

LAND PARTITION PLAT NO. 2006-2

SITUATED IN SEC. 2, THE SE1/4 SEC. 10, SEC. 11, THE S1/2 SEC. 13, SEC. 14, THE E1/2 SEC. 15, SEC. 23, THE W1/2 SEC. 24, THE N1/2 SEC. 25 AND IN THE NE1/4 SEC. 26, T.13S., R.31E., W.M., GRANT COUNTY, OREGON

A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY, OREGON

FEBRUARY 6, 2006

SURVEYOR'S CERTIFICATE CONTINUED

[I] ALSO EXCEPTING THEREFROM: THAT PARCEL CONVEYED TO DAVID L. HOLMSTROM, ETUX, BY DEED RECORDED JULY 5, 2000, AS INSTRUMENT NO. 201545, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE SE1/4NW1/4 OF SAID SECTION 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF PANORAMA TERRACE ADDITION; THENCE NORTH, 175.15 FEET TO A POINT ON THE SOUTHERLY SIDE LINE OF A 50-FOOT WIDE ACCESS EASEMENT GRANTED TO THE CITY OF JOHN DAY IN DEED DATED MARCH 11, 1980, RECORDED MARCH 11, 1980, IN BOOK 122, PAGE 588; THENCE, ALONG THE SOUTHERLY SIDE LINE OF SAID EASEMENT AS FOLLOWS: S71°36'27"E, 94.58 FEET; THENCE S63°47'20"E, 135.56 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY SHOWN IN WARRANTY DEED TO THE CITY OF JOHN DAY, A MUNICIPAL CORPORATION, DATED MARCH 11, 1980, RECORDED MARCH 11, 1980, IN BOOK 122, PAGE 587; THENCE SOUTH, ALONG THE WEST BOUNDARY OF SAID CITY TRACT, 80.63 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S15°56'55"E, 24.64 FEET; THENCE SOUTH, 151.00 FEET TO THE NORTHEAST CORNER OF CHAROLAIS HEIGHTS ADDITION TO THE CITY OF JOHN DAY, AS SHOWN BY THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON, IN BOOK 2 OF PLATS, AT PAGE 20; THENCE N85°03'00"W, ALONG THE NORTHERLY SIDE LINE OF NW CHAROLAIS DRIVE, 218.96 FEET TO A POINT ON THE EAST LINE OF LOT 6, OF PANORAMA TERRACE ADDITION; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 151.00 FEET TO THE POINT OF BEGINNING. ALL ACCORDING TO MAP OF SURVEY NO. 1559, TO BE FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

[J] ALSO EXCEPTING THEREFROM THE FOLLOWING:
LAND IN THE CITY OF JOHN DAY, GRANT COUNTY, OREGON, AS FOLLOWS:
TOWNSHIP 13 SOUTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN:
SECTION 23: A TRACT OF LAND IN THE SW1/4SE1/4 DESCRIBED AS FOLLOWS:
THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED OCTOBER 24, 2001, AS INST. NO. 212719, RECORDS OF GRANT COUNTY, OREGON LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGINNING AT A POINT WHICH IS 499.48 FEET SOUTH AND 1342.37 FEET EAST OF THE SE CORNER OF BLOCK D, TROWBRIDGE SUBDIVISION, SAID POINT ALSO BEING THE SE CORNER OF THE SCHOOL DISTRICT NO. 3 TRACT;
THENCE S00°05'30"E, 109.05 FEET;
THENCE N84°16'52"W, 62.83 FEET;
THENCE S78°46'00"W, 84.97 FEET TO THE SE CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 961600, RECORDS OF GRANT COUNTY, OREGON;
THENCE N07°15'00"W, 100.00 FEET, ALONG THE EASTERLY LINE OF SAID TRACT, TO THE NE CORNER OF SAID TRACT AND THE SOUTHERLY LINE OF THE SCHOOL DISTRICT NO. 3 TRACT;
THENCE N82°45'00"E, 159.58 FEET, ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
ALL ACCORDING TO MAP OF SURVEY NO. 1733, FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

SEC. 24: W1/2.

SEC. 25: ALL THAT PORTION OF THE N1/2NW1/4 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SEC. 25;
THENCE S1°19'E, ALONG THE WEST LINE OF THE NW1/4NW1/4 OF SAID SEC. 25, 577.1 FEET TO THE SOUTH BANK OF THE JOHN DAY RIVER;
THENCE S. 68° 00' E., 90.0 FEET;
THENCE S. 75° 46' E., 544.3 FEET;
THENCE N. 84° 39' E., 147.7 FEET;
THENCE N. 81° 19' E., 310.8 FEET;
THENCE S. 74° 17' E., 245.1 FEET;
THENCE N. 78° 35' E., 525.1 FEET;
THENCE S. 69° 52' E., 293.5 FEET;
THENCE S. 51° 01' E., 371.7 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY;
THENCE N. 6° 20' E., ALONG SAID WESTERLY RIGHT OF WAY LINE, 40.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY;
THENCE S. 83° 40' E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SEC. 25;
THENCE NORTH, ALONG SAID EAST LINE, TO THE NORTHEAST CORNER OF THE NW1/4 OF SAID SEC. 25;
THENCE WEST, ALONG THE NORTH LINE OF THE NW1/4 OF SAID SEC. 25, 2640.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.
ALSO, ALL THAT PORTION OF THE NW1/4NE1/4 DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE EAST LINE OF THE NW1/4NE1/4 OF SAID SEC. 25, SAID POINT BEING 791.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID NW1/4NE1/4;
THENCE S. 82° 45' W., 260.0 FEET;
THENCE S. 45° 04' W., 254.0 FEET;
THENCE S. 41° 47' W., 134.0 FEET;
THENCE S. 57° 14' W., 178.0 FEET;
THENCE S. 70° 00' W., 684.0 FEET TO A POINT ON THE WEST LINE OF THE NW1/4NE1/4 OF SAID SEC. 25;
THENCE NORTH, ALONG SAID WEST LINE, TO THE NORTHWEST CORNER OF THE SAID NW1/4NE1/4;
THENCE EAST, ALONG THE NORTH LINE OF SAID NW1/4NE1/4, 1320.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SAID NW1/4NE1/4;
THENCE SOUTH, ALONG THE EAST LINE OF SAID NW1/4NE1/4, TO THE PLACE OF BEGINNING.

[K] EXCEPTING THEREFROM: THAT PORTION SOUTH OF THE HIGHWAY.

[L] ALSO EXCEPTING THEREFROM: THAT PORTION CONVEYED TO THE STATE OF OREGON, BY DEED DATED OCT. 6, 1937, RECORDED OCT. 18, 1937 IN BOOK 42, PAGES 158-59, DEED RECORDS OF GRANT COUNTY, OREGON, FOR HIGHWAY RIGHT OF WAY

[M] ALSO EXCEPTING THEREFROM: THAT PARCEL CONVEYED TO WILLIS H. MCNEIL AND JEAN M. MCNEIL, CO-TRUSTEES, BY DEED RECORDED FEBRUARY 6, 1995, AS INSTRUMENT NO. 950275 MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NW1/4NE1/4 OF SAID SECTION 25, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 1857.45 FEET NORTH AND 1833.80 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE N41°47'00"E, 57.54 FEET; THENCE N45°04'00"E, 254.00 FEET; THENCE N82°45'00"E, 260.00 FEET, MORE OR LESS, TO THE EAST LINE OF THE NW1/4NE1/4 OF SAID SECTION 25; THENCE NORTH, ALONG THE EAST LINE OF SAID NW1/4NE1/4, 540 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NW1/4NE1/4; THENCE WEST, ALONG THE NORTH LINE OF SAID NW1/4NE1/4, 470 FEET, MORE OR LESS TO A POINT WHICH IS N00°13'06"W, OF THE POINT OF BEGINNING; THENCE S00°13'06"E, 790 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE CONTINUED

SEC. 26: ALL THAT PORTION OF THE N1/2NE1/4 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE EAST SECTION LINE OF SAID SEC. 26 INTERSECTS THE SOUTH BANK OF THE JOHN DAY RIVER THENCE WESTERLY, ALONG THE SOUTH BANK OF SAID JOHN DAY RIVER, TO A POINT THAT IS N0°54'E. OF THE NORTHEAST CORNER OF THE HUNTER TRACT AS DESCRIBED IN DEED RECORDED SEPT. 16, 1971 IN BOOK 107, PAGE 325, DEED RECORDS OF GRANT COUNTY, OREGON; THENCE S.0° 54' W. TO THE NORTHEAST CORNER OF SAID HUNTER TRACT;

THENCE S. 89° 06' W., 51.6 FEET;
THENCE NORTH 30.0 FEET TO THE CENTER OF THE JOHN DAY RIVER;
THENCE N. 81° 22' W., ALONG THE CENTER OF THE JOHN DAY RIVER, 92.6 FEET;
THENCE SOUTH 25.0 FEET;
THENCE S. 51° 54' W., 202.4 FEET;
THENCE S. 85° 16' W., 140.2 FEET;
THENCE S. 70° 47' W., 18.5 FEET;
THENCE N. 83° 40' W., 130.4 FEET;
THENCE N. 80° 13' W., 149.6 FEET;
THENCE N. 82° 26' W., 460.0 FEET TO THE NORTHEAST CORNER OF THE FRANK CHESTER, ET UX, LOT;
THENCE S. 88° 53' W., 122.2 FEET TO THE NORTHEAST CORNER OF THE EDMUND T. WAY, ET UX, LOT;
THENCE N. 73° 30' W., 79.5 FEET TO THE NORTHEAST CORNER OF THE JIM MAPLE, ET UX, LOT;
THENCE N. 65° 55' W., 180.0 FEET, ALONG THE NORTHERLY LINE OF SAID JIM MAPLE LOT AND THE NORTHERLY LINE OF LOT 6 IN BLOCK "A" OF THE CITY OF JOHN DAY, OREGON, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON, MARCH 5, 1914 IN BOOK 1, PAGE 11, RECORD OF TOWN PLATS, TO THE EASTERLY LINE OF BOYCE ADDITION TO THE CITY OF JOHN DAY, OREGON, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON, SEPT. 6, 1944, IN BOOK 1, PAGE 20, RECORD OF TOWN PLATS;
THENCE NORTHEASTERLY, ALONG THE EASTERLY LINE OF SAID BOYCE ADDITION, TO A POINT ON THE NORTH LINE OF THE N1/2NE1/4 OF SAID SEC. 26;
THENCE EAST, ALONG THE NORTH LINE OF THE N1/2NE1/4 OF SAID SEC. 26, TO THE NORTHEAST CORNER OF SAID SEC. 26;
THENCE SOUTH, ALONG THE EAST LINE OF SAID SEC. 26, TO THE POINT OF BEGINNING.

[N] EXCEPTING THEREFROM: FROM SECTIONS 23 AND 26 TOWNSHIP 13 SOUTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON, THAT PARCEL CONVEYED TO TERRY B. LYONS, ETUX, ETAL, AS DESCRIBED IN THAT CERTAIN CORRECTION WARRANTY DEED RECORDED JANUARY 19, 1989, IN BOOK 138, PAGE 213, AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE GRANT COUNTY FAIRGROUNDS TRACT AS DESCRIBED IN DEED RECORDED SEPTEMBER 6, 1963, IN BOOK 89, PAGE 324, SAID POINT BEING 294.99 FEET NORTH AND 197.05 FEET EAST OF THE S1/4 CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID GRANT COUNTY FAIRGROUNDS, AS FOLLOWS; N74°46'00"E, 176.50 FEET; THENCE N44°47'E, 185.00 FEET; N16°14'00"E, 39.50 FEET, TO THE NORTHEAST CORNER OF SAID FAIRGROUNDS TRACT; THENCE CONTINUING N16°14'00"E, LEAVING THE EASTERLY BOUNDARY LINE OF SAID COUNTY FAIRGROUNDS, A DISTANCE OF 98.71 FEET TO A POINT IN THE JOHN DAY RIVER; THENCE ALONG A LINE OF MUTUAL AGREEMENT, SAID LINE BEING BETWEEN THE EXISTING BANKS OF THE JOHN DAY RIVER, BUT NOT NECESSARILY FOLLOWING THE CENTER OF SAID RIVER AS FOLLOWS; S48°00'00"E, 118.12 FEET; S31°00'00"E, 300.00 FEET; S61°30'00"E, 310.00 FEET; S49°15'00"E, 600.00 FEET; S70°00'00"E, 160.00 FEET; N69°20'00"E, 207.03 FEET, MORE OR LESS, TO A POINT WHICH IS N0°54'00"E OF THE NORTHEAST CORNER OF THE HUNTER TRACT AS DESCRIBED IN DEED RECORDED SEPTEMBER 15, 1971, IN BOOK 107, PAGE 325; THENCE S00°54'00"W, TO THE NORTHEAST CORNER OF SAID HUNTER TRACT; THENCE S89°06'W, 51.6 FEET; THENCE NORTH, 30.0 FEET TO THE CENTER OF THE JOHN DAY RIVER; THENCE N81°22'W, ALONG THE CENTER OF THE JOHN DAY RIVER, 92.6 FEET; THENCE SOUTH, 25.0 FEET; THENCE S51°54'W, 204.4 FEET; THENCE S85°16'W, 140.2 FEET; THENCE S70°47'W, 18.5 FEET; THENCE N83°40'W, 130.4 FEET; THENCE N80°13'W, 149.6 FEET; THENCE N82°26'W, 460.0 FEET TO THE NORTHEAST CORNER OF THE FRANK CHESTER, ETUX LOT; THENCE S88°53'W, 122.2 FEET TO THE NORTHEAST CORNER OF THE EDMUND T. WAY, ETUX LOT; THENCE N73°30'W, 79.5 FEET TO THE NORTHEAST CORNER OF THE JIM MAPLE, ETUX LOT; THENCE N65°55'W, 180.0 FEET, ALONG THE NORTHERLY LINE OF SAID JIM MAPLE LOT AND THE NORTHERLY LINE OF LOT 6 IN BLOCK "A" OF THE CITY OF JOHN DAY, OREGON, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON, IN BOOK 1 OF TOWN PLATS, PAGE 11, TO THE EASTERLY LINE OF BOYCE ADDITION TO THE CITY OF JOHN DAY, OREGON, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON, IN BOOK 1 OF TOWN PLATS, AT PAGE 20; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID BOYCE ADDITION TO THE NORTHEAST CORNER OF SAID ADDITION; THENCE N0°25'E, 100.0 FEET TO THE NORTHEAST CORNER OF THE BURRIL TRACT DESCRIBED IN BOOK 97, PAGE 512, DEED RECORDS; THENCE WEST, ALONG THE NORTH LINE OF SAID BURRIL TRACT, 100.0 FEET TO THE EAST LINE OF N.E. ELM STREET; THENCE N1°08'E, 20.58 FEET, ALONG SAID EAST LINE OF N.E. ELM ST., TO THE SOUTHERLY LINE OF THE GRANT COUNTY FAIRGROUNDS TRACT; THENCE S79°28'00"E, ALONG SAID SOUTHERLY LINE, 4.93 FEET TO THE PLACE OF BEGINNING.

I DO HEREBY DESIGNATE THE NW CORNER OF SECTION 23 AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS LAND PARTITION CONTAINS 3400 ACRES, MORE OR LESS.

BAGETT, GRIFFITH & BLACKMAN, INC.
PROFESSIONAL LAND SURVEYORS
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(541) 575-1251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2006