

LAND PARTITION PLAT 2007-28

A PARTITION OF PARCEL 1 OF LAND
PARTITION PLAT NO. 2006-29
SITUATED IN T.12S., R.34E., AS FOLLOWS:
SECTION 31- SE1/4 SE1/4
AND IN T.13S., R.34E., AS FOLLOWS:
SECTION 6- NE1/4 & W1/2 SE1/4

GRANT COUNTY, OREGON.
SURVEY COMPLETED OCTOBER 1, 2007.

HISTORY OF SURVEYS

THE THIRD STANDARD PARALLEL SOUTH, BETWEEN T.12S. AND T.13S., FROM THE CORNER TO TOWNSHIPS 12 AND 13 SOUTH, RANGES 17 AND 18 EAST, TO THE CORNER OF TOWNSHIPS 12 AND 13 SOUTH, RANGES 34 AND 35 EAST, WAS ORIGINALLY SURVEYED BY JOHN B. DAVID UNDER G.L.O. CONTRACT NO. 131, DATED JUNE 8, 1869.

THE EXTERIOR BOUNDARY AND SUBDIVISION OF T.13S., R.34E., W.M., WAS ORIGINALLY SURVEYED BY JOHN B. DAVID UNDER GLO CONTRACT NO. 131, DATED JUNE 8, 1869.

A PORTION OF THE WEST BOUNDARY OF T.12S., R.34E., W.M., WAS ORIGINALLY SURVEYED BY JOHN B. DAVID UNDER GLO CONTRACT NO. 131, DATED JUNE 8, 1869.

SEVERAL MODERN SURVEYS HAVE BEEN PERFORMED IN THIS AREA AND ARE REFERENCED ON THIS PLAT AND IN THE NARRATIVE.

NARRATIVE

THIS SURVEY WAS REQUESTED BY JIM AND JUSTIN JACOBS OF THE ELDORADO LAND COMPANY LLC., TO PARTITION THE TRACT OF LAND AS DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20063309, SAID TRACT BEING DESCRIBED AS PARCEL 1 OF GRANT COUNTY LAND PARTITION PLAT NO. 2006-29.

IN ORDER TO PERFORM THIS SURVEY, THE EXTERIOR CORNERS OF SECTION 6, T.13S., R.34E., W.M., ARE TIED AS SHOWN. RECORD SURVEY MONUMENTS ARE FOUND AT THE NW, NE, SE, SW AND S1/4 CORNERS AS SHOWN. NO EVIDENCE IS RECOVERED AT THE N1/4, E1/4 AND W1/4 CORNERS AND THESE CORNERS ARE THEN POSITIONED BY PROPORTIONATE MEASURE AS SHOWN.

DURING THE COURSE OF PERFORMING THE RESEARCH FOR THIS SURVEY, WE FIND THAT THE NW CORNER OF SECTION 6, T.13S., R.34E., HAD BEEN REMONUMENTED BY JACK WATSON IN 1996 AS SHOWN ON GRANT COUNTY LAND PARTITION PLAT NO. 96-20. MR. WATSON CLAIMED TO FIND THE ORIGINAL GLO STONE, DIMLY MARKED, LYING IN A MOUND OF STONE. IN SPEAKING WITH THE GRANT COUNTY SURVEYOR, ROBERT BAGETT, WE LEARN THAT MR. BAGETT HAD SEARCHED FOR THIS CORNER NUMEROUS TIMES IN THE PAST AND HAD NOT FOUND ANY CONCLUSIVE EVIDENCE OF THE ORIGINAL CORNER. IN ORDER TO ADDRESS THIS CONCERN, WE MEASURE WEST FROM THE SAID NW CORNER OF SECTION 6, 2 MILES, TO A GRANT COUNTY SURVEYOR'S BRASS CAPPED MONUMENT AT THE NW CORNER OF SECTION 2, T.13S., R.33E., W.M. AS SHOWN.

AS PER 5-32 OF THE B.L.M. MANUAL OF INSTRUCTIONS FOR THE SURVEY OF THE PUBLIC LANDS OF THE UNITED STATES, 1973, A SINGLE PROPORTIONATE POSITION IS CALCULATED FROM MONUMENT AT THE NE CORNER OF SAID SECTION 6, T.13S., R.34E., AND THE SAID NW CORNER OF SECTION 2, T.13S., R.33E. THE PROPORTIONATE POSITION FALLS S69°11'35"E, 38.23 FEET FROM MR. WATSON'S MONUMENT. IN ORDER TO SHOW A COMPARISON TO THE ORIGINAL G.L.O. MEASUREMENTS, WE ALSO MEASURE NORTH 2 MILES TO THE NW CORNER OF SECTION 30, T.12S., R.34E., W.M. AND FIND THE ORIGINAL MARKED GLO STONE. THE COMPARATIVE MEASUREMENTS ARE SHOWN HEREIN. IT SHOULD BE NOTED THAT AT THE N1/4 CORNER OF SECTION 2, T.13S., R.33E., WE FIND AN ALUMINUM CAPPED MONUMENT SET BY MR. WATSON IN 1997 BY PROPORTIONATE MEASURE, SAID MONUMENT BEARS S88°52'11"W, 8034.36 FEET FROM THE SAID NW CORNER OF SECTION 6, T.13S., R.34E. FOR OBVIOUS REASONS, THIS MONUMENT IS NOT UTILIZED DURING THE COMPARISON OF MEASUREMENTS.

BASED ON THE ABOVE COMPARISON OF MEASUREMENTS, I THEN ACCEPT MR. WATSON'S MONUMENT AT THE SAID NW CORNER OF SECTION 6, T.13S., R.34E.

SAID SECTION 6 IS THEN SUBDIVIDED IN A NORMAL MANNER AS SHOWN.

THE RIGHT OF WAY OF U.S. HIGHWAY 26 IS LOCATED BASED ON GRANT COUNTY MAPS OF SURVEY NO. 1538 AND 1579. DUE TO THE COMPLEXITY OF THE RIGHT OF WAY AS SURVEYED ON MAP OF SURVEY 1579, ONLY THE EASTERLY RIGHT OF WAY IS LOCATED DURING THIS SURVEY.

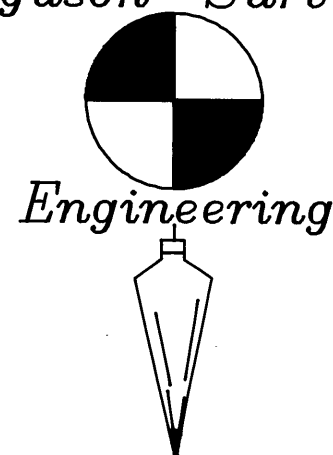
REFERENCES

MAPS OF SURVEY	LAND PARTITION PLATS
521	96-20
514	97-13
1538	97-31
1579	2006-29

DEED RECORDS

BOOK 35, PAGE 555
BOOK 36, PAGE 351
BOOK 63, PAGE 469
INSTRUMENT #20063309

Ferguson Surveying



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865

RENEWAL DATE:
01/01/2008

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

KENNETH H. DELANO JR., PLS

SURVEYORS CERTIFICATE

I, KENNETH H. DELANO JR., PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MONUMENTED THE PARCELS AS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. 92, THE EXTERIOR BOUNDARY OF WHICH IS RECORDED IN DEED INSTRUMENT NO. 20063309, OF THE GRANT COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF GRANT COUNTY LAND PARTITION PLAT NO. 2006-29, AS SHOWN ON SAID PLAT, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON.

CONTAINING 116.14 ACRES AS SURVEYED

I HEREBY DESIGNATE THE GRANT COUNTY SURVEYOR'S BRASS CAPPED MONUMENT AT THE S1/4 CORNER OF SECTION 6, T.13S., R.34E., W.M., AS THE INITIAL POINT FOR THIS PARTITION.

KENNETH H. DELANO JR., PLS
STAFF SURVEYOR

APPROVALS

APPROVED THIS 10TH DAY OF DEC., 2007.

Robert D. Baggett
GRANT COUNTY SURVEYOR

APPROVED THIS 13TH DAY OF Dec., 2007.

George E. McNary
GRANT COUNTY PLANNING DIRECTOR

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

Don V. Sutton
GRANT COUNTY ASSESSOR/TAX COLLECTOR
DATE: 12/12/2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 13 DAY OF Dec., 2007 AT 2:05 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 2007-28
GRANT COUNTY RECORDS.

Brian J. Perry
GRANT COUNTY CLERK

FACE AND INDEX SHEET
SHEET 1 OF 4

INDEX

SHEET 1 - FACE SHEET, INDEX
SHEET 2 - SUBDIVISION OF SECTION 6
SHEET 3 - PARCEL 1
SHEET 4 - PARCEL 2 & 3

OWNER DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THE ELDORADO LAND COMPANY, LLC., OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DOES HEREBY CREATE A 30 FOOT WIDE PRIVATE EASEMENT ACROSS PARCEL 2 AND A 30 FOOT WIDE EASEMENT ACROSS PARCEL 3, AS SHOWN, FOR ACCESS AND UTILITIES TO SAID PARCELS 2 AND 3. THIS PARTITION IS SUBJECT TO EASEMENTS AND CONDITIONS AS FOLLOWS:

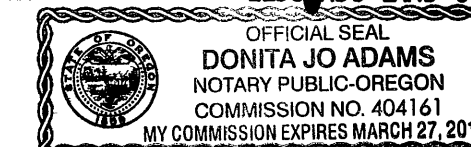
- 1) THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF HIGHWAYS, ROADS OR PUBLIC WAYS.
- 2) ALL EASEMENTS AND RIGHTS OF WAY THAT EXIST THAT MAY OR MAY NOT BE SHOWN IN THE PUBLIC RECORD.
- 3) PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, RECORDED FEBRUARY 2, 1925 IN DEED BOOK 35, PAGE 555 OF THE GRANT COUNTY DEED RECORDS, FOR ROAD RIGHT OF WAY AND INCIDENTALS. NOT SHOWN DUE TO INSUFFICIENT INFORMATION.
- 4) PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED AUGUST 28, 1951 IN DEED BOOK 63, PAGE 469 OF THE GRANT COUNTY DEED RECORDS, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRICAL POWER LINES. NOT SHOWN DUE TO INSUFFICIENT INFORMATION.
- 5) RESERVATIONS AND EXEPTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE EASTERN OREGON LAND COMPANY, RECORDED APRIL 19, 1926 IN DEED BOOK 36, PAGE 351 OF THE GRANT COUNTY DEED RECORDS, PERTAINING TO CERTAIN RIGHTS FOR EXPLORATION AND DEVELOPMENT OF MINERALS AND OILS AS DEFINED THEREIN. (ONLY AFFECTS THAT PORTION OF PARCEL 1 LYING IN THE SE1/4 SE1/4 SECTION 31, T.12S., R.34E.)
- 6) AN AFFIDAVIT OF CONSENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FROM THE LAND AND TITLE COMPANY OF GRANT COUNTY AS TRUSTEE, AND INTERMOUNTAIN COMMUNITY BANK, A DIVISION OF PANHANDLE STATE BANK, PAYETTE BRANCH, AS LENDER, AS RECORDED ON 13 DAY OF Dec., 2007, AS INSTRUMENT NO. 20073326 IN THE GRANT COUNTY DEED RECORDS.

Justin A. Jacobs
JUSTIN JACOBS, MEMBER
ELDORADO LAND COMPANY, LLC.

James S. Jacobs
JAMES S. JACOBS, MEMBER
ELDORADO LAND COMPANY, LLC.

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF GRANT)



THIS INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME ON 12-13, 2007, BY JUSTIN JACOBS AND JAMES S. JACOBS, AS MEMBERS AND REPRESENTATIVES OF THE ELDORADO LAND COMPANY, LLC.

Donita Jo Adams
NOTARY SIGNATURE

Donita Jo Adams
NOTARY PUBLIC - OREGON
(Print Name)

COMMISSION # 404161 MY COMMISSION EXPIRES March 27 2010

RECEIVED AND
FILED

JAN. 17, 2008

OFFICE OF COUNTY SURVEYOR
Attest: James S. Jacobs