

# LAND PARTITION PLAT NO. 2003-11

SITUATED IN THE SW1/4SE1/4 AND THE SW1/4 SEC. 30 AND  
THE NE1/4NW1/4 AND NW1/4NE1/4 SEC. 31,

T.8S., R.31E., W.M.,  
GRANT COUNTY, OREGON

SEPTEMBER 12, 2003

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARY OF THIS PARTITION, AS SHOWN ON THIS PARTITION PLAT, SAID PARTITION DESCRIBED AS FOLLOWS:

TWP. 8 S., R. 31 E., W.M., GRANT COUNTY, OREGON:

SECTIONS 30 AND 31: BEGINNING AT THE SOUTHEAST CORNER OF THE NE1/4SW1/4 OF SAID SEC. 30; THENCE N.00°12'37"W., ALONG THE EAST LINE OF THE NE1/4SW1/4 OF SAID SEC. 30, 1303.29 FEET (RECORD = 1303.79) TO THE NORTHEAST CORNER THEREOF; THENCE S.89°48'26"W., ALONG THE NORTH LINE OF THE NE1/4SW1/4 OF SAID SEC. 30, 825.76 FEET TO THE APPROXIMATE CENTER LINE OF THE MIDDLE FORK OF THE JOHN DAY RIVER; THENCE, ALONG THE SAID APPROXIMATE CENTER LINE, AS FOLLOWS:

S.11°35'W. 177.0 FEET;  
S.27°30'W. 632.0 FEET;  
S.20°10'W. 197.0 FEET;  
S.86°00'W. 120.0 FEET;  
N.57°18'36"W. 295.08 FEET;  
S.20°05'33"W. 462.42 FEET;  
S.06°00'E. 170.0 FEET;  
S.33°40'E. 951.99 FEET;  
S.63°00'E. 210.0 FEET;  
S.49°10'E. 325.0 FEET;  
S.59°00'E. 360.0 FEET;  
S.65°30'E. 670.0 FEET;

S.85°10'E. 299.34 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PENDLETON-JOHN DAY HIGHWAY; THENCE NORTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY, TO A POINT ON THE NORTH LINE OF THE SW1/4SE1/4 OF SAID SEC. 30; THENCE S.89°47'29"W., ALONG SAID NORTH LINE, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO GRANT COUNTY, OREGON, BY DEED DATED FEB. 15, 1954, RECORDED FEB. 15, 1954 IN DEED BOOK 69, PAGE 380, FOR A PUBLIC HIGHWAY. ACCORDING TO MAP OF SURVEY NO. 194 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

ALL ACCORDING TO MAP OF SURVEY NO. 194 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO DONALD INGLE ET UX, BY DEED DATED APRIL 30, 1980, RECORDED JUNE 3, 1980, IN DEED BOOK 123, PAGE 97, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NE1/4SW1/4 OF SEC. 30, TWP. 8S., R.31E., W. M.; THENCE N.0°12'37"W., ALONG THE EAST LINE OF THE NE1/4SW1/4 OF SAID SEC. 30, 1303.79 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S.89°48'26"W., ALONG THE NORTH LINE OF THE NE1/4SW1/4 OF SAID SEC. 30, 825.76 FEET TO THE APPROXIMATE CENTERLINE OF THE MIDDLE FORK OF THE JOHN DAY RIVER, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE EASTERLY, ALONG THE SAID NORTH LINE OF THE NE1/4SW1/4 OF SAID SEC. 30, A DISTANCE OF 690 FEET; THENCE ALONG A LINE 90° SOUTH TO THE NORTH LINE OF THE NE1/4SW1/4 OF SAID SEC. 30, A DISTANCE OF 660 FEET; THENCE ALONG A LINE 660 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF THE NE1/4SW1/4 OF SAID SEC. 30, TO THE APPROXIMATE CENTER LINE OF THE MIDDLE FORK OF THE JOHN DAY RIVER; THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF THE MIDDLE FORK OF THE JOHN DAY RIVER TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY DEED DATED MARCH 26, 2002, RECORDED APRIL 4, 2002, IN THE RECORDS OF GRANT COUNTY, OREGON, AS INSTRUMENT NO. 221012, FOR HIGHWAY RIGHT OF WAY.

I DO HEREBY DESIGNATE THE SE CORNER OF THE NE1/4SW1/4 SEC. 30 AS THE INITIAL POINT OF THIS LAND PARTITION.

SAID TRACT CONTAINING 87 ACRES, MORE OR LESS

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date 12/31/03

## NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF DONALD AND LOIS REEDER, OWNERS. THE PURPOSE OF THIS LAND PARTITION IS TO CREATE 2 PARCELS OF LAND AND TO SHOW THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AS SHOWN. I DID NOT SURVEY THE EXTERIOR BOUNDARIES OF THESE PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS LAND PARTITION. I SET A PIN ON THE DIVISION LINE BETWEEN PARCELS 1 AND 2 ON OCTOBER 3, 2002 FOR THIS LAND PARTITION. AS OF FEBRUARY 5, 2003, MR. REEDER HAD NOT RECORDED HIS LAND PARTITION PLAT. THEREFORE, I FILED RECORD MAP OF SURVEY NO. 1654 TO COMPLY WITH ORS 209.250. MR. REEDER IS NOW READY TO PROCEED WITH THIS PARTITIONING PROCESS.

## APPROVALS

APPROVED THIS 2<sup>TH</sup> DAY OF SEPT., 2003

*Jack W. Burris*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 30 DAY OF Sept, 2003

*Harriet McNary*  
GRANT COUNTY PLANNING DIRECTOR

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

*John D. Butler*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 09-30-2003

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 18 DAY OF Oct, 2003 AT 11:30 O'CLOCK  
A.M., AND RECORDED AS PARTITION PLAT NO. 2003-11  
GRANT COUNTY RECORDS.

*Bruce D. Resey*  
GRANT COUNTY CLERK, Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2003-11.

*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

THIS PARTITION SUBJECT TO THE FOLLOWING:

1. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
2. (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.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
5. 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 MIDDLE FORK OF THE JOHN DAY RIVER, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON BELOW THE HIGH WATER MARK.
6. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE WATERS OF THE MIDDLE FORK OF THE JOHN DAY RIVER.
7. 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 MIDDLE FORK OF THE JOHN DAY RIVER. (B) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED. (C) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE MIDDLE FORK OF THE JOHN DAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
8. RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN PATENT FROM THE UNITED STATES OF AMERICA, DATED APRIL 4, 1932, RECORDED OCTOBER 3, 1932, BOOK 39, PAGE 462. AFFECTS: LOT 3 AND THE NE1/4SW1/4 OF SEC. 30, TWP. 8 S., R. 31 E., W.M.. TO-WIT: "EXCEPTING AND RESERVING, HOWEVER, TO THE UNITED STATES ALL THE COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT., 862). RESERVING UNTO THE UNITED STATES, ITS PERMITTEE OF LICENSEE, THE RIGHT TO ENTER UPON, OCCUPY AND USE, ANY PART OR ALL OF SAID LANDS, FOR THE PURPOSES PROVIDED IN THE ACT OF JUNE 10, 1920 (41 STAT. 1063) AND SUBJECT TO THE CONDITIONS AND LIMITATIONS OF SECTION 24 OF SAID ACT."
9. RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES. GRANTEE: GRANT COUNTY, OREGON; RECORDED FEBRUARY 15, 1954, BOOK 69, PAGE 380. WIDTH VARIES
10. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED, GRANTOR WILSON C. ELMS AND DORIS M. ELMS, HUSBAND AND WIFE, GRANTEE EDITH GRAY, RECORDED JULY 2, 1980, BOOK 123, PAGE 258. TO-WIT: "SUBJECT TO THE FOLLOWING NOW ON RECORD IN GRANT COUNTY, OREGON: SURFACE MINING RESTRICTIONS, PATENT MINERAL RESERVATION, ZONING ORDINANCE AND AMENDMENTS THERETO AND PRIVATE EASEMENT TO CHARLES A. RIEB AND WIFE." NO WIDTH SPECIFIED. (EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
11. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO CHARLES A. RIEB AND MARTHA J. RIEB, HUSBAND AND WIFE, RECORDED OCTOBER 7, 1983, BOOK 128, PAGE 911. TO-WIT: "TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES ACROSS THE ADJACENT LANDS AS RESERVED BY SELLERS IN THAT DEED TO EDITH GRAY, RECORDED IN BOOK 123, PAGE 258, DEED RECORDS OF GRANT COUNTY, OREGON." NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
12. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR TEMPORARY EASEMENT FOR WORK AREA (5 YEARS OR DURATION OF PROJECT), GRANTED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 4, 2002, INSTR. NO. 221012, AFFECTS THAT PORTION OF THE NW1/4NE1/4 OF SEC. 31, TWP. 8 S., R. 31 E., W.M. AS DESCRIBED THEREIN. WIDTH VARIES.
13. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OR RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, DONALD L. REEDER AND LOIS A. REEDER, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

*Donald L. Reeder*  
DONALD L. REEDER

*Lois A. Reeder*  
LOIS A. REEDER

ACKNOWLEDGMENT  
STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 1, 2003,  
BY DONALD L. REEDER AND LOIS A. REEDER, HUSBAND AND WIFE.

*Jennifer L. Thatcher*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 1-28-05

