

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 OF THIS LAND PARTITION AND THAT I DID NOT SURVEY THE ENTIRE BOUNDARY OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S1/4 CORNER OF SAID SECTION 22, WHICH IS MARKED WITH A 2" GALVANIZED IRON PIPE WITH ATTACHED BRASS CAP, SAID POINT ALSO BEING THE INITIAL POINT OF THIS LAND PARTITION;

THENCE N.89°26'46"E., 2370.85 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 TO A 5/8" IRON PIN;
THENCE N.00°12'11"E., 399.92 FEET TO A 5/8" IRON PIN;
THENCE N.03°00'00"E., 2.47 FEET TO A 1" IRON PIPE;
THENCE S.88°11'25"W., 134.97 FEET TO A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP;
THENCE, PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY NO. 26, S.88°06'00"W., 418.89 FEET TO A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP;
THENCE NORTH, 297.25 FEET TO A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP ON THE SOUTH RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY NO. 26;
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

200.56 FEET ALONG THE ARC OF A 924.93 FOOT RADIUS NON-TANGENT CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.77°29'43"W., 200.17 FEET);
S.71°17'00"W., 603.39 FEET;
S.18°10'49"E., 10.00 FEET;
S.71°16'30"W., 46.04 FEET;
S.18°43'30"E., 30.00 FEET;
S.71°16'30"W., 170.74 FEET;
85.03 FEET ALONG A 70 FOOT OFFSET SPIRAL (THE LONG CHORD OF WHICH BEARS S.72°40'44"W., 85.00 FEET);
N.14°00'00"W., 30.00 FEET;
2.76 FEET ALONG A 40 FOOT OFFSET SPIRAL (THE LONG CHORD OF WHICH BEARS S.83°05'17"W., 2.76 FEET);

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 191.6 FEET, MORE OR LESS;
THENCE WEST, 208 FEET;
THENCE NORTH, 206.8 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF SAID JOHN DAY HIGHWAY NO. 26;
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

86.25 FEET ALONG A 40 FOOT OFFSET SPIRAL (THE LONG CHORD OF WHICH BEARS N.65°52'54"W., 86.18 FEET);
N.64°08'00"W., 329.29 FEET;
N.82°44'32"W., 190.75 FEET TO A POINT ON THE WEST LINE OF THE SE1/4 SAID SECTION 22;

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S.00°23'30"E., 579.07 FEET TO THE POINT OF BEGINNING.

SAID PARTITION CONTAINING 24.9 ACRES, MORE OR LESS.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTOR MARY E. GROVE, A WIDOW. RECORDED SEPTEMBER 13, 1941, BOOK 45, PAGE 22. TO-WIT: "RESERVING HOWEVER TO THE GRANTOR, HER HEIRS AND ASSIGNS, THE RIGHT TO USE THE WELL UPON THE PREMISES FOR IRRIGATION AND DOMESTIC PURPOSES AND FULL RIGHTS OF INGRESS TO AND EGRESS FROM THE SAID WELL." NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED JULY 30, 1947, BOOK 51, PAGE 160. 30 FEET IN WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED AUGUST 14, 1951, BOOK 63, PAGE 407. DESCRIPTION STATES THAT EASEMENT IS 20 FEET IN WIDTH AND ALSO 40 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN EASEMENT IN COMMON FOR INGRESS AND EGRESS. GRANTED TO JOSEPH C. OLIVER AND ARLENE OLIVER, HUSBAND AND WIFE. RECORDED FEBRUARY 7, 1962, BOOK 86, PAGE 293. NO SPECIFIED WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED JULY 15, 1966, BOOK 95, PAGE 111. THIS EASEMENT WAS CANCELED AND IS SUPERSEDED BY THE EASEMENT RECORDED IN BOOK 95, PAGE 355.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED SEPTEMBER 22, 1966, BOOK 95, PAGE 355. 10 FEET IN WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER OR TELEPHONE LINES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY. RECORDED APRIL 6, 1977, BOOK 108, PAGE 61. 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED OCTOBER 5, 1978, BOOK 119, PAGE 809. 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.

APPROVALS

APPROVED THIS 17TH DAY OF MARCH, 2011.

Rich G. Johnson
DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 30TH DAY OF March, 2011.

Hilary Melton
GRANT COUNTY PLANNING DIRECTOR

APPROVED THIS 30TH DAY OF March, 2011.

Bobbie Oute
MAYOR, CITY OF JOHN DAY

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

Paul G. Dutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 03/30/2011

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 1 DAY OF March, 2011 AT 10:45 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2011-04 GRANT COUNTY RECORDS.

Debra J. Sweeney
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Michael C. Springer
BENCHMARK LAND SURVEYING

REFERENCES

RECORD MAP OF SURVEY NO.'S 163, 923, 932 & 1052
DEED RECORD INSTRUMENT NO.'S 952145, 212967, 062533
PRELIMINARY TITLE REPORT ORDER NO. 22500

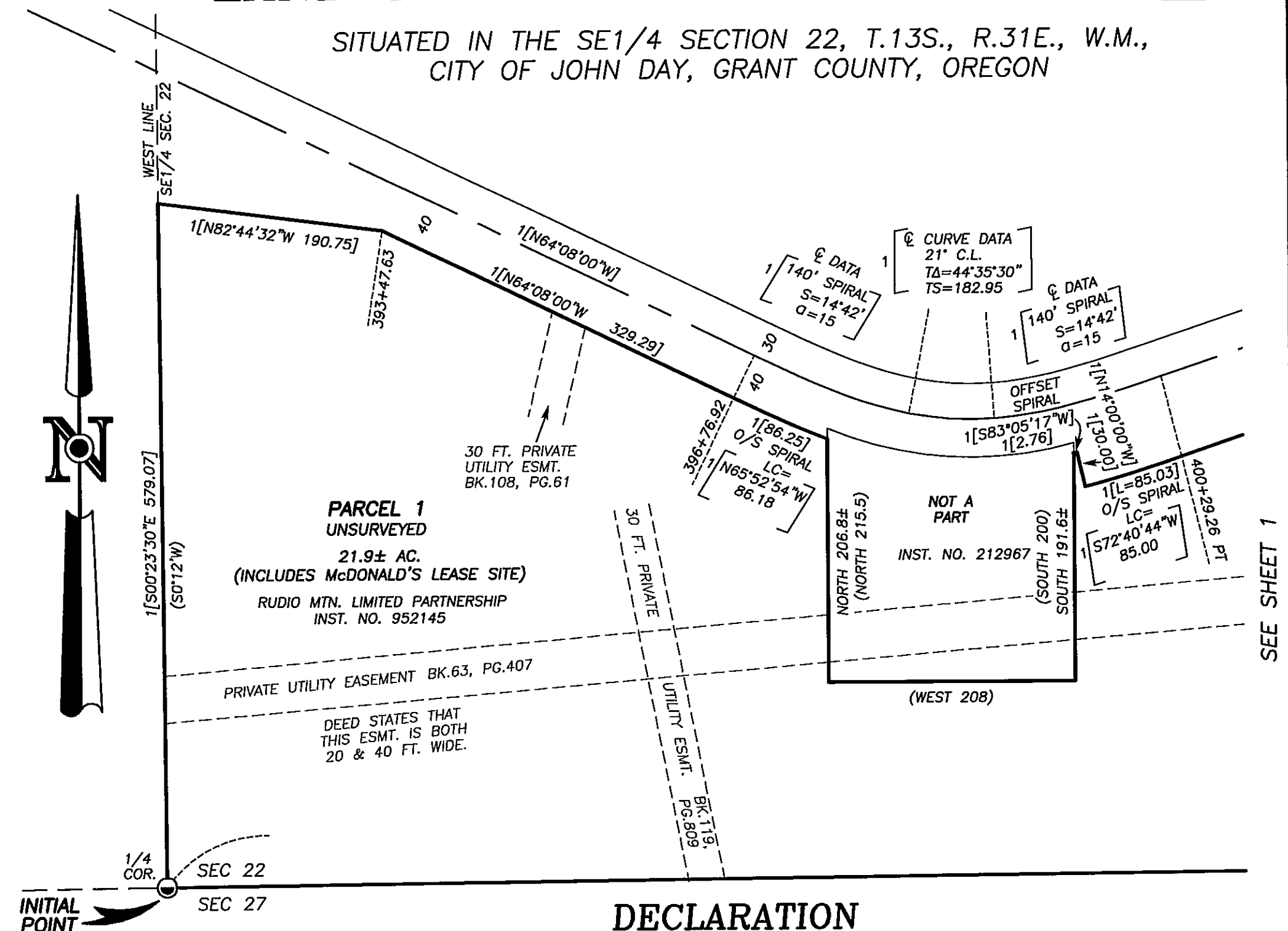
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 01 2011

BY: *Michael C. Springer*

LAND PARTITION PLAT NO. 2011-04

SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RUDIO MOUNTAIN LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, DOES HEREBY DECLARE THAT SAID PARTNERSHIP IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON HEREON.

SAID PARTNERSHIP DOES HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE ACCESS AND UTILITY EASEMENT OF VARIABLE WIDTH. SAID EASEMENT IS OVER AND ACROSS A PORTION OF PARCEL 1 AND IS TO THE BENEFIT OF PARCEL 1 AND PARCEL 2. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS AND UTILITIES FROM SAID PARCELS TO THE JOHN DAY HIGHWAY NO. 26.

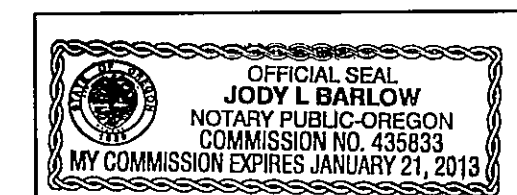
Rod Johnson
ROD JOHNSON, PRESIDENT

ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Douglas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3-25, 2011, BY ROD JOHNSON, PRESIDENT OF RUDIO MOUNTAIN LIMITED PARTNERSHIP.

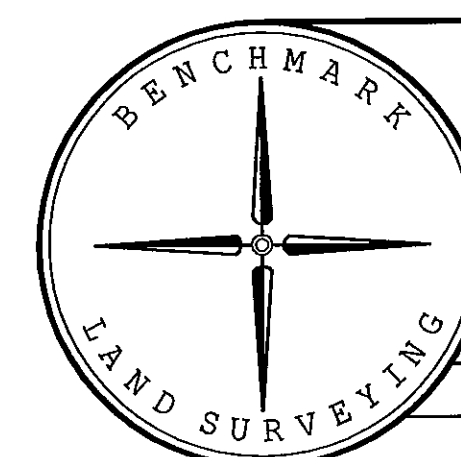
Jody L. Barlow
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 1-21-13



SHEET 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2012



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION PLAT
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,
CITY OF JOHN DAY, GRANT COUNTY, OREGON

SURVEYED FOR	RUDIO MOUNTAIN LIMITED PARTNERSHIP	
SURVEYED BY	MCS & JLH	DATE SURVEYED
Scale: 1"=100'	Drawn by: MCS	3/7/2011