

LAND PARTITION PLAT NO. 2007-21

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2006-13
SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M.,
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

AUGUST 10, 2007

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 1 OF LAND PARTITION PLAT NO. 2006-13 ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE SW CORNER OF PARCEL 2 OF THIS LAND PARTITION AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS LAND PARTITION CONTAINS 28.21 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 PRIVATE 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. PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT "A" FROM RECORD LAND PARTITION PLAT NO. 2006-13, WHICH IS RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK. 60 FEET IN WIDTH, AS SHOWN.
6. PRIVATE WATERLINE EASEMENT "B" FROM RECORD LAND PARTITION PLAT NO. 2006-13, WHICH IS RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK. 10 FEET IN WIDTH, AS SHOWN.
7. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID 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. I ALSO SURVEYED LAND PARTITION PLAT NO. 2006-13, DURING WHICH I MARKED WITH PROPER MONUMENTS PARCELS 2 AND 3 OF SAID LAND PARTITION.

FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING APPURTENANT MONUMENTS FROM RECORD SURVEY NO. 1732 AND LAND PARTITION PLAT NO.'S 99-16 AND 2006-13. I ACCEPT THE FOUND MONUMENTS FROM THESE SURVEYS. SEVERAL OF THE MONUMENTS FROM LAND PARTITION PLAT NO. 2006-13 WERE DESTROYED DUE TO ROAD BUILDING ACTIVITIES. I RESET MISSING MONUMENTS IN THEIR RECORD POSITIONS, AS SHOWN HEREON.

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

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. SAID EASEMENT BEING 30 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, OVER, ACROSS AND UNDER A PORTION OF PARCELS 1 AND 2, AS SHOWN. EASEMENT "A" IS TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCELS 1 AND 2 AND TO THE TOWN OF CANYON CITY. EASEMENT "A" IS FOR THE PURPOSE OF INGRESS, EGRESS, UTILITIES AND EMERGENCY VEHICLE ACCESS FROM SAID PARCELS TO THAT CERTAIN PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT LABELED "EASEMENT A" ON LAND PARTITION PLAT NO. 2006-13.

EASEMENT "B"
A 30 FOOT WIDE PRIVATE ACCESS EASEMENT, BEING 15 FEET ON EACH SIDE OF A PORTION OF THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AS SHOWN HEREON. EASEMENT "B" IS TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCELS 1 AND 2.

David Lundy
DAVID LUNDY

ACKNOWLEDGMENT

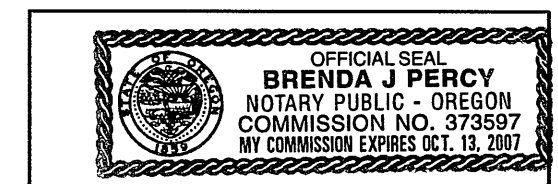
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08-31, 2007,

BY DAVID LUNDY.

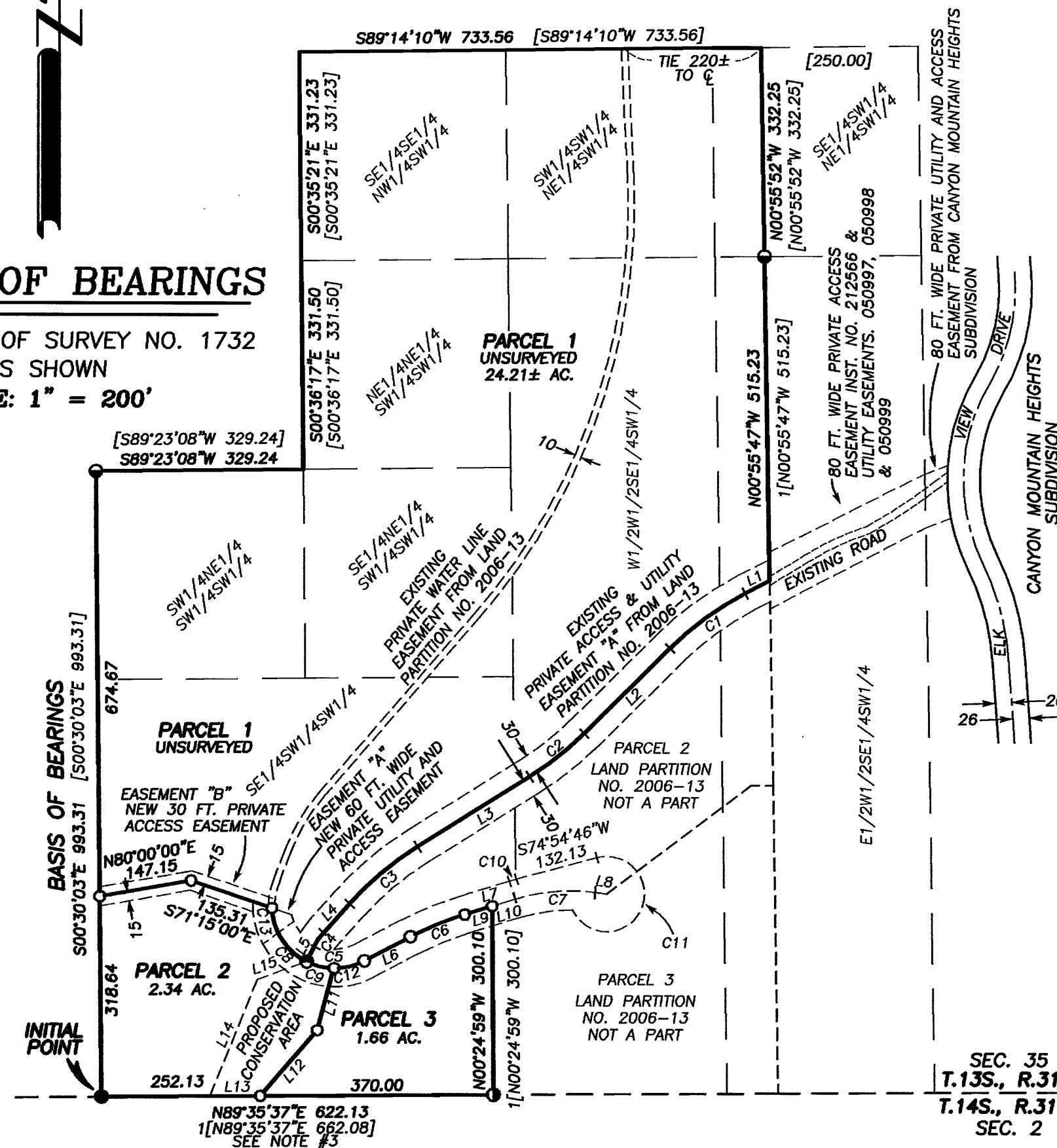
Brenda J. Percy
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-13-2007



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	83.74
L8	S82°37'10"E	18.91
L9	N72°51'42"E	45.56
L10	N72°51'42"E	38.18
L11	S14°54'40"W	102.00
L12	S40°47'10"W	138.35
L13	N89°35'37"E	79.61
L14	S22°00'00"W	200.54
L15	S70°00'00"W	74.58

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	25°37'45"	44.73	S76°22'30"E 44.36
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
C12	100.00	28°38'52"	50.00	N76°29'11"E 49.48
C13	100.00	23°45'14"	41.46	S14°24'10"E 41.16

APPROVALS

APPROVED THIS 22 DAY OF August, 2007

Jim Kinschling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 28 DAY OF Aug., 2007

Donna R. Brown
MAYOR, TOWN OF CANYON CITY

APPROVED THIS 24 DAY OF August, 2007

Marlene E. Hoffman
TOWN OF CANYON CITY PLANNING COMMISSION

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

Donna R. Brown
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 08/31/2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 31 DAY OF August, 2007 AT 1:00 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2007-21 GRANT COUNTY RECORDS.

Brenda J. Percy
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2007-21.

Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

REFERENCES

RECORD MAP OF SURVEY NO.'S 286, 361 & 1732
RECORD LAND PARTITION PLAT NO.'S 99-16, 2005-14 AND 2006-13

DEED RECORD INSTRUMENT NO. 051064
PRELIMINARY TITLE REPORT ORDER NO. 18765

NOTES:

1. THE EXTERIOR BOUNDARY OF THIS LAND PARTITION WAS SURVEYED IN MAY 2005 DURING RECORD SURVEY NO. 1732
2. THE COURSES AND DISTANCES BETWEEN THE FOUND AND SET MONUMENTS ALONG THE CENTERLINE OF EASEMENT "A" FROM LAND PARTITION NO. 2006-13 MATCH THE RECORD.
3. THE RECORD DISTANCE ALONG THE SOUTH LINE OF PARCELS 2 AND 3, SHOWN HEREON, FROM LAND PARTITION PLAT NO. 2006-13 IS IN ERROR. THE DISTANCE OF 662.08 FEET IS BETWEEN THE INITIAL POINT AND THE W1/16 CORNER SHOWN ON LAND PARTITION PLAT NO. 2006-13. THE ACTUAL DISTANCE OF SAID LINE IS 622.13, AS SHOWN ON THIS PLAT.

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED B&B SURVEY MARKER FROM RECORD SURVEY NO. 1732
- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP MARKED B&B 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
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED B&B SURVEY MARKER FROM LAND PARTITION NO. 2006-13
- [] SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED B&B SURVEY MARKER
- [] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 1732
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION NO. 2006-13

RECEIVED AND FILED

SEP 4 2007
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: *Jason L. Hays*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2008