

LAND PARTITION PLAT NO. 2007-26

SITUATED IN THE NW1/4 OF SECTION 1, T9S, R27E, W.M.
TOWN OF MONUMENT
GRANT COUNTY, OREGON

November 6, 2007
Sheet 2 of 2

APPROVALS

Approved this 26 day of NOVEMBER, 2007

M. C. Sney
Grant County Surveyor (DEPUTY)

Approved this 4 day of December 2007

Louie Strouen
Mayor of the Town of Monument

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

Rene A. Sutoris
Grant County Assessor and Tax Collector
Date 12/07/2007

I do hereby certify that this plat was received on the 7th day of December 2007 at 9:45 o'clock A. M., and recorded as Land Partition Plat No. 2007-26 Grant County Records.

Kathy W. Knorr
Grant County Clerk

I do hereby certify that this is a true and exact copy of the original land partition plat.

Jack L. Watson
Jack L. Watson, PLS

DECLARATION

Know all people by these presents that we, Jack O. Sweek and Jack E. Cavender, 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.

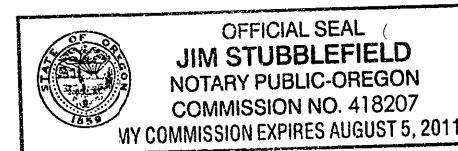
Jack O. Sweek Jack E. Cavender
Jack O. Sweek Jack E. Cavender

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 28th day of November, 2007, by Jack O. Sweek and Jack E. Cavender.

Jim Stubblefield
Notary Public of Oregon
My commission expires: August 5, 2011



NARRATIVE

This survey was performed at the request of the City of Monument. The purpose of this survey was to partition a portion the property described in Grant County Deed Book 89, Page 68, belonging to Jack and Pauline Sweek and Jack Cavender. The property in this deed which is not included in this partition are lots in Jenks Addition to the City of Monument.

A search was made of the deed records and survey records which pertain to this survey. Field measurements were made to locate the monuments shown and the improvements located in Blocks 2, 3, 4 and 5 of Jenks Addition. I accepted the monuments shown hereon. Jenks Addition is dated September 9, 1918. I used the record distances and rotated the plat bearings clockwise 1°00'00" to fit the improvements located in Blocks 2, 3, 4 and 5. Aurora Street on the north boundary of Jenks Addition was vacated by City Ordinance No. 2007-1, and recorded in Instrument No. 071650, deeds of Grant County.

The highway right of way is positioned from found monuments on the southerly right of way line, which were established in Land Partition No. 98-24, recorded in the office of the Grant County Clerk. The west boundary line was a property line agreement recorded in Deed Instrument No. 071738. The Old Kimberly-Monument Highway right of way was established in Survey No.'s 863 and 1452. The east boundary line is at deed record as called for in Book 49, Page 189, deeds of Grant County.

Tracts 6 and 7 of Deed Book 89, Page 68 have several conflicting deed calls that had to be resolved. The intent of the description of Tract 6 is to describe the land between Jenks Addition and the Old Kimberly-Monument Highway right of way beginning at the NW corner of Lot 7 in Block 2 of Jenks Addition and north to the Old Kimberly-Monument Highway right of way line, then along the right of way line to a point which is north of the NE corner of Lot 7 in Block 2 of Jenks Addition. The description given for Tract 7 gives bearings and distances but is lacking any calls to bounds which would give a more definite location of the described property. It appears the intent was to include the property between the highway right of way lines and Jenks Addition on the north and south. The description also gives calls that coincide with the north and west boundaries of Jenks Addition. I believe the intention of the deed was describe a tract of land that was free of gaps in the interior of the tract. Therefore I used the west boundary of the property described in Tract 6 to represent the east boundary of Tract 7. The dimensions given in Tract 7 would leave a 4 foot gap between these two tracts and I do not believe that was the intention in this case. I used the NW corner of Jenks Addition and the deed record distance along the west boundary of Jenks Addition and the deed record angle from Jenks Addition to the highway right of way line to complete the boundary location.

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and monumented with proper monuments Parcels 1 and 2 in accordance with the statutes of the State of Oregon, Chapter 92. This partition is situated in the NW1/4 of Section 1, T9S, R27E, W.M., Town of Monument, Grant County, Oregon, described as follows:

Beginning at a 5/8" iron pin with a red plastic cap on the northerly right of way line of the Kimberly-Monument Highway, said point being the Initial Point, which is N59°19'42"W, 1657.67 feet from the SE corner of the NW1/4 of said Section 1;
Thence N47°17'30"W, along the northerly right of way line of the Kimberly-Monument Highway, 185.52 feet;
Thence 293.85 feet along the northerly right of way line of the Kimberly-Monument Highway on an offset spiral curve left, the long chord of which bears N48°00'23"W, 293.84 feet;
Thence N02°54'07"E, 338.93 feet to the southerly right of way line of the Old Kimberly-Monument Highway;
Thence along the southerly right of way line of the Old Kimberly-Monument Highway as follows:
185.41 feet along a 5759.50 foot radius curve left, the long chord of which bears (S87°31'47"E, 185.40 feet);
S88°27'07"E, 306.59 feet;
118.11 feet along a 5697.60 foot radius curve right, the long chord of which bears (S87°51'29"E, 118.11 feet);
S87°15'51"E, 478.68 feet;
19.05 feet along a 655.00 foot radius curve right, the long chord of which bears (S86°25'52"E, 19.05 feet);
Thence leaving the right of way line, South, 472.87 feet to the NE corner of Lot 7, Block 2 of Jenks Addition to the Town of Monument;
Thence N89°00'00"W, 317.00 feet to the NW corner of Lot 7, Block 3 of Jenks Addition to the Town of Monument;
Thence S01°00'00"W, along the westerly line of Lots 5, 6 and 7 of Block 3 of Jenks Addition to the Town of Monument, 143.00 feet;
Thence S89°15'00"W, 449.93 feet to the point of beginning.

This partition contains 14.05 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
575-1813



THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.

RECEIVED AND FILED

Dec. 14, 2007
OFFICE OF COUNTY SURVEYOR
Attorney: Anna R. Wright