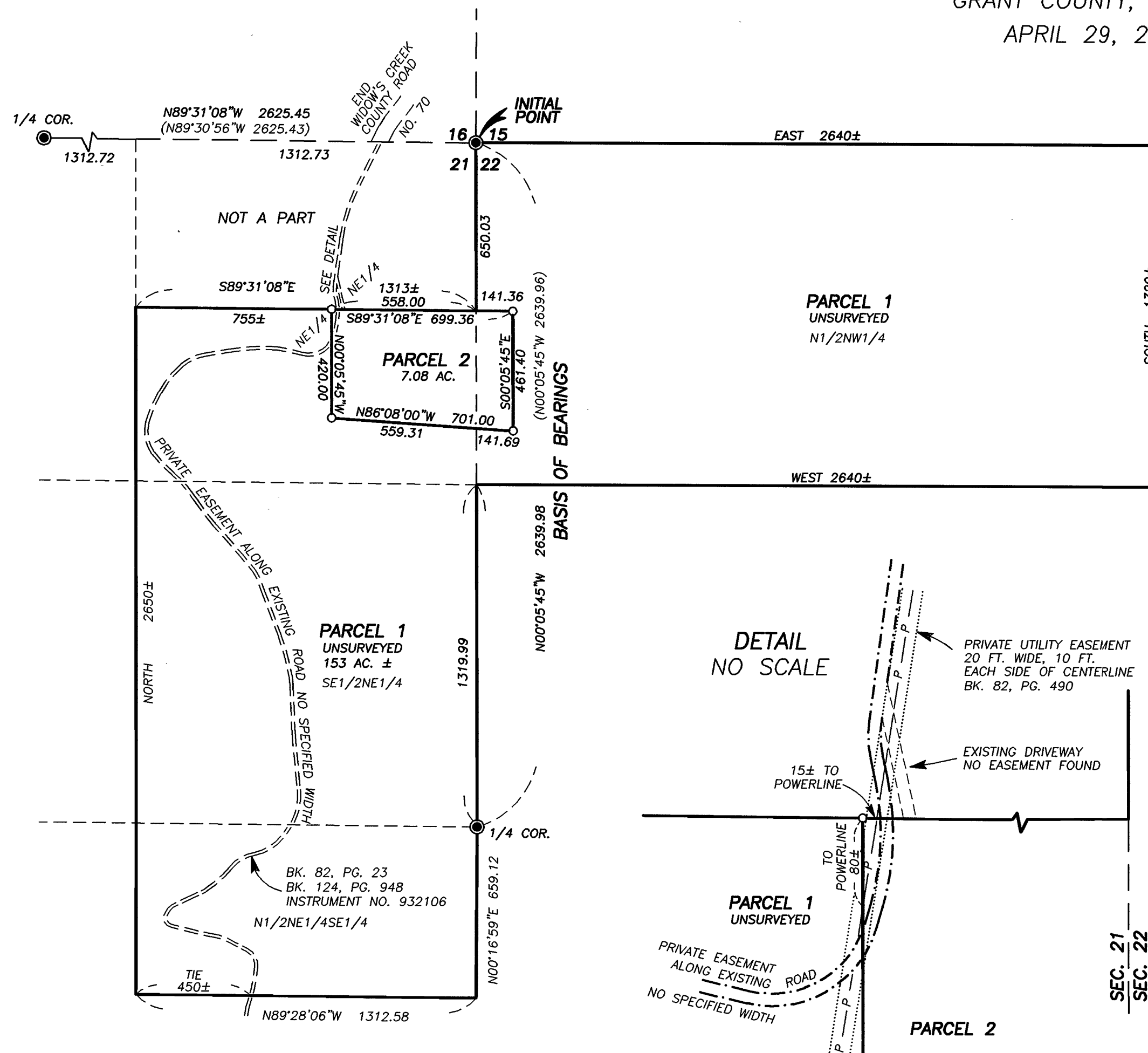


LAND PARTITION PLAT NO. 2003-7

SITUATED IN THE NE1/4 AND SE1/4 SEC. 21
AND IN THE NW1/4 SEC. 22, T.13S., R.28E., W.M.,
GRANT COUNTY, OREGON

APRIL 29, 2003



LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP SHOWN ON MAP OF SURVEY NO. 617
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- () RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 617
- P—P EXISTING OVERHEAD POWERLINE

NOTES:

1. UNSURVEYED SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
2. UNSURVEYED BEARINGS AND DISTANCES SHOWN ARE APPROXIMATE.
3. UNSURVEYED LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.
4. BEARINGS AND DISTANCES SHOWN ALONG THE SOUTH AND EAST LINES OF THE N1/2NE1/4SE1/4 ARE RECORD FROM MAP OF SURVEY NO. 617

RECEIVED AND
FILED

Aug 8, 2003
OFFICE OF COUNTY SURVEYOR

ATTEST: *Robert D. Baggett*
Leah M. McMan

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1963
ROBERT D. BAGGETT
598

Renewal Date 12/31/03

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JIM DOVENBERG, 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 REMAINING EXTERIOR BOUNDARIES OF THIS PARTITION, WITH THIS EXCEPTION. WE RETRACED THE NORTH AND EAST LINES OF THE NE1/4 OF SECTION 21 TO RECOVER THE CONTROLLING MONUMENTS REGARDING PARCEL 2. A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. WE MADE FIELD MEASUREMENTS TO LOCATE EXISTING MONUMENTS, AS SHOWN. AS STATED, WE RETRACED THE APPURTENANT PORTIONS OF RECORD SURVEY NO. 617 WHICH I SURVEYED IN MAY-JUNE 1980. WE FOUND GRANT COUNTY SURVEYOR BRASS CAP MONUMENTS AT THE NE CORNER, THE N1/4 CORNER AND THE E1/4 OF SECTION 21. ALL MONUMENTS WERE IN GOOD CONDITION. WE SET NEW MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. DOVENBERG, AS SHOWN HEREON.

EASEMENTS

1. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
2. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, RECORDED DEC. 27, 1946 IN DEED BOOK 49, PAGE 240. NO SPECIFIED WIDTH (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
3. THE RIGHTS OF THE PUBLIC IN AND TO WHAT IS KNOWN AS THE WIDOW'S CREEK COUNTY ROAD, BY REASON OF THAT CERTAIN AFFIDAVIT SIGNED BY R.R. MOORE, RECORDED OCT. 8, 1959 IN DEED BOOK 82, PAGE 23, IN WHICH IT WAS STATED SAID ROAD HAS BEEN USED BY THE GENERAL PUBLIC FOR A PERIOD OF 40 YEARS. NO SPECIFIED WIDTH.
4. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, RECORDED MARCH 18, 1960 IN DEED BOOK 82, PAGE 490, 20 FEET IN WIDTH (NOT PLOTTED IN PARCEL 1 DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION).
5. A PRIVATE EASEMENT IN COMMON, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM MARJORIE M. (MOLYNEUX) BREON TO KENNETH M. KERR, RECORDED JULY 2, 1981 IN DEED BOOK 124, PAGE 948. NO SPECIFIED WIDTH.
6. A PRIVATE EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, ON AN EXISTING ROAD EXTENDING FROM THE END OF WIDOW'S CREEK COUNTY ROAD ON THE SOUTH LINE OF SEC. 16, T.13S., R.28E., W.M., THROUGH THE NORTH 650.0 FEET OF THE NE1/4NE1/4 OF SAID SEC. 21, TO THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, INSTRUMENT NO. 932106 NO SPECIFIED WIDTH.
7. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 1ST DAY OF JULY, 2003

Jack W. Burris
WALLAWA COUNTY SURVEYOR

APPROVED THIS 8TH DAY OF JULY, 2003

James M. Dovenberg
GRANT COUNTY PLANNING DIRECTOR

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

James M. Dovenberg
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: August 8, 2003

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 8TH DAY OF August, 2003 AT 1:30 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2003-7 GRANT COUNTY RECORDS.

Robert D. Baggett
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2003-7
Robert D. Baggett
BAGGETT-GRIFFITH AND BLACKMAN

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 617
AS SHOWN

SCALE: 1" = 400'

REFERENCES

RECORD MAP OF SURVEY NO. 617
DEED RECORD INSTRUMENT NO. 932106

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 EAST AND WEST BOUNDARIES OF PARCEL 1 AS SHOWN HEREON, AND THAT I DID NOT SURVEY THE REMAINING EXTERIOR BOUNDARY OF THIS PARTITION, SAID PARTITION BEING SITUATED IN THE NE1/4 AND THE SE1/4 OF SECTION 21 AND IN THE NW1/4 OF SECTION 22, T. 13 S., R. 28 E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 28 E., W.M.:

SECTION 21: NE1/4NE1/4, SAVE & EXCEPT THE NORTH 650.0 FEET THEREOF; AND THE SE1/4NE1/4; N1/2NE1/4SE1/4.
SECTION 22: N1/2NW1/4.

I DO HEREBY DESIGNATE THE NW CORNER OF SECTION 22, T.13S., R.28E., AS THE INITIAL POINT OF THIS LAND PARTITION.

SAID TRACT CONTAINING 160 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 I, JAMES M. DOVENBERG, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

James M. Dovenberg
JAMES M. DOVENBERG

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Washington } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 7, 2003, BY JAMES M. DOVENBERG.

James P. Vogel
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES May 17, 2005

OFFICIAL SEAL
ANNE P. VOGEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 345969
MY COMMISSION EXPIRES MAY 17, 2005