

## 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, PARCEL 2 OF THIS LAND PARTITION AND THAT I ALSO SURVEYED A PORTION OF THE NORTH BOUNDARY OF PARCEL 1 AS SHOWN HEREON AND THAT I DID NOT SURVEY THE REMAINING EXTERIOR BOUNDARY OF THIS PARTITION AT THIS TIME, SAID PARTITION BEING SITUATED IN THE NW1/4 OF SECTION 11, T. 13 S., R. 33 E., W.M., CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 X 30 INCH IRON PIN WHICH I DESIGNATE TO BE THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING 459.98 FEET SOUTH AND 692.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11;  
THENCE N.89°59'36"E., ALONG THE SOUTH LINE OF SEVENTH STREET, AND THE SOUTH BOUNDARY OF RIVERSIDE ADDITION, 636.00 FEET TO THE EAST LINE OF THE NW1/4NW1/4 OF SAID SECTION 11; (RECORD EAST, 636 FEET)  
THENCE S.00°05'47"E., 745 FEET, MORE OR LESS, TO THE NORTH BANK OF THE JOHN DAY RIVER; (RECORD SOUTH, 800 FEET MORE OR LESS).  
THENCE WESTERLY, DOWNSTREAM, ALONG THE NORTH BANK OF THE JOHN DAY RIVER, 700 FEET, MORE OR LESS, TO A POINT WHICH BEARS N.28°48'39"E., FROM A 5/8 X 30 INCH IRON PIN SET IN RECORD MAP OF SURVEY NO. 907;  
THENCE S.28°48'39"W., 225 FEET, MORE OR LESS, TO A 5/8 X 30 INCH IRON PIN SET IN RECORD SURVEY NO. 907 (RECORD S.28°40'W.), SAID POINT BEING 1445.27 FEET SOUTH AND 574.66 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 11;  
THENCE N.89°51'21"W., 75.00 FEET (RECORD WEST, 75.0 FEET);  
THENCE N.10°35'21"W., 103.60 FEET (RECORD N.10°44'W., 103.6 FEET);  
THENCE S.89°43'39"W., 80.80 FEET (RECORD S.89°35'W., 80.8 FEET);  
THENCE N.00°00'39"E., 297.40 FEET (RECORD NORTH, 297.4 FEET);  
THENCE N.28°48'39"E., 146.50 FEET (RECORD N.28°40'E., 146.5 FEET);  
THENCE N.20°02'39"E., 158.30 FEET (RECORD N.19°54'E., 158.3 FEET);  
THENCE N.25°58'14"E., 377.45 FEET (RECORD N.25°49'E., 377.4 FEET AND SOMETIMES INCORRECTLY SHOWN OF RECORD AS N.25°48'E., 337.5 FEET);  
THENCE N.89°52'39"E., 2.57 FEET;  
THENCE S.00°05'47"E., 30.21 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 15.99 ACRES, MORE OR LESS.

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

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT D.R. JOHNSON LUMBER COMPANY, SUCCESSOR BY MERGER TO PRAIRIE WOOD PRODUCTS, INC., DOES HEREBY DECLARE THAT SAID COMPANY IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID COMPANY HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

*Donald R. Johnson*  
DONALD R. JOHNSON, PRESIDENT

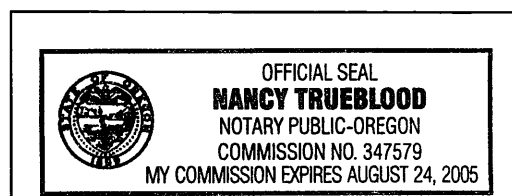
## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF Grant SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-3, 2003,  
BY DONALD R. JOHNSON, PRESIDENT.

*Nancy Trueblood*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-24-05



## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RENEE' BAKER, ACTING ON BEHALF OF D. R. JOHNSON LUMBER CO., OWNER. THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 PARCELS WITH THIS LAND PARTITION AND TO SURVEY PARCEL 2, AS SHOWN. I DID NOT SURVEY THE EXTERIOR BOUNDARIES OF THIS PARTITION, EXCEPT FOR RETRACING A PORTION OF THE NORTH BOUNDARY TO RECOVER THE CONTROLLING MONUMENTS FOR PARCEL 2. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS, AS SHOWN. WE SET NEW MONUMENTS AT POSITIONS APPROVED BY D. R. JOHNSON AND RENEE' BAKER, AS SHOWN HEREON.

IN DEC. 1985, I SURVEYED A PORTION OF THE BOUNDARIES THIS PARTITION AS SHOWN ON RECORD MAP OF SURVEY NO. 907. DURING THAT SURVEY A POSSIBLE NARROW GAP WAS SHOWN BETWEEN TRACT 1-(B) AND TRACT 1-(C). IN THE NARRATIVE OF SURVEY NO. 907, I STATE THAT THE INTENT OF THE DEEDS WAS TO HAVE A COMMON LINE BETWEEN TRACT 1-(B) AND 1-(C). HOWEVER DUE TO THE POSITION OF THE OLD MONUMENTS FOUND ON THE GROUND, A GAP WAS FORMED WHEN APPLYING THE COURSES AND DISTANCES GIVEN IN THE DEED.

I DISCUSSED THIS SITUATION WITH DON NEUGART, OWNER AND TITLE OFFICER OF LAND TITLE COMPANY OF GRANT COUNTY. IT IS THE OPINION OF MR. NEUGART THAT SINCE NO GAP WAS INTENDED AND THE PREVIOUS OWNERS AND THE PRESENT OWNER HAVE OCCUPIED AND OWNED BOTH TRACTS 1-(B) AND 1-(C) FROM 1948 TO THE PRESENT, THAT NO GAP IN TITLE EXISTS.

ALSO, BECAUSE OF OTHER DISCREPANCIES FOUND IN THE DEED DESCRIPTIONS, IT WAS DECIDED THAT RECORD MAP OF SURVEY NO. 907 BEST SHOWS THE BOUNDARY OF THIS PARTITION AND WILL BE USED WITH THE EXCEPTION THAT THE POSSIBLE GAP INADVERTENTLY CREATED IN THE OLD DEEDS BE ELIMINATED. I THEREFORE HAVE SHOWN THE BOUNDARY OF THIS PARTITION ACCORDINGLY.

## SAID PARTITION SUBJECT TO THE FOLLOWING:

- (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.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF THE JOHN DAY RIVER, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON BELOW THE HIGH WATER MARK.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING A SEWER LINE, AND INCIDENTAL PURPOSES. GRANTED TO THE CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON. RECORDED AUGUST 15, 1956, BOOK 75, PAGE 225. RE-RECORDED NOVEMBER 18, 1957, BOOK 78, PAGE 11. 10 FT. N WIDTH.
- ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: (A) SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE ORDINARY HIGH WATER MARK OF THE JOHN DAY RIVER. (B) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION CREATED. (C) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE JOHN DAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
- SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF PROPERTY LYING BENEATH THE WATERS OF THE JOHN DAY RIVER.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD

## APPROVALS

APPROVED THIS 21 DAY OF MAR, 2003

*Jack W. Burris*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 10 DAY OF April, 2003

*Lynette McDevane*  
CITY OF PRAIRIE CITY PLANNING COMMISSION  
*[Signature]*  
CITY OF PRAIRIE CITY, MAYOR

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

*John A. Sutton*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 04-17-2003

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 17 DAY OF April, 2003 AT 2:30 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2003-03  
*Larry McLean*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2003-03

*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1983  
ROBERT D. BAGETT  
598

Renewal Date 12/31/03

RECEIVED AND  
FILED

APRIL 17, 2003  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Larry McLean*

## LAND PARTITION PLAT NO. 2003-03

SITUATED IN THE NW1/4 SEC. 11,  
T.13S., R.33E., W.M.,  
CITY OF PRAIRIE CITY, GRANT COUNTY, OREGON

MARCH 4, 2003

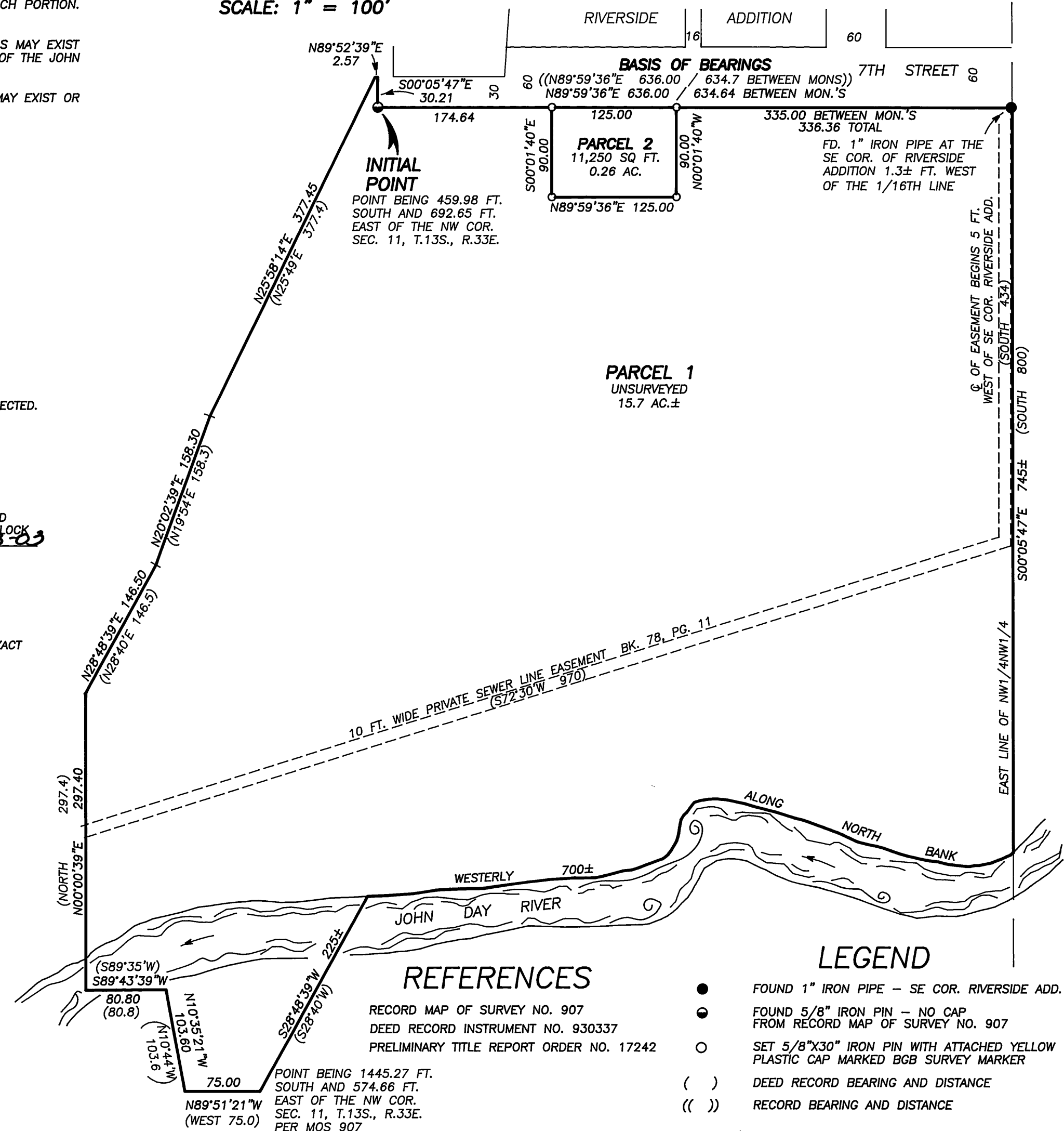
## NOTES:

- THE LINES MAPPED HEREON ARE RECORD FROM MAP OF SURVEY NO. 907, UNLESS OTHERWISE STATED, SEE NARRATIVE.
- THE LOCATION OF THE JOHN DAY RIVER IS APPROXIMATE.
- UNSURVEYED LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

## BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 907  
AS SHOWN

SCALE: 1" = 100'



## REFERENCES

RECORD MAP OF SURVEY NO. 907  
DEED RECORD INSTRUMENT NO. 930337  
PRELIMINARY TITLE REPORT ORDER NO. 17242

## LEGEND

- FOUND 1" IRON PIPE - SE COR. RIVERSIDE ADD.
- FOUND 5/8" IRON PIN - NO CAP FROM RECORD MAP OF SURVEY NO. 907
- SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- ( ) DEED RECORD BEARING AND DISTANCE
- (( )) RECORD BEARING AND DISTANCE