

LAND PARTITION PLAT NO. 98-27

SITUATED IN THE NE1/4SW1/4 AND SE1/4SW1/4
OF SECTION 21, T13S, R30E, W.M.

CITY OF MT. VERNON
GRANT COUNTY, OREGON

JUNE 26, 1998

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ELVIN B. WEBB AND JANE K. WEBB, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE CAUSED THE SAME 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:

- RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND ALLEYS.
- 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.
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM ROY FARRAR AND YOLANDA FARRAR, DATED APRIL 16, 1980 AND RECORDED APRIL 17, 1980 IN BOOK 122 PAGE 849, DEED RECORDS OF GRANT COUNTY, OREGON, FOR AN EASEMENT IN COMMON. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- AN EASEMENT, INCLUDING THE TERMS AND PROVISION THEREOF, TO DONALD N. CATES AND EVELYN CATES, DATED JUNE 7, 1993, RECORDED JUNE 14, 1993, AS INSTRUMENT NO. 930952, DEED RECORDS OF GRANT COUNTY, OREGON. AN EASEMENT FOR ROAD CUT AND FILL SLOPES.
- EASEMENTS, INCLUDING THE TERMS AND PROVISION THEREOF, TO THE CITY OF MT. VERNON, DATED APRIL 9, 1997, RECORDED APRIL 9, 1997 AS INSTRUMENT NO. 970595, DEED RECORDS OF GRANT COUNTY, OREGON. AN EASEMENT FOR STORM SEWER, 10 FEET WIDE. ACCESS AND UTILITY EASEMENT FOR HIGHLAN DRIVE WELL. RESTRICTIVE EASEMENT FOR WELL HEAD PROTECTION HIGHLAN DRIVE WELL.

ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

Elvin B. Webb
ELVIN B. WEBB

Jane K. Webb
JANE K. WEBB

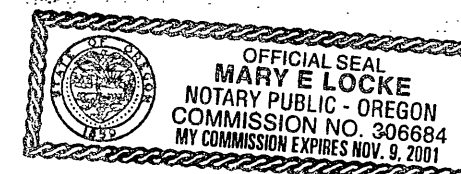
ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-20, 1998
BY ELVIN B. WEBB AND JANE K. WEBB, HUSBAND AND WIFE.

Mary E. Locke
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-9-2001



AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY BEING PARTITIONED RECORDED AS
INSTRUMENT NO. 981451 DEED RECORDS.

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, 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 NE1/4SW1/4 AND IN THE SE1/4SW1/4 OF SECTION 21, T13S, R30E, W.M., CITY OF MT. VERNON, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" X 30" IRON PIN, WHICH I DESIGNATE TO BE THE INITIAL POINT FOR THIS LAND PARTITION, SAID POINT BEING 1223.36 FEET NORTH AND 304.50 FEET WEST FROM THE SOUTH 1/4 CORNER OF SAID SECTION 21, THENCE ALONG THE EAST RIGHT OF WAY LINE OF HIGHLAN DRIVE AS FOLLOWS: N.00°16'00"W., 199.80 FEET; N.89°51'00"E., 25.00 FEET; N.00°16'00"W., 34.81 FEET; N.26°11'50"W., 77.75 FEET; N.00°16'00"W., 10.00 FEET TO THE SW CORNER OF LAND PARTITION NO. 93-06; THENCE LEAVING SAID RIGHT OF WAY LINE, EAST, ALONG THE SOUTH LINE OF SAID LAND PARTITION NO. 93-06, 303.00 FEET; THENCE S.00°16'00"E., 318.80 FEET; THENCE S.89°51'00"W., 124.86 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHLAN TERRACE; THENCE N.00°16'00"W., ALONG SAID RIGHT OF WAY LINE, 5.00 FEET; THENCE S.89°51'00"W., ALONG THE NORTH TERMINAL END OF SAID HIGHLAN TERRACE, 47.00 FEET; THENCE S.89°55'43"W., ALONG THE NORTH LINE OF LOT 9 AND LOT 8, GLOVER ADDITION, 100.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S.89°51'00"W., 21.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES, MORE OR LESS.

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

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1261

SCALE 1" = 50'

LEGEND

- FOUND 1/2" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER. (UNLESS OTHERWISE NOTED)
- SET 5/8" X 30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER.
- () RECORD BEARING AND/OR DISTANCE
- FOUND MONUMENT FROM RECORDED SURVEY NO. SURVEY NO. APPEARS IN BOX.
- X-X FENCE LINE.
- P-P EXISTING POWER LINE.

REFERENCES

RECORD MAP OF SURVEY NO.'S 164, 1261 AND
LAND PARTITION NO. 93-06
DEED RECORD BOOK 122 PAGE 849
140 651

NOTE:
FROM USC&GS TRIANGULATION STATION "SCHOOL", THE INITIAL POINT OF THIS LAND PARTITION BEARS N.22°20'35"E., 1243.13 FEET AND USC&GS TRIANGULATION STATION "GRANT" BEARS S.63°02'06"E.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1993
ROBERT D. BAGETT
598

Renewal Date 12/31/99

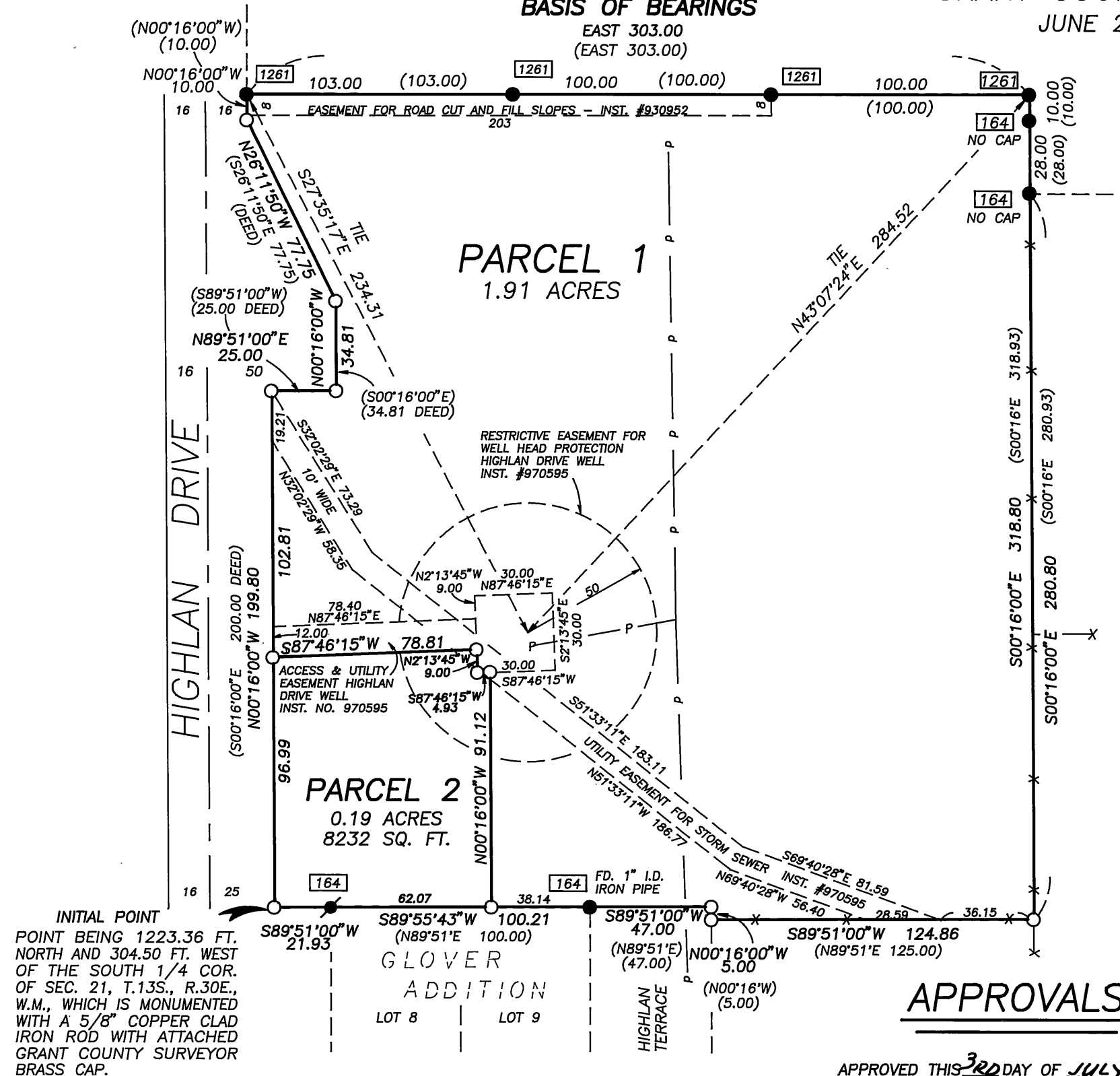
RECEIVED AND
FILED

July 21, 1998
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Alvin Shuck*

LAND PARTITION
NO. 93-06

BASIS OF BEARINGS
EAST 303.00
(EAST 303.00)



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ELVIN WEBB. 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. WEBB AT CORNERS OF THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AS SHOWN.

THIS SURVEY IS A RETRACEMENT OF SURVEY NO. 164 AND OF THE SOUTH BOUNDARY OF LAND PARTITION NO. 93-06, WHICH ESTABLISHED THE SOUTH AND EAST AND NORTH EXTERIOR BOUNDARIES OF THE WEBB TRACT. THE WEST BOUNDARY HAS CHANGED DUE TO THE CITY ACQUIRING NEW RIGHT OF WAY FOR THE WIDENING OF HIGHLAN DRIVE.

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.

APPROVED THIS 30 DAY OF JULY, 1998.

Jack W. Burris
JACK W. BURRIS
JALLOWA COUNTY SURVEYOR

APPROVED THIS 6 DAY OF JULY, 1998.

CITY OF MT. VERNON PLANNING COMMISSION
By *Dennis Bradley*
CITY OF MT. VERNON MAYOR

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

Karen R. Officer, Deputy
KAREN R. OFFICER, DEPUTY
GRANT COUNTY ASSESSOR AND TAX COLLECTOR
DATE: 07-21-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 21 DAY OF JULY, 1998 AT 3:00 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 98-27
GRANT COUNTY RECORDS.

Kathy McKeon
KATHY MCKEON
GRANT COUNTY CLERK *by Alvin Shuck deputy*

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 98-27.

Robert D. Bagett
ROBERT D. BAGETT
BAGETT-GRIFFITH AND BLACKMAN