LAND PARTITION PLAT NO. 2005-03

BEING A PARTITION OF PARCEL 2 OF LAND PARTITION PLAT NO. 2004-01 AND A PORTION OF PARCEL 2 OF LAND PARTITION NO. 2003-16, ALL BEING SITUATED IN THE W1/2 SEC. 15; THE NE1/4, SE1/4, SW1/4 & NW1/4 SEC. 16; THE E1/2 SEC. 17; THE NE1/4, SE1/4, SW1/4 & NW1/4 SEC. 21 AND IN THE W1/2 SEC. 22; T.13S.; R.29E; W.M.; GRANT COUNTY. OREGON

JANUARY 19. 2005

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RICK PAGE. THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF PARCEL 2 OF LAND PARTITION NO. 2003-16 AND PARCEL 2 OF LAND PARTITION NO. 2004-01 INTO TWO PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS OF COUNTY ROAD NO. 45 WHICH WAS SURVEYED IN MAY OF 1991 BY ROBERT BAGETT, RECORDED AS MAP OF SURVEY NO. 1133.

REGARDING THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 OF LAND PARTITION PLAT NO. 2003-16: THESE PARCELS WERE COMBINED INTO ONE TAX LOT BY THE GRANT COUNTY ASSESSOR. AFTER COMBINING THE PARCELS, A PROPERTY LINE ADJUSTMENT WAS PERFORMED BETWEEN PARCEL 2 AND THE LAND OWNER TO THE WEST, RECORDED AS INSTRUMENT NO.'S 043348 AND 043349 DEED RECORDS OF GRANT COUNTY. THE PORTION OF PARCEL 2 THAT IS DESCRIBED IN THESE DEEDS IS SHOWN AS AN EXCEPTION IN THE SURVEYOR'S CERTIFICATE.

I SET MONUMENTS ON A PORTION OF THE DIVISION LINE BETWEEN PARCELS 1 AND 2 OF THIS LAND PARTITION AT POSITIONS APPROVED BY MR. PAGE, AS SHOWN HEREON.

> RECEIVED AND FILED

FEB 1,2005

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Muhael C. Springer OREGON JULY 9, 2002 MICHAEL C. SPRINGER #70918

EXPIRES: 6/30/2006

SUBJECT TO THE FOLLOWING:

- 1. RIGHTS OF THE PUBLIC IN STREETS. ROADS AND HIGHWAYS.
- 2. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES TRAVERSING THE SUBJECT PROPERTY.
- 3. 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
- 4. 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)
- 5. 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
- 6. 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)
- 7. 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)
- 8. 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.
- 9. 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)
- 10. 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,
- 11. 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.
- 12. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

RECORD MAP OF SURVEY NO. 1133 LAND PARTITION PLAT NO. 2003-16 LAND PARTITION PLAT NO. 2004-01 DEED RECORD INSTRUMENT NO.'S 043348 & 043349 PRELIMINARY TITLE REPORT ORDER NO. 18570

NOTES:

- 1. THE SECTION AND SECTION SUBDIMISION LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- 2. THE LOCATIONS OF THE JOHN DAY RIVER, UNSURVEYED PORTIONS
- 3. UNSURVEYED BEARINGS AND DISTANCES ARE APPROXIMATE.

APPROVED THIS 31 ST DAY OR MINUTAL, 2005 GRANT COUNTY PLANNING DIRECTOR

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

GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 0/3/2005

GRANT COUNTY RECORDS. Deflace, Deputy GRANT COUNTY (CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2005—25 Michael! Springer BAGETT-GRIFFITH AND BLACKMAN

- OF COUNTY ROAD NO. 45 AND ROAD EASEMENTS ARE APPROXIMATE.
- 4. THE UNSURVEYED LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE SOUTHERLY BOUNDARY LINE OF PARCEL 2 AS SHOWN ON THIS PARTITION PLAT, AND THAT I DID NOT SURVEY THE REMAINING BOUNDARY LINES OF PARCEL 2 OR THE EXTERIOR BOUNDARY OF THIS LAND PARTITION, DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 2004-01, AS SHOWN BY THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK AND PARCEL 2 OF LAND PARTITION NO. 2003-16, AS SHOWN BY THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

EXCEPTING THEREFROM THE FOLLOWING: THAT PORTION OF PARCEL 2 OF SAID LAND PARTITION NO. 2003-16 DESCRIBED

BEGINNING ALONG THE WEST SECTION LINE OF SECTION 21. TWP. 13S.. RNG. 29E., W.M., IN GRANT COUNTY, OREGON AT A POINT 887.0 FEET NORTH OF THE SW SECTION CORNER OF SAID SECTION 21;

THENCE S.85'52'E. 376.2 FEET, MORE OR LESS: THENCE S.77°28'E. 836.7 FEET;

THENCE NORTH, 135 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF THE JOHN DAY RIVER; THENCE, DOWNSTREAM, ALONG THE CENTER LINE OF SAID JOHN DAY RIVER, IN A NORTHWESTERLY DIRECTION TO A POINT WHERE THE CENTERLINE OF THE JOHN DAY RIVER INTERSECTS WITH THE WEST SECTION LINE OF SAID SECTION 21;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 21, TO THE POINT

THIS PARTITION CONTAINS 1500 ACRES, MORE OR LESS.

I HEREBY DESIGNATE THE SE CORNER OF SECTION 21 AS THE INITIAL POINT OF THIS LAND PARTITION.

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

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

PAGE TRUST CREATED JULY 14, 1987

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

ACKNOWLEDGMENT STATE OF OREGON SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \$\int \alpha \lambda \la

haubara 2 NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES 6/10/2005

Bardaga J. Highs NOTARY PUBLIC-OREGON COMMISSION NO. 346687 MY COMMISSION EXPIRES JUNE 10, 2005

ACKNOWLEDGMENT

STATE OF OREGON SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON #41.3/, 200 BY ROBERT M. ARMSTRONG, TRUSTEE OF THE CHARLE L. PAGE TRUST CREATED JULY 14, 1987

Barbara J Hicks NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6/10/2005

