

LAND PARTITION PLAT NO. 2002-10

SITUATED IN THE NORTHWEST 1/4 & THE
SOUTHWEST 1/4 OF SEC. 23, T.13S., R.31E., W.M.

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 AND MONUMENTED WITH PROPER MONUMENTS PARCEL 2 OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8"x30" IRON ROD WITH PLASTIC CAP, WHICH POINT I DESIGNATE AS THE INITIAL POINT OF THIS LAND PARTITION, THENCE S86°21'44"W, ALONG THE NORTH LINE OF BLOCK "D" OF TROWBRIDGE SUBDIVISION TO THE CITY OF JOHN DAY, AS SHOWN BY THE PLAT THEREOF RECORDED IN BOOK 2 OF TOWN PLATS, PAGE 9, 100.00'; THENCE N05°20'54"W, 266.69'; THENCE S81°36'44"W, 206.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N.W. BRIDGE STREET; THENCE N09°52'51"W, ALONG SAID EASTERLY RIGHT OF WAY, 17.00 FEET; THENCE N81°36'44"E, 100.00 FEET; THENCE N12°57'00"W, 226.00 FEET; THENCE N81°14'00"E, 75.0 FEET MORE OR LESS; THENCE N07°08'00"W, 237.80 FEET; THENCE N07°18'00"W, 33.16 FEET TO THE SOUTHERLY LINE OF THE CITY OF JOHN DAY'S ROAD EASEMENT AS DESCRIBED IN THAT DEED RECORDED IN BOOK 90 OF DEEDS, PAGE 608; THENCE N84°15'00"E ALONG SAID SOUTHERLY ROAD EASEMENT LINE, 85.72 FEET; THENCE S88°40'00"E, 14.82 FEET; THENCE LEAVING SAID SOUTHERLY ROAD EASEMENT LINE ON A BEARING OF S07°18'00"E, 252.57 FEET; THENCE N79°43'50"E, 200.00 FEET; THENCE N06°59'00"W, 211.72 FEET TO SAID SOUTHERLY ROAD EASEMENT LINE; THENCE ALONG SAID SOUTHERLY ROAD EASEMENT LINE ON A BEARING OF N86°32'00"E, 169.13 FEET; THENCE NORTH, 1.70 FEET; THENCE N88°35'00"E, 436.54 FEET; THENCE LEAVING SAID SOUTHERLY ROAD EASEMENT LINE ON A BEARING OF S12°28'00"E, 293.64 FEET; THENCE N76°42'15"W, 123.98 FEET; THENCE N88°25'23"W, 194.15 FEET; THENCE S12°28'00"E, 276.45 FEET; THENCE S04°01'31"E, 233.28 FEET TO THE NORTHEAST CORNER OF LOT 11, OF BLOCK "D" OF SAID TROWBRIDGE SUBDIVISION; THENCE S01°23'00"E, 10.00 FEET ALONG THE EAST LINE OF SAID LOT 11; THENCE N75°02'00"W, PARALLEL TO AND 10.00 FEET FROM THE NORTH LINE OF SAID LOT 11, 103.50 FEET TO THE WEST LINE OF SAID LOT 11; THENCE N01°23'00"W ALONG SAID WEST LINE 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE NORTH LINE OF SAID TROWBRIDGE SUBDIVISION ON A BEARING OF S77°12'00"W, 195.10 FEET; THENCE S86°21'44"W, 217.80 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 11.88 ACRES±

EASEMENTS OF RECORD

PARCELS ONE AND TWO OF THIS PARTITION ARE SUBJECT TO THE FOLLOWING:

1. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY PERTAINING TO IRRIGATION DITCHES.
2. RIGHT OF WAY EASEMENT, TO CALIFORNIA PACIFIC UTILITIES CO., FOR UTILITY AND INCIDENTAL PURPOSES THERETO, UNSPECIFIED WIDTH AND UNPLOTTABLE LOCATION, RECORDED APRIL 26, 1946, IN BOOK 48, PAGE 410.
3. RIGHT OF WAY EASEMENT, TO CALIFORNIA PACIFIC UTILITIES CO, FOR UTILITY AND INCIDENTAL PURPOSES THERETO, 30' IN WIDTH (15' TO EACH SIDE OF CENTERLINE) AS SHOWN HEREON AND RECORDED MAY 4, 1950, IN BOOK 60, PAGE 38.
4. EASEMENT AND RIGHT OF WAY FOR ROADWAY PURPOSES AND UTILITIES, TO ERROL O. WILDE, 16' IN WIDTH, SHOWN HEREON AND RECORDED JAN. 12, 1972, IN BOOK 107, PAGE 709.
5. EASEMENT FOR WATER AND SEWER LINES, TO BOYCE A. TROWBRIDGE, 16' IN WIDTH, SHOWN HEREON AND RECORDED APRIL 17, 1972, IN BOOK 108, PAGE 92.
6. EASEMENT FOR WATER AND SEWER LINES, JOHN AND DONA HOLMSTROM TO THEIR GRANTORS, HEIRS, SUCCESSORS AND ASSIGNS, SHOWN HEREON AND RECORDED IN BOOK 116, PAGE 98 AND ALSO RECORDED IN BOOK 119, PAGE 781.
7. ACCESS EASEMENT, TO CITY OF JOHN DAY, 17' IN WIDTH, SHOWN HEREON AND RECORDED SEPTEMBER 11, 2001 AS GRANT COUNTY INSTRUMENT NO. 212332.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

MICHAEL B. POSADA
JAN. 20, 1998
MICHAEL B. POSADA
02849LS
RENEWES 12/31/02

DATED 06-10-02

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 10TH DAY OF JUNE 2002.

MICHAEL B. POSADA, PLS 2849

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CARL E. BELSHAW AND MILDRED P. BELSHAW, TRUSTEES OF THE CARL E. BELSHAW AND MILDRED P. BELSHAW REVOCABLE LIVING TRUST, THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

CARL E. BELSHAW, TRUSTEE

MILDRED P. BELSHAW, TRUSTEE

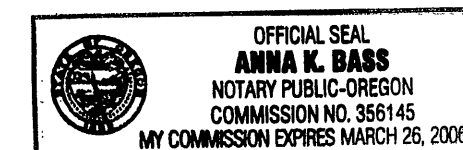
ACKNOWLEDGMENTS

STATE OF OREGON

COUNTY OF GRANT

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30TH DAY OF JUNE, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL E. BELSHAW, AND MILDRED P. BELSHAW, TRUSTEES OF THE CARL E. BELSHAW AND MILDRED P. BELSHAW REVOCABLE LIVING TRUST, OWNERS AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE STATE OF OREGON



APPROVALS

APPROVED THIS 16TH DAY OF JULY, 2002

APPROVED THIS 22ND DAY OF JULY, 2002

ROBERT D. BAGETT
GRANT COUNTY SURVEYOR

CITY OF JOHN DAY

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2001-2002 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

GRANT COUNTY ASSESSOR

GRANT COUNTY TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON

COUNTY OF GRANT

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 8TH DAY OF AUGUST, 2002, AT 8:55 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 2002-10, GRANT COUNTY RECORDS.

GRANT COUNTY CLERK

BY: Deputy

RECEIVED AND
FILED

AUG. 20, 2002
OFFICE OF COUNTY SURVEYOR
Attest: [Signature]

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850

PARTITION PLAT
NW1/4 & SW1/4 S. 23, T.13 S., R.31 E. W.M.
CITY OF JOHN DAY, GRANT COUNTY, OR.

CITY OF JOHN DAY, OR.

450 EAST MAIN ST.
JOHN DAY, OREGON 97845

SCALE:
1" = 100'
DATE:
JUNE 2002
JOB NO.
589-47-081

Anderson
Perry
& Associates, Inc.

ENGINEERING • SURVEYING • MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET

2/2