

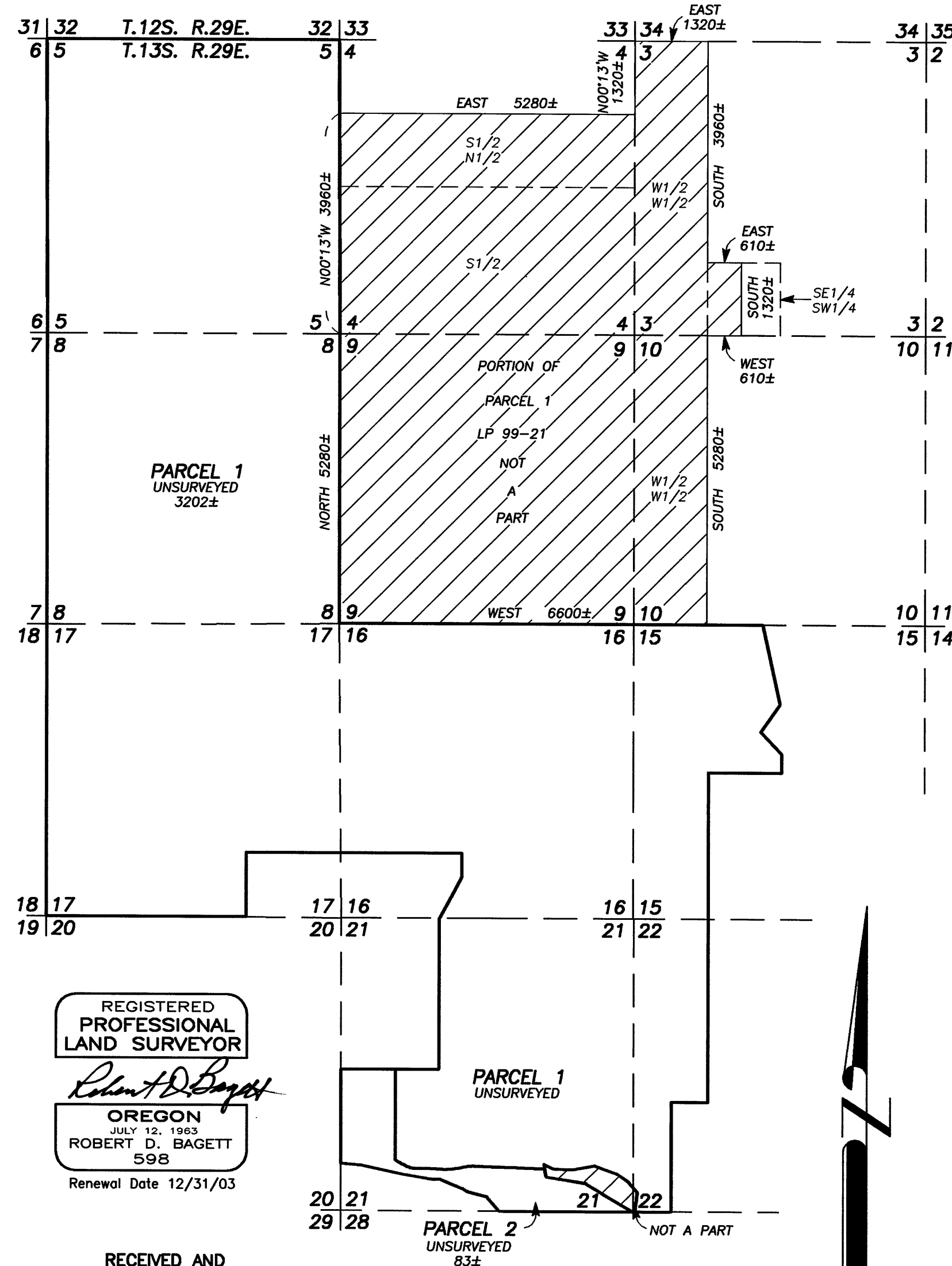
LAND PARTITION PLAT NO. 2003-16

BEING A PARTITION OF A PORTION OF PARCEL 1 OF LAND PARTITION NO. 99-21 SITUATED IN SECTIONS 5, 15, 16, 17, 21, & 22; T.13S; R.29E.; ALSO SITUATED IN SECTION 8; T.13S.; R.29E.; W.M.

GRANT COUNTY, OREGON

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS

NOVEMBER 17, 2003



REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. BAGETT
JULY 12, 1963
598
Renewal Date 12/31/03

RECEIVED AND
FILED

DEC. 1, 2003
OFFICE OF COUNTY SURVEYOR

ATTEST: *[Signature]*

SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT, BEING SITUATED IN GRANT COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 29 E., W.M.

SECTION 8: ALL

PARCEL 1 OF LAND PARTITION PLAT 99-21, AS SHOWN BY THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF GRANT COUNTY, OREGON, EXCEPTING THEREFROM ALL THAT PORTION OF SAID PARCEL 1 DESCRIBED AS FOLLOWS:

SECTION 3: W1/2W1/2, AND THE WEST 610.0 FEET OF THE SE1/4SW1/4.

SECTION 4: S1/2N1/2, S1/2.

SECTION 9: ALL

SECTION 10: W1/2W1/2.

I DO HEREBY DESIGNATE THE SW CORNER SECTION 17, T.13S., R.29E. AS THE INITIAL POINT OF THIS LAND PARTITION.

CONTAINING 3,285 ACRES, MORE OR LESS.

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

REFERENCES

DEED RECORD INSTRUMENT NO.'S 203200 & 030838.
RECORD LAND PARTITION NO. 99-21
AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY
BEING PARTITIONED RECORDED AS INSTRUMENT NO.
2003-2524, DEED RECORDS.

EASEMENTS

SAID PARTITION SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES TRAVERSING THE SUBJECT PROPERTY.
- 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.
- 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 SO 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.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO WEST COAST POWER CO., A CORPORATION, RECORDED AUGUST 11, 1936. BOOK 41 PAGE 309. NO WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PRIVATE QUITCLAIM DEED FOR DITCH PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO B. L. ALLISON AND A. L. WRIGHT. RECORDED APRIL 19, 1945. BOOK 47 PAGE 487. 10 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES THERETO. GRANTED TO GRANT COUNTY, OREGON, A BODY POLITIC, RECORDED FEBRUARY 9, 1967. BOOK 96 PAGE 158. 60 FEET IN WIDTH.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED APRIL 19, 1974. BOOK 111 PAGE 404. 15 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED OCTOBER 21, 1977. BOOK 117 PAGE 766. 15 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED JULY 26, 1978. BOOK 119 PAGE 446. 15 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR INGRESS AND EGRESS ALONG AN EXISTING ROAD. GRANTED TO ELMER JOHNSON AND JO ANN JOHNSON. RECORDED MAY 15, 1981. BOOK 124 PAGE 733. NO SPECIFIED WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PUBLIC RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY AND INCIDENTAL PURPOSES THERETO. ON COUNTY ROAD NO. 45. GRANTED TO GRANT COUNTY, OREGON, A MUNICIPAL CORPORATION. RECORDED OCTOBER 23, 1991. INSTRUMENT NO. 911905.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION. RECORDED AUGUST 27, 1998. INSTRUMENT NO. 981846. 5 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DEDICATED ON LAND PARTITION PLAT NO. 99-21. FILED IN THE OFFICE OF THE CLERK OF GRANT COUNTY, OREGON, RECORDED DECEMBER 22, 1999. 50 FEET IN WIDTH.
- PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO SUSAN LESTER, DALE LESTER AND LEE SMITH. RECORDED MAY 3, 2002. INSTRUMENT NO. 221378. 20 FEET IN WIDTH.
- PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO WILSON PROPERTY INVESTMENTS, LLC. RECORDED MARCH 19, 2003. INSTRUMENT NO. 030838. 60 FEET IN WIDTH.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 12TH DAY OF NOV., 2003

[Signature]
WALLAWA COUNTY SURVEYOR

APPROVED THIS 15TH DAY OF December, 2003

[Signature]
GRANT COUNTY PLANNING DIRECTOR

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12-01-2003

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 15TH DAY OF Dec., 2003 AT 1:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2003-16 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2003-16

[Signature]
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, RICHARD S. PAGE AND ROBERT M. ARMSTRONG, ALSO KNOWN AS BOB ARMSTRONG, AS TRUSTEES OF THE CHARLIE L. PAGE TRUST, ALSO KNOWN AS THE CHARLIE PAGE TRUST, CREATED JULY 14, 1987, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID TRUST HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT, AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2, A PRIVATE ACCESS EASEMENT CENTERED ON AN EXISTING ROAD, OVER AND ACROSS PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 45, SAID EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF SAID EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

[Signature]
RICHARD S. PAGE, TRUSTEE OF THE CHARLIE L. PAGE TRUST CREATED JULY 14, 1987

[Signature]
ROBERT M. ARMSTRONG, TRUSTEE OF THE CHARLIE L. PAGE TRUST CREATED JULY 14, 1987

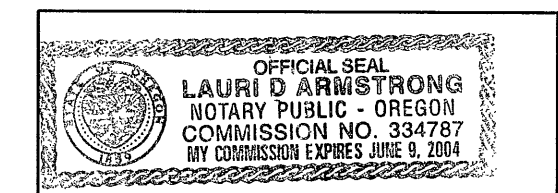
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 1, 2003, BY RICHARD S. PAGE, TRUSTEE OF THE CHARLIE L. PAGE TRUST CREATED JULY 14, 1987

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6/9/04



STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 1, 2003, BY ROBERT M. ARMSTRONG, TRUSTEE OF THE CHARLIE L. PAGE TRUST CREATED JULY 14, 1987

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6/9/04

