

PARTITION LOCATED IN
SECTION 24 AND IN THE
NW1/4 OF SECTION 25, T.13S.,
R.30E., W.M., GRANT COUNTY, OR.
SURVEY COMPLETED JUNE 28, 2001

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF DENNIS AND VIRGINIA KNOWLES IN ORDER TO CREATE TWO SEPARATE PARCELS BASED ON A RECENT ZONING DESIGNATION CHANGE. THE DEED DESCRIPTIONS FOR THIS TRACT AND THE SURROUNDING TRACTS ARE SOMEWHAT CONFUSING, AND THE RELEVANT DEEDS ARE SHOWN UNDER REFERENCES HEREIN.

THE EXTERIOR RECORD BOUNDARY OF THIS TRACT LYING WITHIN SECTION 24 HAS BEEN SURVEYED PRIOR TO THIS PARTITION EXCEPT FOR THE NORTH AND WEST LINES OF THE S1/2 OF THE SE1/4, WHICH ARE SURVEYED DURING THIS PARTITION.

THE EXTERIOR RECORD BOUNDARY OF THIS TRACT LYING IN SECTION 25, EXCEPTING A PORTION OF THE EASTERLY BOUNDARY, HAS NOT BEEN SURVEYED. A PORTION OF THE EASTERLY BOUNDARY WAS LOCATED BY GRANT COUNTY MAP OF SURVEY NO. 374 AND THE BOUNDARY AGREED UPON BY QUITCLAIM DEEDS, RECORDED IN BOOK 123, PAGES 860 AND 861 OF THE GRANT COUNTY DEED RECORDS. THE DEED FOR THE KNOWLES TRACT, RECORDED AS INSTRUMENT NO. 993050, DOES NOT MAKE ANY REFERENCE TO THE PORTION OF THE EASTERLY LINE AS AGREED UPON IN THE SAID QUITCLAIM DEEDS. THIS EASTERLY LINE IS INCLUDED IN THE LEGAL DESCRIPTION IN THE "SURVEYOR'S CERTIFICATE" SHOWN HEREIN.

THE LOCATION OF THE EXTERIOR BOUNDARY OF THE KNOWLES TRACT LOCATED IN SECTION 25 AS SHOWN HEREIN IS BASED ON GRANT COUNTY MAPS OF SURVEY NO. S' 374, 673, 774 AND 1387. THE JOHN DAY RIVER, AS SHOWN, WAS DIGITIZED FROM THE U. S. G. S. QUAD SHEET TITLE "MT. VERNON". THE 100 YEAR FLOOD PLAIN SHOWN HEREIN WAS INTERPOLATED FROM F. E. M. A. DATA AND CONTOURS FROM THE SAID MT. VERNON QUAD SHEET. U. S. HIGHWAY 395/26 AS SHOWN HEREIN IS BASED ON GRANT COUNTY MAP OF SURVEY NO. 374.

SURVEYOR'S CERTIFICATE

I, KENNETH H. DELAND JR., PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED THE TRACT AS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O. R. S. 92, THE BOUNDARY OF WHICH IS RECORDED IN GRANT COUNTY RECORDS, INSTRUMENT NO. 992969, INSTRUMENT NO. 993050 AND BOOK 123, PAGES 860-861, AS SHOWN HEREIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN SECTION 24, T. 13S., R. 30E., W. M.
N1/2, N1/2 OF THE S1/2, S1/2 OF THE SW1/4

SAVE AND EXCEPT:

S1/2 OF THE SW1/4 OF THE SW1/4 OF THE SW1/4 AND
THE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 993050 OF THE
GRANT COUNTY RECORDS AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 24, SAID POINT BEING
MARKED WITH AN ALUMINUM CAPPED MONUMENT;

THENCE N00°21'26"W ALONG THE WEST LINE OF SAID SECTION 24, A
DISTANCE OF 330.74 FEET TO THE SW CORNER OF THE N1/2 OF THE SW 1/4
OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 24, SAID POINT BEING THE
TRUE POINT OF BEGINNING, SAID POINT BEING MARKED WITH A
5/8" IRON PIN WITH A PLASTIC CAP STAMPED "PLS 848";

THENCE N00°21'26"W ALONG THE WEST LINE OF SAID SECTION 24, A
DISTANCE OF 145.00 FEET TO A 5/8" IRON PIN WITH A PLASTIC CAP STAMPED
"PLS 848";

THENCE S85°47'16"E A DISTANCE OF 368.51 FEET TO A 5/8" IRON
PIN WITH A PLASTIC CAP STAMPED "PLS 848";

THENCE S60°36'31"E A DISTANCE OF 212.48 FEET TO A 5/8" IRON
PIN WITH A PLASTIC CAP STAMPED "PLS 848";

THENCE S89°20'27"E A DISTANCE OF 111.35 FEET TO EAST LINE OF
THE N1/2 OF THE SW 1/4 OF THE SW1/4 OF THE SW1/4 OF SAID SECTION
24, SAID POINT BEING MARKED WITH A 5/8" IRON PIN WITH A PLASTIC CAP
STAMPED "PLS 848";

PARTITIONED FOR: OWNER:
Dennis and Virginia Knowles Dennis and Virginia Knowles
HRC 56, Box 560 HRC 56, Box 560
John Day, Oregon 97845 John Day, Oregon 97845

SURVEYOR'S CERTIFICATE CONTINUED

THENCE S00°20'36"E A DISTANCE OF 20.00 FEET TO THE SW CORNER
OF THE SAID N1/2 OF THE SW1/4 OF THE SW1/4 OF THE SW1/4 OF
SECTION 24, SAID POINT BEING MARKED WITH A 5/8" IRON PIN WITH A
PLASTIC CAP STAMPED "PLS 848";

THENCE N89°20'27"W ALONG THE SOUTH LINE OF THE SAID N1/2 OF
THE SW1/4 OF THE SW1/4 OF THE SW1/4 OF SECTION 24, A DISTANCE OF
663.24 TO THE TRUE POINT OF BEGINNING.

IN SECTION 25, T. 13S., R. 30E., W. M.

ALL THAT PORTION OF THE E1/2 OF THE NW1/4 LYING NORTH OF THE JOHN
DAY HIGHWAY RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED
DATED JULY 23, 1953, RECORDED IN BOOK 68, PAGE 234 OF THE GRANT
COUNTY DEED RECORDS.

SAVE AND EXCEPT:

THAT PORTION OF THE ABOVE SAID E1/2 OF THE NW1/4 LYING EASTERLY
OF THE FOLLOWING DESCRIBED LINE, SAID LINE BEING THE WESTERLY LINE
OF PARCEL 3, TRACT A, AS SHOWN ON GRANT COUNTY MAP OF SURVEY NO. 374;

BEGINNING ON THE NORTHERLY RIGHT OF WAY LINE OF THE JOHN DAY
HIGHWAY(U. S. HIGHWAY 26/395), SAID POINT BEING APPROXIMATELY
2032 FT. SOUTH AND 21 FT. WEST OF THE NORTH 1/4 CORNER OF SECTION 25;

THENCE N00°14'17"W, 719.22 FT.;

THENCE S85°19'36"W, 43.83 FT.;

THENCE N00°55'36"W, 460.71 FT.;


THENCE N87°50'56"E, 42.10 FT.;

THENCE N08°01'26"E, 161.81 FT. TO THE CENTERLINE OF THE JOHN
DAY RIVER;

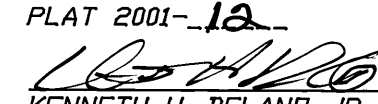
THENCE S58°27'31"E ALONG THE CENTERLINE OF THE JOHN DAY RIVER,
3.14 FT. MORE OR LESS TO THE EAST LINE OF THE E1/2 OF THE NW1/4

THE ABOVE DESCRIBED TRACT CONTAINING 616.8 ACRES, MORE OR LESS
ALL LOCATED IN GRANT COUNTY OREGON.

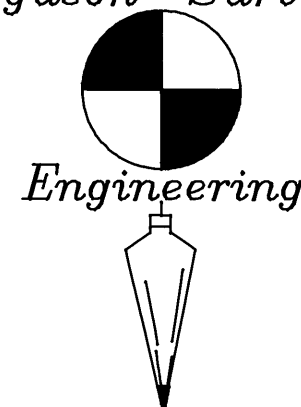
I DESIGNATE THE SOUTH 1/4 CORNER OF SECTION 24 AS THE INITIAL
POINT OF THIS PARTITION AS SHOWN ON SHEET 2.


KENNETH H. DELAND JR., P. L. S.
STAFF SURVEYOR, FERGUSON SURVEYING & ENGINEERING.



I, KENNETH H. DELAND JR., HEREBY
CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF LAND PARTITION
PLAT 2001-12

KENNETH H. DELAND JR., P. L. S.
STAFF SURVEYOR
FERGUSON SURVEYING & ENGINEERING

Ferguson Surveying




P.O. Box 519, 210 E. Main
MT. VERNON, OR 97865
PHONE (541)932-4520
FAX (541)932-4430
EMAIL dfse@highdesertnet.com

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DENNIS B. AND VIRGINIA A. KNOWLES, HUSBAND AND WIFE, HAVE CAUSED THE LANDS AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED AS SHOWN HEREIN IN ACCORDANCE WITH O. R. S. CHAPTER 92 AND HEREBY GRANT AN EASEMENT THOUGH AND ACROSS PARCEL 1(ONE) FOR INGRESS AND EGRESS TO PARCEL 2(TWO) ALONG THE EXISTING 30' WIDE EASEMENT ALONG AND EASTERLY OF THE WEST LINE OF THE E1/2 OF THE NW 1/4 OF SECTION 25.

SUBJECT TO THE FOLLOWING:

- 1) PUBLIC AND PRIVATE EASEMENT NOT SHOWN BY THE PUBLIC RECORDS.
- 2) A 20' WIDE PRIVATE UTILITY EASEMENT, SHOWN HEREIN, RECORDED IN BOOK 63, PAGE 462 OF THE GRANT COUNTY DEED RECORDS.
- 3) A 30' WIDE PRIVATE ACCESS EASEMENT IN COMMON WITH OTHERS ALONG AND EASTERLY OF THE WEST LINE OF THE E1/2 OF THE NW1/4 AND ALONG AND NORTHERLY OF THE NORTH LINE OF THE NW1/4 AS RECORDED IN BOOK 129, PAGE 402 OF THE GRANT COUNTY DEED RECORDS.
- 4) THE TERMS OF THE EASEMENT AS RECORDED IN BOOK 139, PAGE 783 OF THE GRANT COUNTY DEED RECORDS REGARDING THE USE AND MAINTENANCE OF THE BRIDGE CROSSING THE JOHN DAY RIVER.


DENNIS B. KNOWLES

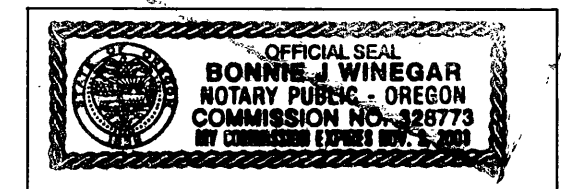

VIRGINIA A. KNOWLES

ACKNOWLEDGMENT
State of Oregon) ss
County of Grant)

This instrument was acknowledged before me on this 16th day of
July 2001, by Dennis and Virginia Knowles, Husband and Wife


Notary Public for Oregon

My commission expires: 11-2-03



NOTARY STAMP


APPROVALS

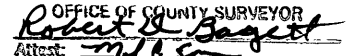
APPROVED THIS 16th DAY OF July, 2001 IN ACCORDANCE
WITH THE GRANT COUNTY DEVELOPMENT ORDINANCE.


GRANT COUNTY PLANNING COMMISSION

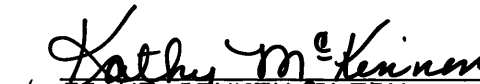

RECEIVED AND
FILED

APPROVED THIS 10th DAY OF July, 2001


GRANT COUNTY SURVEYOR

Aug. 2, 2001
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett

I hereby certify that this plat was received on
the 16 day of July, 2001, at 3:15 o'clock P. m.
and recorded as PARTITION PLAT NO. 2001-12,
Grant County Records.


GRANT COUNTY CLERK

Kathy McKinnon

TAX COLLECTORS CERTIFICATE

I hereby certify that pursuant to ORS 92.095 all AD VALERUM
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.


GRANT COUNTY ASSESSOR AND
TAX COLLECTOR

07-16-2001
DATE

SHEET 1 OF 2

GRANT COUNTY LAND PARTITION PLAT NO. 2001-12