

LAND PARTITION PLAT NO. 2006-31

SITUATED IN SECTIONS 3, 4, 9, 10 & 16,
T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON
DECEMBER 20, 2006

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT, BEING SITUATED IN GRANT COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

TWP.13S., R.31E., W.M.:

SECTION 3: LOTS 1, 2, 3 AND 4; S1/2N1/2;

SECTION 4: ALL;

SECTION 9: ALL;

SECTION 10: SW1/4;

SECTION 16: NW1/4; N1/2SW1/4;

THIS PARTITION CONTAINS 2.000 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE S1/4 CORNER OF SECTION 9, T.13S., R.31E., W.M., AS THE INITIAL

POINT OF THIS LAND PARTITION.

BAGGETT, GRIFFITH AND BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
(541) 575-1251



RECEIVED AND
FILED

DEC. 28, 2006
OFFICE OF COUNTY SURVEYOR

Attest: *Robert M. Armstrong*
ROBERT M. ARMSTRONG, TRUSTEE

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.
- RESERVATIONS OF PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN WARRANTY DEED AND GRANT OF EASEMENTS: GRANTOR: MICHAEL G. SMITH AND ELAINE L. SMITH, GRANTEE: WILSON OPERATIONS, INC., AN OREGON CORP., RECORDED APRIL 7, 2000 AS INSTRUMENT NO. 200753. 60 FT. IN WIDTH, A PORTION OF EXHIBIT "B" THEREIN. APPROXIMATE LOCATION SHOWN HEREON.
- RESERVATIONS OF PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN WARRANTY DEED AND GRANT OF EASEMENTS: GRANTOR: MICHAEL G. SMITH AND ELAINE L. SMITH, GRANTEE: WILSON OPERATIONS, INC., AN OREGON CORP., RECORDED APRIL 7, 2000 AS INSTRUMENT NO. 200754. 60 FT. IN WIDTH, A PORTION OF EXHIBIT "B" THEREIN. APPROXIMATE LOCATION SHOWN HEREON.
- EASEMENT AGREEMENT FOR PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN RICHARD S. PAGE, INDIVIDUALLY AND RICHARD S. PAGE AND ROBERT M. ARMSTRONG (ALSO KNOWN AS BOB ARMSTRONG), TRUSTEES OF THE CHARLIE PAGE TRUST, RECORDED JULY 28, 2006 AS INSTRUMENT NO. 081745. 30 FT. IN WIDTH, AS SHOWN.
- A PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE BENEFIT OF PARCELS 2 AND 3 OF LP 2006-24, RECORDED NOVEMBER 27, 2006, AS LAND PARTITION PLAT NO. 2006-24. 30 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

DEED RECORD INSTRUMENT NO.'S 040390, 041131,
041245, 043347, 062133 & 062782
RECORD LAND PARTITION PLAT NO. 2006-24
PRELIMINARY TITLE REPORT ORDER NO. 19339

NOTES:

- THE SECTION AND SECTION SUBDIVISION LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY.
- THE LOCATIONS OF ROADS AND ROAD EASEMENTS ARE APPROXIMATE.
- ALL BEARINGS AND DISTANCES ARE APPROXIMATE.
- THE LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

APPROVALS

APPROVED THIS 22ND DAY OF December, 2006

Jim Kiebeling
JIM KIEBELING
MALHEUR COUNTY SURVEYOR

APPROVED THIS 28TH DAY OF December 2006

Helen McNary
HELEN MCNARY
GRANT COUNTY PLANNING DIRECTOR

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

John R. Smith
JOHN R. SMITH
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12/20/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 28TH DAY OF December 2006 AT 11:00 CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2006-31 GRANT COUNTY RECORDS.

Robert M. Armstrong
ROBERT M. ARMSTRONG
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2006-31.

Jelli S. Baggett
JELLI S. BAGGETT
BAGGETT-GRIFFITH AND BLACKMAN

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ROBERT M. ARMSTRONG AND RICHARD S. PAGE, TRUSTEES OF THE CHARLIE L. PAGE TRUST 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 ANNEXED PLAT.

SAID TRUST DOES HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE ACCESS EASEMENT, OVER AND ACROSS A PORTION OF PARCEL 2, TO THE BENEFIT OF PARCEL 1, SAID EASEMENT BEING 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, FOR THE PURPOSE OF INGRESS AND EGRESS TO EXISTING ACCESS EASEMENTS DESCRIBED IN INSTRUMENT NO.'S 081745, 200753 AND 200754, WHICH PROVIDE INGRESS AND EGRESS TO JOHN DAY, OREGON, AS SHOWN ON THE ANNEXED PLAT. SAID EASEMENT LOCATION IS COINCIDENT WITH A PORTION OF THAT CERTAIN PRIVATE ACCESS EASEMENT AS DEDICATED AND SHOWN ON LAND PARTITION NO. 2006-24, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

Robert M. Armstrong
ROBERT M. ARMSTRONG, TRUSTEE

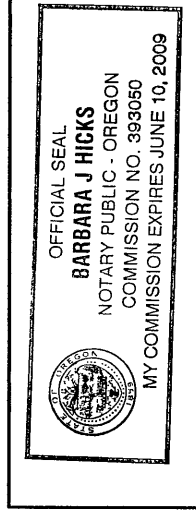
Richard S. Page
RICHARD S. PAGE, TRUSTEE

ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 28, 2006, BY ROBERT M. ARMSTRONG, TRUSTEE OF THE CHARLIE L. PAGE TRUST

Barbara J. Hicks
BARBARA J. HICKS
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-10-2009



STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 28, 2006, BY RICHARD S. PAGE, TRUSTEE OF THE CHARLIE L. PAGE TRUST

Barbara J. Hicks
BARBARA J. HICKS
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-10-2009

