

# PARTITION PLAT NO. 2012-03

## SURVEYOR'S CERTIFICATE:

I, MARK A. LICHTENTHALER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 2 OF THIS LAND PARTITION I DID NOT SURVEY PARCEL 1 OF THIS LAND PARTITION. SAID PARTITION BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, THE NORTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 33 EAST, ALSO A PORTION OF THE VACATED BLOCKS OF PRAIRIE CITY LAND COMPANY 2ND ADDITION TO THE CITY OF PRAIRIE CITY, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A SET 5/8" IRON ROD WITH A 1 1/2" ALUMINUM CAP INSCRIBED "MALHEUR NF" SAID ROD ALSO MARKING THE SOUTHWEST CORNER OF LOT 6 BLOCK "B" OF THE VACATED PORTION OF THE PRAIRIE CITY LAND COMPANY SECOND ADDITION PRAIRIE CITY;

THENCE SOUTH 00°05'22" EAST, A DISTANCE OF 32.43 FEET TO A SET 5/8" IRON ROD WITH A 1 1/2" ALUMINUM CAP INSCRIBED "MALHEUR NF";

THENCE NORTH 71°58'39" EAST, A DISTANCE OF 131.38 FEET TO A SET 5/8" IRON ROD WITH A 1 1/2" ALUMINUM CAP INSCRIBED "MALHEUR NF"

THENCE SOUTH 00°05'22" EAST, A DISTANCE OF 158.32 FEET TO A SET 5/8" IRON ROD WITH A 1 1/2" ALUMINUM CAP INSCRIBED "MALHEUR NF";

THENCE CONTINUE SOUTH 00°05'22" EAST, A DISTANCE OF 22.52 FEET (180.84 FEET IN ALL);

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°05'22" WEST, A DISTANCE OF 99.44' FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 124.98 FEET;

THENCE SOUTH 00°05'22" EAST, A DISTANCE OF 139.44 FEET;

THENCE SOUTH 89°54'39" WEST, A DISTANCE OF 445.65 FEET;

THENCE SOUTH 00°08'39" WEST, A DISTANCE OF 985.80 FEET;

THENCE SOUTH 28°48'39" WEST, A DISTANCE OF 29.60 FEET;

THENCE SOUTH 41°40'39" WEST, A DISTANCE OF 285.10 FEET;

THENCE SOUTH 64°49'24" WEST, A DISTANCE OF 217.51 FEET;

THENCE NORTH 00°00'39" EAST, A DISTANCE OF 235.90 FEET;

THENCE SOUTH 73°35'39" WEST, A DISTANCE OF 994.20 FEET;

THENCE SOUTH 15°51'21" EAST, A DISTANCE OF 535.00 FEET;

THENCE SOUTH 53°57'39" WEST, A DISTANCE OF 501.00 FEET;

THENCE SOUTH 73°21'34" WEST, A DISTANCE OF 310.00 FEET;

THENCE NORTH 14°55'44" EAST, A DISTANCE OF 1143.94 FEET;

THENCE NORTH 66°38'39" EAST, A DISTANCE OF 38.23 FEET;

THENCE NORTH 02°26'37" WEST, A DISTANCE OF 168.62 FEET;

THENCE NORTH 56°15'53" EAST, A DISTANCE OF 716.41 FEET;

THENCE NORTH 13°59'41" WEST, A DISTANCE OF 446.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE JOHN DAY HIGHWAY NO. 26;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

ALONG A 40 FOOT OFFSET RIGHT SPIRAL CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 79°57'09" EAST 125.67 FEET) 125.67 FEET;

NORTH 80°08'00" EAST, A DISTANCE OF 97.50 FEET;

NORTH 09°54'00" WEST, A DISTANCE OF 5.00 FEET;

ALONG A 35 FOOT OFFSET RIGHT SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 78°47'05" EAST, A DISTANCE OF 279.40 FEET) 279.46 FEET;

SOUTH 09°54'00" EAST, A DISTANCE OF 5.00 FEET;

ALONG A 40 FOOT OFFSET RIGHT SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 74°22'52" EAST, A DISTANCE OF 125.76 FEET) 125.79 FEET;

ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2°43'33" AND A RADIUS OF 1472.40 FEET (THE LONG CHORD OF WHICH BEARS NORTH 70°45'00" EAST 70.04 FEET) 70.05 FEET;

ALONG A 40 FOOT OFFSET RIGHT SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 64°04'50" EAST, A DISTANCE OF 404.87 FEET) 405.22 FEET;

NORTH 61°24'00" EAST, A DISTANCE OF 69.30 FEET;

ALONG A 40 FOOT OFFSET RIGHT SPIRAL CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 61°57'46" EAST, A DISTANCE OF 183.00 FEET) 183.00 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 00°05'22" EAST A DISTANCE OF 92.57 TO THE INITIAL POINT.

CONTAINING 46.18 ACRES MORE OR LESS

## DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT D.R. JOHNSON LUMBER CO. AN OREGON CORPORATION AND THE UNITED STATES DEPARTMENT OF AGRICULTURE, FOREST SERVICE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN HEREON. THIS PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Randy Crockett  
BY: RANDY CROCKETT  
CFO, D.R. JOHNSON LUMBER CO.

Teresa RAAF  
BY: TERESA RAAF  
FOREST SUPERVISOR OF THE MALHEUR NATIONAL FOREST,  
UNITED STATES DEPARTMENT OF AGRICULTURE.

## ACKNOWLEDGEMENT:

STATE OF OREGON

COUNTY OF Douglas

} SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF March, 2012, BY RANDY CROCKETT, CFO, D.R. JOHNSON LUMBER CO..

Carelyn S. Raud  
NOTARY SIGNATURE

Carelyn S. Raud  
NOTARY PUBLIC OF OREGON

COMMISSION NO. 441789

MY COMMISSION EXPIRES: September 02, 2013

STATE OF OREGON

COUNTY OF Baker

} SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF March, 2012, BY TERESA RAAF, FOREST SUPERVISOR OF THE MALHEUR NATIONAL FOREST, UNITED STATES DEPARTMENT OF AGRICULTURE.

Laura Livingston  
NOTARY SIGNATURE

Laura Livingston  
NOTARY PUBLIC OF OREGON

COMMISSION NO. 453045

MY COMMISSION EXPIRES: 10-13-2014

## NOTES AND EASEMENTS: (CON'T)

17. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A SEWER LINE AND WATER LINE. GRANTED TO, WAYNE W. EMMEL AND ROMAYNE R. EMMEL RECORDED JULY 12, 1984, IN BOOK 130, PAGE 367.

18. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR PROPERTY USAGE, BETWEEN PRAIRIE WOOD PRODUCTS, INC., AN OREGON CORPORATION AND WAYNE W. EMMEL AND ROMAYNE R. EMMEL. RECORDED JULY 12, 1984, IN BOOK 130, PAGE 369.

THIS PARTITION WAS APPROVED MAY 3, 2011 BY THE CITY OF PRAIRIE CITY.

SUBDIVISION GUARANTEE PROVIDED BY LAND TITLE COMPANY OF GRANT CO, INC. ORDER NO. 22910 DATED DECEMBER 27, 2011.

## APPROVALS:

APPROVED THIS 14 DAY OF March, 2012

Mark A. Lichtenthaler  
GRANT COUNTY SURVEYOR

APPROVED THIS 14 DAY OF March, 2012

Alan F. Cooley  
MAYOR, CITY OF PRAIRIE CITY

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

Steve J. Sutton  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR

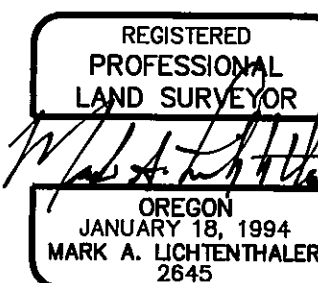
DATE 03/14/2012

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 14 DAY OF March, 2012 AT 10:47 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2012-03 IN GRANT COUNTY RECORDS.

Shelby McCluskey  
GRANT COUNTY CLERK, Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL LAND PARTITION PLAT.

Mark A. Lichtenthaler  
MARK A. LICHTENTHALER



EXPIRES 12-31-2012

## NOTES AND EASEMENTS:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS ROADS OR HIGHWAYS.

2. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY. LOCATION OF SAID EASEMENTS IS INDETERMINATE.

3. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO THE DIXIE CREEK DITCH CROSSING SAID PROPERTY ON THE NORTH. LOCATION OF SAID EASEMENTS IS INDETERMINATE.

4. RIGHTS AND RESERVATIONS IN DEDICATION OF THE PLAT OF PRAIRIE CITY LAND COMPANY'S FIRST ADDITION TO THE CITY OF PRAIRIE CITY, FILED APRIL 26, 1900 IN BOOK "Q", PAGE 580, DEED RECORDS OF GRANT COUNTY, OREGON.

5. RIGHTS AND RESERVATIONS IN DEDICATION OF THE PLAT OF PRAIRIE CITY LAND COMPANY'S SECOND ADDITION TO THE CITY OF PRAIRIE CITY, RECORDED DECEMBER 5, 1901 IN BOOK "T", PAGE 82-83, DEED RECORDS OF GRANT COUNTY, OREGON.

6. RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ALL DITCHES, FLUMES AND WATER RIGHTS THEREON OR THEREWITH USUALLY HAD AND ENJOYED GRANTED TO ELMER E. CLEAVER RECORDED MARCH 5, 1902 IN BOOK "T", PAGE 374 AND BOOK "V" PAGE 628, RECORDED APRIL 5, 1905. LOCATION OF SAID RESERVATION IS INDETERMINATE.

7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES. GRANTED TO PRAIRIE POWER COMPANY, AN OREGON CORPORATION (NOW C P NATIONAL CORPORATION, RECORDED NOVEMBER 2, 1915, IN BOOK 31, PAGE 260. SAID EASEMENT WAS ASSIGNED TO CALIFORNIA PACIFIC UTILITIES COMPANY BY INSTRUMENT BOOK 47, PAGE 630 RECORDED JULY 24, 1945. LOCATION OF SAID EASEMENT IS INDETERMINATE.

8. PRIVATE RIGHT-OF-WAY AND TREE TRIMMING PERMIT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO WEST COAST POWER COMPANY, A CORPORATION, DATED JULY 31, 1935, RECORDED NOVEMBER 12, 1935 IN BOOK 40 OF DEEDS, PAGE 618, FOR UTILITY AND INCIDENTAL PURPOSES. LOCATION OF SAID EASEMENT IS INDETERMINATE.

9. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY RECORDED JUNE 22, 1956 IN BOOK 74, PAGE 606. SAID EASEMENT WAS CORRECTED DECEMBER 10, 1956 IN BOOK 76, PAGE 88. LOCATION OF SAID EASEMENT INDETERMINATE.

10. 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 FEBRUARY 18, 1957, IN BOOK 76, PAGE 381. LOCATION OF SAID EASEMENT IS INDETERMINATE.

11. 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 MARCH 8, 1957, IN BOOK 76, PAGE 468. LOCATION OF SAID EASEMENT IS INDETERMINATE.

12. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A WATERLINE. GRANTED TO THE CITY OF PRAIRIE CITY, A MUNICIPAL CORPORATION. RECORDED JANUARY 22, 1968, IN BOOK 98, PAGE 212. LOCATION OF SAID EASEMENT IS INDETERMINATE.

13. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A WATERLINE. GRANTED TO THE CITY OF PRAIRIE CITY, A MUNICIPAL CORPORATION. RECORDED JULY 1, 1972, IN BOOK 108, PAGE 500. LOCATION OF SAID EASEMENT IS INDETERMINATE.

14. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROAD EASEMENT. GRANTED TO WALTER ROSS, RECORDED AUGUST 16, 1947, IN BOOK 51, PAGE 287. LOCATION OF SAID EASEMENT IS INDETERMINATE.

15. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT-OF-WAY EASEMENT FOR UTILITIES. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED DECEMBER 6, 1978, IN BOOK 120, PAGE 99 AND PAGE 100. LOCATION OF SAID EASEMENTS IS INDETERMINATE.

16. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A PRESSURIZED LINE. GRANTED TO THE CITY OF PRAIRIE CITY, A MUNICIPAL CORPORATION. RECORDED MARCH 20, 1981, IN BOOK 124, PAGE 417. LOCATION OF SAID EASEMENT IS INDETERMINATE.

UNITED STATES DEPARTMENT OF AGRICULTURE

# FOREST SERVICE

REGION 6 MALHEUR NATIONAL FOREST P.O. BOX 909 JOHN DAY, OREGON 97845

## LAND PARTITION PLAT

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, NORTHWEST ONE-QUARTER OF SECTION 11, AND THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 33 EAST, ALSO A PORTION OF THE VACATED BLOCK 22 OF PRAIRIE CITY LAND COMPANY 2ND ADDITION TO THE CITY OF PRAIRIE CITY  
WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON

SURVEY COMPLETED DECEMBER 2011

SHEET 2 OF 2

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

MAR 14 2012

Mark A. Lichtenthaler