

A PARTITION OF LAND LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 19,
T.13S., R.31E., WM., GRANT COUNTY, OREGON.

NARRATIVE

Survey Performed in January, 1999

This survey was performed at the request of James and Marilyn DeRoy in order to delineate a partition of land as approved by the County Court of Grant County, Court Order number 80-10, Book P, Page 26, Grant County Records, shown as PARCEL 1 herein.

In order to perform this survey, the subdivision of Section 19, T.13S., R.31E., W.M. is required. The controlling corners were located as follows:

NW Corner: Found an Aluminum Capped Monument as set by this firm. See Grant County Map of Survey 1387.

NE1/4 Corner: Found a 14"x8"x6" stone lying loose in a ring of stones. John B. David, under G.L.D. contract No. 131, calls for a 15"x9"x8". No visible marks are found on the stone. Due to its harmonious relationship to the surrounding evidence and existing lines of occupancy, this evidence was accepted as the original corner. (See the note for the S1/4)

NE Corner: Found a Brass Capped Monument as set by Robert Bagett. See Grant County Map of Survey 304.

E1/4 Corner: Found a Brass Capped Monument as set by Carl Stout. See Grant County Map of Survey No. 1322.

SE Corner: No evidence found. This corner position is in heavily cultivated farm ground. The double proportionate position is shown for informational purposes only. This position as shown was calculated from the found Grant County Surveyor's Brass Capped monuments for the S1/4 to Section 20 and the E1/4 to Section 30 (See Grant County Map of Survey 304) and the 1/4 corners to the East and West as shown herein.

S1/4 Corner: No evidence of the original corner was found. This corner was positioned at a long standing North-South and East fence corner. The fences run cardinal and conform to adjacent found corners and lines of occupancy. This fence corner cannot be dismissed and is therefor accepted as the best available evidence as to the position of the original corner. It is my belief, based on the long standing lines of occupancy and by comparing measured distances to those as recorded by John B. David, that David only measured in one direction (stubbed) to establish the North and South 1/4 corner.

SW Corner: Found Aluminum Capped Witness Monument as set by this firm. See Grant County Map of Survey No.'s 673, 774 and 1387.

W1/4 Corner: Found a Brass Capped Monument as set by this firm. See Grant County Map of Survey No. 673

The section was the subdivided in a normal manner with monuments set as shown herein.

In the course of establishing the E1/2 of the SW1/4 of Section 19, it was found that the lines of occupancy along the East-West Center of Section line do not conform to the location of the boundaries of record. By mutual agreement of the surround owners, these lines will be adjusted in a forthcoming survey to be filed in the immediate future.

APPROVALS

APPROVED THIS 1st DAY OF June, 1999 IN ACCORDANCE WITH THE GRANT COUNTY DEVELOPMENT ORDINANCE.

B.A. Carpenter
GRANT COUNTY PLANNING COMMISSION

APPROVED THIS 11th DAY OF MAY, 1999

Robert D. Bagett
GRANT COUNTY SURVEYOR

RECEIVED AND
FILED

JUN 17 1999

Robert D. Bagett
Robert D. Bagett

I hereby certify that this plat was received on the 1st day of June, 1999, at 5:00 o'clock, m. and recorded as PARTITION PLAT NO. 99-15, Grant County Records.

Kathy McInnis
GRANT COUNTY CLERK

PARTITIONED FOR:
James and Marilyn DeRoy
HC 56, Box 521
John Day, Oregon 97845

OWNER:
James and Marilyn DeRoy
HC 56, Box 521
John Day, Oregon 97845

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1988
DOUGLAS M. FERGUSON
848
RENEWAL DATE:
12/31/99

I, Douglas M. Ferguson, hereby
certify that this is a true and
exact copy LAND PARTITION
PLAT 99-15
Douglas M. Ferguson
Douglas M. Ferguson, P.L.S.
President, Ferguson Surveying & Engineering

REFERENCES

Field notes for the survey of the
Subdivision of T.13S., R.31E., W.M.
by John B. David under G.L.D.
Contract No. 131

Grant County Court Record #80-10,
Book P, Page 26

DEED RECORDS

Micro-film No. 960159

Micro-film No. 961069

Micro-film No. 951196

Book 122, Page 891

MAPS OF SURVEY

No. 304

No. 673

No. 774

No. 785

No. 1322

No. 1364

No. 1387

TAX COLLECTORS CERTIFICATE

I hereby certify that pursuant to ORS 92.095 all AD VALOREM taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became lien on this property have been paid to me in full.

James D. DeRoy
GRANT COUNTY ASSESSOR AND TAX COLLECTOR

06-01-1999
DATE

SURVEYOR'S CERTIFICATE

I, Douglas M. Ferguson, Professional Land Surveyor registered in the State of Oregon, hereby certify that I have surveyed and monumented the parcels as shown on this partition plat in accordance with O.R.S. 92, the boundary of which is recorded in the Grant County Deed Records, Book 122, Page 891, as follows:

In SECTION 19, T.13 S., R.31 E., W.M.,

All that portion of the E1/2 of the SW1/4 lying North of the centerline of the John Day River.
SAVE AND EXCEPT a tract of land described as beginning at the Northwest

corner of the NE1/4 of the SW1/4 of said Section 19;

Thence Easterly along the North line of the said NE1/4 of the SW1/4, 650 feet;

Thence Southerly, parallel to the West line of the said NE1/4 of the SW1/4, 336 feet;

Thence Westerly, parallel to the North line of the said NE1/4 of the SW1/4, 650 feet;

Thence Northerly along the West line of the said NE1/4 of the SW1/4, 336 feet to the point of beginning.

Subject to existing easements of record and those shown under OWNER DECLARATION.

Said Parcel containing 48.20 acres, more or less.
All located in Grant County, Oregon

I designate a 5/8"x30" Rebar Pin with yellow cap stamped "SURV. MARKER P.L.S. 848" as the INITIAL POINT of this Partition Survey, Said Point being South 335.99 ft. and West 0.97 ft. from the C1/4 of Section 19, T.13S., R.31E., W.M., Grant County, Oregon.

Douglas M. Ferguson
Douglas M. Ferguson, P.L.S.
President, Ferguson Surveying & Engineering

OWNER DECLARATION

Know all men by these presents that we, James D. DeRoy and Marilyn DeRoy, husband and wife, have caused the lands as described in the SURVEYOR'S CERTIFICATE to be surveyed and partitioned as shown herein in accordance with O.R.S. Chapter 92, and in accordance with the Court Order Number 80-10, filed in Book P, Page 26, Grant County Records.

Subject to the following:

- 1) Public and private easements not shown by the public records.
- 2) Easements in common for the purpose of ingress and egress as recorded in Book 122, Page 891, Dated April, 1980, Grant County Records, as shown herein.
- 3) Easements in common for the purpose of ingress and egress as recorded on Micro-film No. 960159, dated January 30, 1996 and recorded January 30, 1996, Grant County Records, as shown herein.
- 4) Easements for spring development and use as recorded on Micro-film No. 961069, dated December 8, 1978 and recorded June 21, 1996, Grant County Records, not shown due to insufficient data.
- 5) Easements for powerline, irrigation pipe and pump site as recorded on Micro-film No. 961069, dated December 8, 1978 and recorded June 21, 1996, Grant County Records, not shown due to insufficient data.
- 6) Any covenants and restrictions of record.

James D. DeRoy
James D. DeRoy

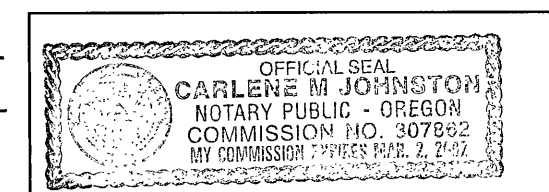
Marilyn DeRoy
Marilyn DeRoy

ACKNOWLEDGMENT

State of Oregon) ss
County of Grant)

This instrument was acknowledged before me on this 6th day of May, 1999, by James and Marilyn DeRoy, Owners.

Carlene M. Johnston
Notary Public for Oregon
My commission expires: 3-2-2002



NOTARY STAMP

SHEET 1 OF 2
GRANT COUNTY LAND PARTITION PLAT NO. 99-15