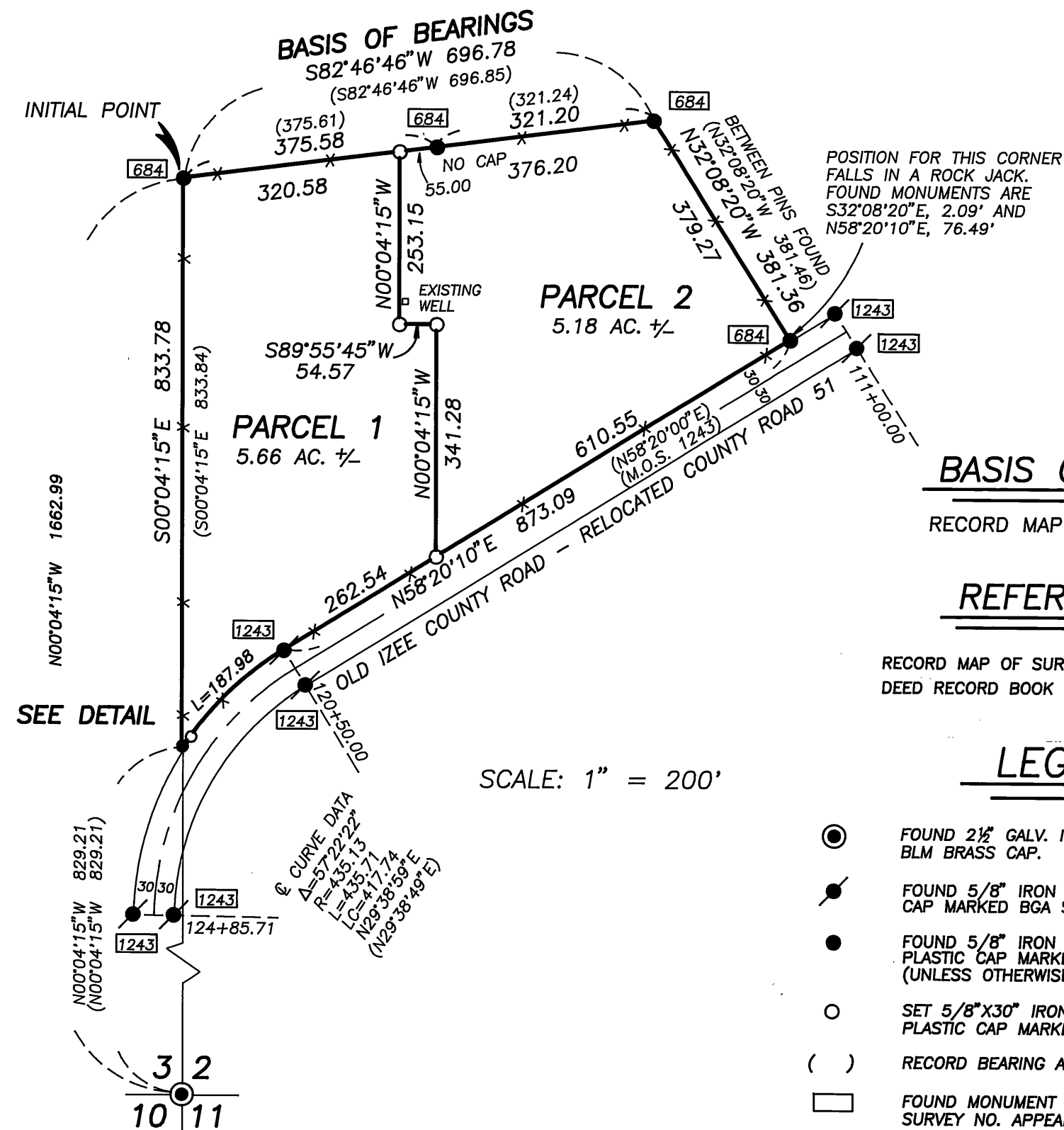


LAND PARTITION PLAT NO. 98-26

SITUATED IN THE SW1/4SW1/4
AND THE NW1/4SW1/4 OF SEC. 2,
T.14S., R.31E., W.M.,
GRANT COUNTY, OREGON

JUNE 29, 1998



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 684

REFERENCES

RECORD MAP OF SURVEY NO.'S 357, 684 AND 1243
DEED RECORD BOOK 140 PAGE 58

LEGEND

- FOUND 2 1/2\"/>

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett

OREGON
JULY 12, 1983
ROBERT D. BAGGETT
598

Renewal Date 12/31/99

RECEIVED AND
FILED

JULY 21, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
Attest: Kathy McManis

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGGETT, 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 SW1/4SW1/4 AND IN THE NW1/4SW1/4 OF SECTION 2, T.14S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8\"/>

CONTAINING 10.84 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
PH 541-575-1251

APPROVALS

APPROVED THIS 30th DAY OF JULY, 1998.

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 8th DAY OF JULY, 1998.

BA Carpenters
GRANT COUNTY PLANNING COMMISSION

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

Sam R. Burton
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 07-08-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 31st DAY OF JULY, 1998 AT 10:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 98-26 GRANT COUNTY RECORDS.

Kathy McManis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 98-26

Robert D. Baggett
BAGETT-GRIFFITH AND BLACKMAN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RON MONROE. THE PURPOSE OF THIS SURVEY WAS TO DELINEATE PARCEL 1 AND PARCEL 2 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. MONROE AT CORNERS OF THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AS SHOWN.

THIS SURVEY IS A RETRACEMENT OF SURVEY NO. 684 AND OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 51, AS PER RECORD MAP OF SURVEY NO. 1243, WHICH SURVEYS ESTABLISHED THE EXTERIOR BOUNDARIES OF THE MONROE TRACT.

DURING THIS CURRENT SURVEY WE RAN A CLOSED LOOP CONTROL TRAVERSE AND TIED THE CONTROLLING MONUMENTED CORNERS AS SHOWN HEREON. I ACCEPTED THE FOUND MONUMENTS SHOWN AND HELD THE RECORD BEARINGS AND DISTANCES AS MUCH AS POSSIBLE, AS INDICATED HEREON.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RONALD K. MONROE AND REBECCA L. MONROE, AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) A. EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
B. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- (2) A. UNPATENTED MINING CLAIMS.
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
C. WATER RIGHTS, CLAIMS OR TITLE TO WATER;

WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

- (3) EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO M. F. STOCKWELL DATED APRIL 18, 1921, RECORDED JUNE 9, 1921 IN BOOK 34, PAGE 137, DEEDS, AFFECTING SUBJECT PROPERTY AND ADDITIONAL LANDS, TO-WIT:
"FIRST: A PERPETUAL RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND USE AND OPERATE A DITCH, AND/OR FLUME FOR THE CARRIAGE OF WATER OVER AND ACROSS THE GRANTOR'S LAND WITHIN THE LIMITS OF A STRIP OF LAND (33) THIRTY-THREE FEET WIDE, THE CENTER LINE WHEREOF IS SO MUCH OF THAT LINE DESIGNATED ON THE MAP AND IN THE CERTIFICATE AS "MAIN DITCH AND POINTS THEREOF" AS CROSSES GRANTOR'S LAND.
SECOND: A PERPETUAL RIGHT TO ENTER UPON AND USE THE GRANTOR'S LAND TO SUCH EXTENT AS MAY BE NEEDFUL OR PROPER IN CONNECTION WITH THE EXERCISE OF THE RIGHTS GRANTED ABOVE". (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- (4) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED FROM THE STATE OF OREGON, DATED JUNE 19, 1950, RECORDED JUNE 21, 1950 IN BOOK 61, PAGE 386, DEEDS, TO-WIT:
"RESERVING TO THE STATE OF OREGON ALL THE COAL, OIL, GAS AND OTHER MINERALS IN SAID ABOVE DESCRIBED LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME".
NOTE: AFFECTS THE N1/2SW1/4 AND LOTS 3 AND 4 OF SAID SEC. 2, AND OTHER LANDS.

- (5) THE FOLLOWING APPEARS OF RECORD AND AFFECTS THE SW1/4SW1/4 OF SAID SEC.2 AND OTHER LANDS, HOWEVER, THE GRANTORS, CHARLES R. WILLEN AND WINNIFRED B. WILLEN, HIS WIFE, HAVE AT NO TIME HAD A VESTED INTEREST OF RECORD IN THE SUBJECT LAND:
"RIGHT OF WAY EASEMENT TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED JULY 6, 1956, RECORDED JULY 9, 1956 IN BOOK 75, PAGE 34, DEEDS, FOR UTILITY AND INCIDENTAL PURPOSES." (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- (6) RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO JACK MCKENNA DBA BLUE MT. T V CABLE CO., DATED JUNE 24, 1971, RECORDED JUNE 14, 1971 IN BOOK 106, PAGE 155, TO-WIT:
"A TELEVISION CABLE LINE WHERE THE CALIFORNIA-PACIFIC UTILITIES OR PACIFIC NW BELL NOW HAVE EXISTING LINE, AND WHEREVER THEY MAY BUILD LINE IN THE FUTURE OVER LAND NOW OWNED BY THE UNDERSIGNED IN SEC. 2, T.14S., R.31E., W.M." (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- (7) RIGHT OF THE PUBLIC IN AND TO THE USE OF ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF THE OLD IZEE COUNTY ROAD.
- (8) RIGHT OF WAY DEED, COUNTY ROAD NO. 51, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, DATED MARCH 17, 1994, RECORDED MARCH 25, 1994, IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 940564, FOR ROADWAY AND PURPOSES INCIDENTAL THERETO.

Ronald K. Monroe
RONALD K. MONROE

Rebecca L. Monroe
REBECCA L. MONROE

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-7-1998 BY RONALD K. MONROE AND REBECCA L. MONROE, AS TENANTS BY THE ENTIRETY.

Beth Bradshaw
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7-2-2001



AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED RECORDED AS INSTRUMENT NO. 981441 DEED RECORDS.

NOTE:

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