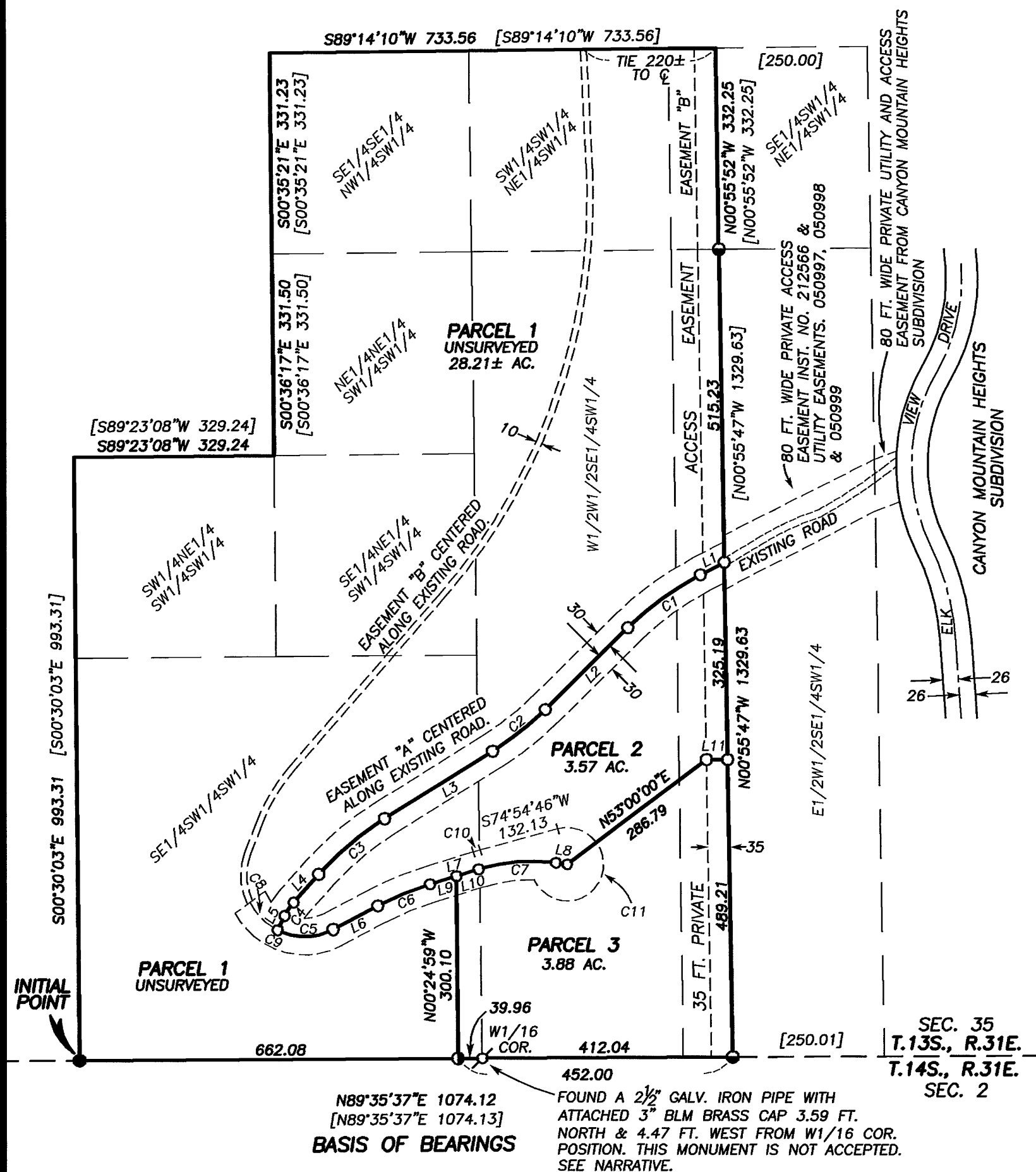


LAND PARTITION PLAT NO. 2006-13

A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 2005-14
SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M.,
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

JUNE 29, 2006



LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER FROM RECORD SURVEY NO. 1732
- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP MARKED BGB SURVEY MARKER FROM RECORD SURVEY NO. 1732
- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING FROM RECORD LAND PARTITION PLAT NO. 99-16
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- SET 5/8"x30" IRON PIN WITH ATTACHED ALUMINUM CAP MARKED BGB SURVEY MARKER AND ALSO MARKED FOR 1/16 CORNER
- [] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 1732

NOTES:

1. THE EXTERIOR BOUNDARY OF THIS LAND PARTITION WAS SURVEYED IN MAY 2005 DURING RECORD SURVEY NO. 1732

REFERENCES

RECORD MAP OF SURVEY NO.'S 286, 361 & 1732
RECORD LAND PARTITION PLAT NO.'S 99-16 2005-14
DEED RECORD INSTRUMENT NO. 051064
PRELIMINARY TITLE REPORT ORDER NO. 18765

BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1732
AS SHOWN
SCALE: 1" = 200'

LINE TABLE

| LINE | BEARING | DIST. |
|------|-------------|--------|
| L1 | S62°14'50"W | 44.36 |
| L2 | S45°14'35"W | 191.94 |
| L3 | S57°57'12"W | 209.85 |
| L4 | S41°41'55"W | 62.06 |
| L5 | S26°26'22"W | 26.23 |
| L6 | N62°09'45"E | 83.00 |
| L7 | N72°51'42"E | 83.75 |
| L8 | S82°37'10"E | 18.91 |
| L9 | N72°51'42"E | 45.56 |
| L10 | N72°51'42"E | 38.18 |
| L11 | EAST | 35.00 |

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | LONG CHORD BEARING-DIST. |
|-------|--------|-----------|--------|--------------------------|
| C1 | 500.00 | 17°00'15" | 148.39 | S53°44'42"W 147.85 |
| C2 | 500.00 | 12°42'37" | 110.92 | S51°35'53"W 110.69 |
| C3 | 500.00 | 16°15'17" | 141.85 | S49°49'33"W 141.37 |
| C4 | 100.00 | 15°15'33" | 26.63 | S34°04'08"W 26.55 |
| C5 | 100.00 | 54°16'40" | 94.73 | N89°18'04"E 91.23 |
| C6 | 500.00 | 10°41'57" | 93.37 | N67°30'43"E 93.23 |
| C7 | 300.00 | 24°31'08" | 128.38 | N85°07'16"E 127.40 |
| C8 | 100.00 | 37°16'50" | 65.07 | S44°55'12"E 63.93 |
| C9 | 100.00 | 91°33'30" | 159.80 | S72°03'31"E 143.33 |
| C10 | 330.00 | 2°03'03" | 11.81 | S73°53'14"W 11.81 |
| C11 | 60.00 | 26°21'31" | 272.65 | N25°05'31"E 91.68 |

APPROVALS

APPROVED THIS 25 DAY OF July, 2006

Jim Kimball
MALHEUR COUNTY SURVEYOR

APPROVED THIS 27th DAY OF July, 2006

Donna E. Manning
MAYOR, TOWN OF CANYON CITY

APPROVED THIS 31 DAY OF July, 2006

Marlene A. Hallman
TOWN OF CANYON CITY PLANNING COMMISSION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2008

RECEIVED AND
FILED

OFFICE OF COUNTY SURVEYOR

Michael C. Springer
ATTEST: *Michael C. Springer*

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

James L. Dutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 07/31/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 29th DAY OF July, 2006 AT 10:00 O'CLOCK
P.M., AND RECORDED AS LAND PARTITION PLAT
NO. 2006-13 GRANT COUNTY RECORDS.

Robert M. McManis
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2006-13.

Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

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, PARCEL 2 AND PARCEL 3 OF THIS LAND PARTITION, AS SHOWN HEREON, AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARY, SHOWN HEREON, AT THIS TIME. SAID LAND PARTITION BEING DESCRIBED AS FOLLOWS:

TWP 13 S., R. 31 E., W.M., GRANT COUNTY, OREGON:

SECTION 35:

PARCEL 3 OF LAND PARTITION PLAT NO. 2005-14 ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE SW CORNER OF PARCEL 3 OF LAND PARTITION NO. 2005-14 AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS LAND PARTITION CONTAINS 35.66 ACRES, MORE OR LESS.

BAGETT, GRIFFITH & BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
541-575-1251

SUBJECT TO THE FOLLOWING:

1. ANY RIGHTS OF WAY FOR PUBLIC UTILITIES CROSSING THE DESCRIBED LANDS.
2. THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
3. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN PATENT GRANTED TO CLEARWATER LAND EXCHANGE-OREGON, AN OREGON PARTNERSHIP FOR A ROAD RIGHT OF WAY, RECORDED SEPTEMBER 17, 2001 AS INSTRUMENT NO. 212394. 30 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. PRIVATE POWER LINE RIGHT OF WAY MODIFICATION AGREEMENT, DATED SEPTEMBER 6, 2001, RECORDED SEPTEMBER 24, 2001 AS INSTRUMENT NO. 212449. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVE LUNDY. THE PURPOSE OF THIS SURVEY WAS TO MARK WITH PROPER MONUMENTS, PARCEL 2 AND PARCEL 3 OF THIS LAND PARTITION, AS SHOWN HEREON. I DID NOT SURVEY THE EXTERIOR BOUNDARY AT THIS TIME.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. I SURVEYED THE EXTERIOR BOUNDARY OF THIS LAND PARTITION IN MAY 2005. SAID SURVEY IS RECORDED AS RECORD SURVEY NO. 1732. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING APPURTENANT MONUMENTS FROM RECORD SURVEY NO'S 286 AND 1732. I ACCEPT THE FOUND MONUMENTS FROM THESE SURVEYS, UNLESS OTHERWISE NOTED. THE FOUND BLM BRASS CAP AT THE W1/16 OF SECTION 35 IS NOT ACCEPTED. THE POSITION OF THIS MONUMENT HAS HISTORICALLY NOT BEEN ACCEPTED AS BEING ON THE SECTION LINE IN SURVEYS TO THE SOUTH IN SECTION 2, T.14S., R.31E.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. LUNDY, AS SHOWN HEREON.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, DAVID LUNDY, DO DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT. I DO HEREBY CREATE THE FOLLOWING EASEMENTS.

EASEMENT "A":

A 60 FOOT WIDE PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT, BEING 30 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, OVER, ACROSS AND UNDER A PORTION OF PARCELS 1, 2 AND 3 ENDING IN A CUL-DE-SAC, AS SHOWN. EASEMENT "A" IS TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 AND TO THE TOWN OF CANYON CITY AND IS FOR THE PURPOSE OF INGRESS, EGRESS, UTILITIES AND EMERGENCY VEHICLE ACCESS FROM SAID PARCELS TO THOSE CERTAIN PRIVATE ACCESS AND UTILITIES EASEMENTS DESCRIBED IN INSTRUMENT NO.'S 050997, 050998, 050999 AND 212566 AND THAT CERTAIN ACCESS AND UTILITY EASEMENT CREATED ON THE PLAT OF CANYON MOUNTAIN HEIGHTS SUBDIVISION, RECORDS OF GRANT COUNTY, OREGON, AS SHOWN.

EASEMENT "B":

A 10 FOOT WIDE PRIVATE WATER LINE EASEMENT, BEING 5 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, OVER, UNDER AND ACROSS A PORTION OF PARCEL 1, AS SHOWN. EASEMENT "B" IS TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 AND LANDS LYING NORTH OF THIS PARTITION.

David Lundy
DAVID LUNDY

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 31, 2006,

Donna M. Bremner
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Sept. 26, 2007

OFFICIAL SEAL
TAMRA M. BRENNER
NOTARY PUBLIC-OREGON
COMMISSION NO. 372231
MY COMMISSION EXPIRES SEPTEMBER 26, 2007