

LAND PARTITION PLAT NO. 2004-04

SITUATED IN T.15S., R.31E., W.M.: THE SE1/4 AND THE SE1/4SW1/4 SEC. 13 AND IN THE NE1/4NE1/4 SEC. 24; T.15S., R.32E., W.M.: THE W1/2SW1/4 SEC. 17, THE SE1/4SE1/4 SEC. 18, THE NE1/4, SE1/4, SW1/4 AND NW1/4 SEC. 19, THE NE1/4, SE1/4, SW1/4 AND NW1/4 SEC. 20, THE NW1/4 SEC. 29 AND THE NE1/4NE1/4 SEC. 30;
GRANT COUNTY, OREGON

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, 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.15S., R.31E., W.M.,

SECTION 13: SE1/4SW1/4, S1/2SE1/4;
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N00°01'09"W, ALONG THE EAST LINE OF SAID SECTION 13, 1310.15 FEET TO THE SOUTH 1/16 CORNER; THENCE N88°35'40"W, ALONG THE SOUTH 1/16 LINE OF SAID SECTION 13, 1310.36 FEET TO THE SOUTHEAST 1/16 CORNER; THENCE N00°03'51"E, ALONG THE EAST LINE OF THE NW1/4SE1/4 OF SAID SECTION 13, 1311.19 FEET TO THE CENTER EAST 1/16 CORNER; THENCE N88°32'48"W, ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 13, 1308.48 FEET TO THE CENTER QUARTER CORNER; THENCE S00°08'51"W, ALONG THE MERIDIAN CENTER LINE OF SAID SECTION 13, 1673.10 FEET; THENCE, GENERALLY FOLLOWING THE TOE OF A HILL AS FOLLOWS:

S66°10'40"E, 407.64 FEET;
S56°58'17"E, 251.98 FEET;
S85°17'40"E, 183.27 FEET;
S83°25'40"E, 154.75 FEET;
S30°54'40"E, 270.92 FEET;
S48°02'52"E, 393.58 FEET;
S26°42'28"E, 175 FEET, MORE OR LESS, TO THE SOUTH LINE OF SECTION 13;
THENCE S88°38'32"E, 1190 FEET, MORE OR LESS, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING.

SECTION 24: NE1/4NE1/4.

TWP.15S., R.32E., W.M.,

SECTION 17: W1/2SW1/4;
SECTION 18: SE1/4SE1/4;
SECTION 19: LOTS 1 AND 2, SE1/4NW1/4, NE1/4SW1/4, E1/2;
SECTION 20: W1/2, W1/2E1/2, NE1/4SE1/4;
SECTION 29: NW1/4;
SECTION 30: NE1/4NE1/4;

EXCEPTING THEREFROM ALL THAT PORTION OF LOTS 1 AND 2, SE1/4NW1/4, NE1/4SW1/4, E1/2 OF SECTION 19, THE NW1/4 OF SECTION 29, AND THE NE1/4NE1/4 OF SECTION 30, TWP. 15 S., R. 32 E., W.M., INCLUDED IN THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID SECTION 19; THENCE N00°10'34"W, ALONG THE WEST LINE OF SAID SECTION 19, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CANYON CREEK COUNTY ROAD; THENCE S63°33'00"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 731.80 FEET; THENCE S64°00'30"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 826.48 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, AS FOLLOWS:

S09°07'E, 161.86 FEET;
S12°46'W, 241.71 FEET;
S22°11'29"E, 195.10 FEET;
S58°35'14"E, 237.18 FEET;
S48°06'30"E, 503.23 FEET;
S60°53'45"E, 199.47 FEET;
N82°03'47"E, 189.67 FEET;
S25°37'29"E, 625.91 FEET;
N45°00'00"E, 285.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CANYON CREEK COUNTY ROAD;

THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO THE EAST LINE OF THE NW1/4 OF SECTION 29, TWP. 15 S., R. 32 E., W.M.; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF THE NW1/4 OF SAID SECTION 29; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 29, TO THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N00°16'16"W, ALONG THE WEST LINE OF THE SW1/4NW1/4 OF SAID SECTION 29, 1332.35 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4NW1/4; THENCE S89°10'14"W, ALONG THE SOUTH LINE OF THE NE1/4NE1/4 OF SECTION 30, TWP. 15 S., R. 32 E., W.M., 1312.00 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4NE1/4; THENCE N00°07'36"E, ALONG THE WEST LINE OF SAID NE1/4NE1/4 OF SECTION 30, 1347.07 FEET TO THE SOUTH LINE OF SECTION 19, TWP. 15 S., R. 32 E., W.M., THENCE S89°48'44"W, ALONG THE SOUTH LINE OF SAID SECTION 19, TO THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE N47°24'21"W, 3615.50 FEET TO THE POINT OF BEGINNING. ALL ACCORDING TO MAP OF SURVEY NO. 398, AS FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

EXCEPTING THEREFROM:

1. PUBLIC RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF. TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN GRANTED TO GRANT COUNTY, OREGON. RECORDED FEBRUARY 26, 1959 BOOK 80 PAGE 483. WIDTH VARIES.

2. PUBLIC RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF. TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO GRANT COUNTY, OREGON. RECORDED NOVEMBER 27, 1968, BOOK 100, PAGE 50. 60 FEET IN WIDTH. SHOWN HEREON AS CANYON CREEK COUNTY ROAD NO. 65.

PARTITION CONTAINS 1200 ACRES, MORE OR LESS

I DO HEREBY DESIGNATE THE CN1/16 CORNER, SECTION 19, T.15S., R.32E., W.M., AS THE INITIAL POINT OF THIS LAND PARTITION.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. BAGETT
JULY 12, 1963
598

Renewal Date 12/31/05

RECEIVED AND
FILED

MAY 12, 2004
OFFICE OF COUNTY SURVEYOR

ATTEST: *Robert D. Bagett*
Kathy McKeon

SUBJECT TO THE FOLLOWING

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED JANUARY 21, 1959 BOOK 80 PAGE 283. 15 FEET IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR ROAD RIGHT OF WAY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO UNITED STATES OF AMERICA RECORDED MAY 19, 1959 BOOK 81 PAGE 128. WIDTH VARIES. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR RIGHT OF WAY DEED, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO UNITED STATES OF AMERICA. RECORDED OCTOBER 30, 1962, BOOK 87, PAGE 558. 66 FEET IN WIDTH.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED AUGUST 7, 1975, BOOK 113, PAGE 441. 15 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED DECEMBER 20, 1976, BOOK 115, PAGE 905. 15 FEET IN WIDTH. FIRST EASEMENT ON DEED IS NOT PLOTTED AS IS LOCATED SOUTHERLY OF THIS LAND PARTITION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO C P NATIONAL CORPORATION. RECORDED SEPTEMBER 17, 1982, BOOK 126, PAGE 901. 30 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED JUNE 4, 1993, INSTR. NO. 930887. 30 FEET IN WIDTH, AS SHOWN.
- CONSENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN UNITED STATES OF AMERICA AND TELEPHONE UTILITIES OF EASTERN OREGON, INC., DBA PTI, JULY 10, 1997, AS INST. NO. 971245. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED JULY 10, 1998, INSTR. NO. 981360. 15 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
- MEMORANDUM OF AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR PURPOSE OF INGRESS AND EGRESS. BETWEEN JOHN L. MORRIS AND CHARLENE L. MORRIS AND RAWLINS FAMILY TRUST, RAWLINS LAND AND CATTLE CO. AND PETE AND WENDI RAWLINS. RECORDED JUNE 23, 1999, INSTR. NO. 991754. NO SPECIFIED WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- ANY EASEMENT, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 274, 398, 1021 AND 1034
DEED RECORD INSTRUMENT NO. 030311
PRELIMINARY TITLE REPORT ORDER NO. 10817

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY
BEING PARTITIONED RECORDED AS INSTRUMENT NO.
20041264, DEED RECORDS.

APPROVALS

APPROVED THIS 3RD DAY OF MAY, 2004

Jack W. Burris
WALLOWA COUNTY SURVEYOR

APPROVED THIS 12TH DAY OF May, 2004

Kathy McKeon
GRANT COUNTY PLANNING DIRECTOR

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

Paul A. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 05-12-2004

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 12 DAY OF May, 2004 AT 2:20 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 2004-04
GRANT COUNTY RECORDS
Kathy McKeon
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2004-04
Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, PETER R. RAWLINS, RICHARD T. RAWLINS AND TIMOTHY R. RAWLINS, TRUSTEES UNDER DECLARATION OF TRUST AND AGREEMENT DATED MAY 1, 1985, DO HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT SAID TRUST HAS CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT, AND THAT SAID TRUST DOES HEREBY CREATE A PRIVATE ACCESS EASEMENT, TO THE BENEFIT OF PARCEL 2 OF THIS LAND PARTITION, OVER AND ACROSS A PORTION OF PARCEL 1, SAID EASEMENT BEING 66 FEET IN WIDTH, 33 FEET ON EACH SIDE OF THE CENTERLINE OF THE EXISTING FAWN SPRINGS ROAD, AS SHOWN ON THE ANNEXED PLAT, AND THAT SAID TRUST DOES ALSO HEREBY CREATE A PRIVATE ACCESS EASEMENT, TO THE BENEFIT OF PARCEL 1 OF THIS LAND PARTITION, FOR INGRESS AND EGRESS TO THE FAWN SPRINGS ROAD, SAID EASEMENT BEING 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

Peter R. Rawlins
PETER R. RAWLINS, TRUSTEE

Richard T. Rawlins
RICHARD T. RAWLINS, TRUSTEE

Timothy R. Rawlins
TIMOTHY R. RAWLINS, TRUSTEE

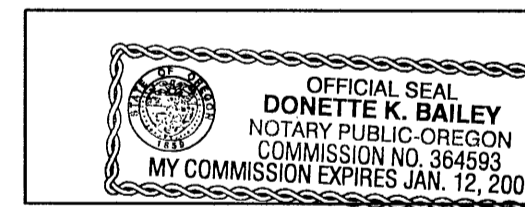
ACKNOWLEDGMENT

STATE OF OREGON SS Deschutes
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/8, 2004,
BY PETER R. RAWLINS, TRUSTEE UNDER DECLARATION OF TRUST AND AGREEMENT
DATED MAY 1, 1985. * Timothy R. Rawlins

Donette K. Bailey
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 01/12/07



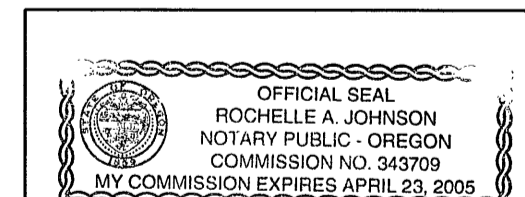
ACKNOWLEDGMENT

STATE OF OREGON SS Deschutes
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 7, 2004,
BY RICHARD T. RAWLINS, TRUSTEE UNDER DECLARATION OF TRUST AND AGREEMENT
DATED MAY 1, 1985.

Rochelle A. Johnson
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 4/13/2005



ACKNOWLEDGMENT

STATE OF OREGON SS Grant
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 11, 2004,
BY TIMOTHY R. RAWLINS, TRUSTEE UNDER DECLARATION OF TRUST AND AGREEMENT
DATED MAY 1, 1985.
* Peter R. Rawlins

Jami A. Kowling
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11/20/07

