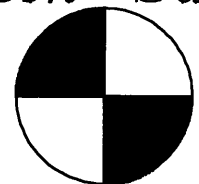


LAND PARTITION PLAT 2005- 26
SITUATED IN THE SW1/4 OF SECTION 14
AND THE W1/2 OF SECTION 23,
T.13S., R.28E., W.M., GRANT COUNTY, OREGON

COMPLETED DECEMBER 19, 2005

Ferguson Surveying



Engineering

P.O. BOX 519, 210 E. MAIN
MT. VERNON, OR 97865
PHONE (541)932-4520
FAX (541)932-4430
EMAIL DFSE@ORTELCO.NET



I, KENNETH H. DELANO JR., PLS,
DO HEREBY CERTIFY THAT THIS IS
A TRUE AND EXACT COPY.

KENNETH H. DELANO JR., PLS

CONDITIONS AND EASEMENTS

- 1) RIGHT OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- 2) 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.
- 3) SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE WATERS OF THE JOHN DAY RIVER.
- 4) ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT:
 - (a) SAID LAND OR ANY PART THEREOF IS NOW OR AT ANYTIME 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.
- 5) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- 6) RESERVATIONS CONTAINED IN PATENT #956269, RECORDED MAY 19, 1925, BOOK 36, PAGE 41 AS FOLLOWS: 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)
- 7) PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED DECEMBER 17, 1946, BOOK 49, PAGE 238, AS DESCRIBED THEREIN(NOT SHOWN DUE TO LACK OF INFORMATION)
- 8) ACCESS RESTRICTIONS, INCLUDING TERMS AND PROVISIONS THEREOF IN DEED, STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED AUGUST 4, 1953, BOOK 68, PAGE 262 AS DESCRIBED THEREIN(NOT SHOWN DUE TO LACK OF INFORMATION)
- 9) PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED JUNE 21, 1972, BOOK 108, PAGE 435, AS DESCRIBED THEREIN, APPROXIMATE LOCATION AS SHOWN HEREIN.
- 10) PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO GREG BURNS, RECORDED AUGUST 5, 1991, INST. NO. 911035, AS DESCRIBED THEREIN, APPROXIMATE LOCATION AS SHOWN HEREIN.

APPROVALS

APPROVED THIS 26 DAY OF DEC., 2005.

Robert D. Baggett
GRANT COUNTY SURVEYOR

APPROVED THIS 29th DAY OF December, 2005.

Shannon N. Spivey
GRANT COUNTY PLANNING DIRECTOR

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

Paul L. Suter
GRANT COUNTY ASSESSOR/TAX COLLECTOR

DATE: 12/29/2005

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 29 DAY OF December, 2005 AT 10:20 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. 2005-26
GRANT COUNTY RECORDS.

Lesley McInnis
GRANT COUNTY CLERK

OWNER DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THOMAS F. PIETROK AND JOHN J. DEAN, EACH AS TO 1/2 UNDIVIDED INTEREST, DO HEREBY DECLARE THAT AS OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, SUBJECT TO THE CONDITIONS AND EASEMENTS AS SHOWN HEREIN. WE ALSO DEDICATE A 30' WIDE PRIVATE EASEMENT TO PARCELS 1 AND 2, THROUGH AND ACROSS PARCEL 3, FOR THE PURPOSE OF INGRESS AND EGRESS TO PARCELS 1 AND 2 AS SHOWN HEREIN.

Thomas F. Pietrok
THOMAS F. PIETROK, OWNER

John J. Dean
JOHN J. DEAN, OWNER

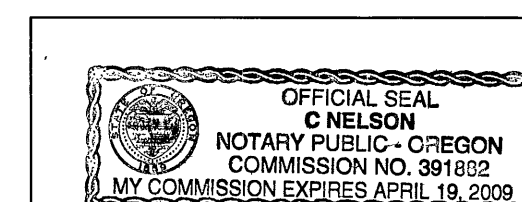
ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27 DEC., 2005,
BY THOMAS F. PIETROK

Chelton
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 4/19/09



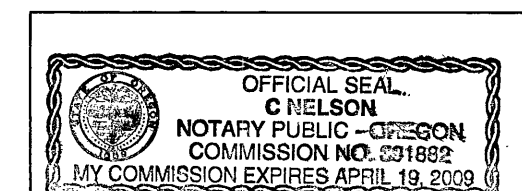
ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27 DEC., 2005,
BY JOHN J. DEAN

Chelton
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 4/19/09



NARRATIVE

THIS PARTITION SURVEY WAS REQUESTED BY TOM PIETROK AND JOHN J. DEAN TO SHOW THE PARTITION OF THE PROPERTY DESCRIBED IN THE GRANT COUNTY DEED RECORDS, INSTRUMENT NO. 20042298, AS DESCRIBED IN THE SURVEYORS CERTIFICATE.

THE EXTERIOR AND SUBDIVISIONAL LINES OF SECTION 14 HAVE BEEN SURVEYED AS SHOWN ON GRANT COUNTY MAP OF SURVEY NO. 1746.

THE W1/2 OF SECTION 23 WAS NOT SURVEYED FOR THIS PARTITION.

THE HIGHWAY RIGHT OF WAY AS SHOWN HEREIN IS BASED ON OREGON DEPARTMENT OF TRANSPORTATION DRAWING NO. 8B-28-3, FLAT CREEK-FIELDS CREEK SECTION, JOHN DAY HIGHWAY, DATED FEBRUARY 1963. THIS IS SHOWN FOR INFORMATIONAL PURPOSES AND NO SURVEY IS PERFORMED TO LOCATED SAID RIGHT OF WAY.

SURVEYORS CERTIFICATE

I, KENNETH H. DELANO JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 AND 2 AS SHOWN HEREIN, AND HAVE PLATTED THE REMAINING PARTIALLY UNSURVEYED PARCEL 3 FOR THE PURPOSE OF DELINEATING A LAND PARTITION, IN ACCORDANCE WITH O.R.S. 92, THE EXTERIOR BOUNDARY OF WHICH IS RECORDED IN THE GRANT COUNTY DEED RECORDS, INSTRUMENT NO. 20042298, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNSHIP 13 SOUTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON:

SECTION 14: W1/2 SW1/4; W1/2 NE1/4 SW1/4; ALL THAT PORTION OF THE E1/2 NE1/4 SW1/4 LYING SOUTH OF THE CENTERLINE OF THE JOHN DAY HIGHWAY; AND ALL THAT PORTION OF THE SE1/4 SW1/4 LYING NORTH OF THE CENTER LINE OF THE JOHN DAY RIVER AS SAID RIVER EXISTED ON JUNE 16, 1959;

SAVE AND EXCEPT A PARCEL OF LAND IN THE SW1/4 SW1/4 DESCRIBED AS FOLLOWS(BOOK 46, PAGE 124, FILED JUNE 11, 1943);

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE JOHN DAY HIGHWAY, OPPOSITE AND 30 FEET DISTANCE FROM ENGINEER'S CENTER LINE STATION 691+11.7 P.C.; SAID POINT BEING 1472 SOUTH AND 494 FEET EAST OF THE WEST QUARTER CORNER OF SAID SEC. 14;

THENCE S40°30'E, 130.0 FEET;
THENCE S72°00'E, 720.0 FEET;
THENCE S63°04'26"W, 1008.8 FEET;
THENCE N19°00'W, 730.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE, OPPOSITE AND 30 FEET DISTANCE FROM ENGINEER'S CENTER LINE STATION 695+00;
THENCE N71°00'E ALONG SAID RIGHT OF WAY LINE, 118.3 FEET;
THENCE ON A 924.0 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N79°06'E, 260.65 FEET), 261.52 FEET TO THE POINT OF BEGINNING.

ALSO, SAVE & EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF OREGON, BY AN THROUGH ITS STATE HIGHWAY COMMISSION, BY WARRANTY DEED RECORDED AUGUST 4, 1953 IN BOOK 68, PAGE 262 AND RECORDED DECEMBER 10, 1963, IN BOOK 89, PAGE 628, DEEDS.

SECTION 23; W1/2

THE ABOVE DESCRIBED TRACT CONTAINING APPROXIMATELY 415.55 ACRES.

I HEREBY DESIGNATE THE SW CORNER OF SECTION 14, T.13S., R.28E., W.M., AS THE INITIAL POINT FOR THIS PARTITION.

Kenneth H. Delano Jr.
KENNETH H. DELANO JR., PLS
STAFF SURVEYOR

RECEIVED AND
FILED
DEC. 29. 2005
OFFICE OF THE COUNTY SURVEYOR
Grant County, Oregon