

## SURVEYOR'S CERTIFICATE

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

T.10S., R.27E., W.M.:

SECTION 19: LOTS 2, 3 AND 4, SE1/4NW1/4, E1/2SW1/4, W1/2E1/2, SE1/4NE1/4, NE1/4SE1/4;  
SECTION 20: E1/2, E1/2NW1/4;  
SECTION 21: S1/2S1/2NE1/4, S1/2SE1/4NW1/4, SW1/4, SE1/4;  
SECTION 22: S1/2S1/2NW1/4, SW1/4, SW1/4SE1/4;  
SECTION 27: NW1/4NW1/4, E1/2W1/2, NE1/4, SE1/4;  
SECTION 28: W1/2, SE1/4, SW1/4NE1/4, NE1/4NE1/4;  
SECTION 29: N1/2, SE1/4, E1/2SW1/4, NW1/4SW1/4;  
SECTION 30: LOTS 1 AND 3, E1/2W1/2, S1/2NE1/4, NE1/4NW1/4, E1/2;  
SECTION 31: LOTS 2 AND 4, E1/2SW1/4, SE1/4NW1/4, NW1/4SW1/4, E1/2;  
SECTION 32: NE1/4, E1/2NW1/4, SW1/4NW1/4, NW1/4SW1/4, E1/2SE1/4, SW1/4SE1/4;  
SECTION 33: N1/2, SW1/4, NW1/4SE1/4;  
SECTION 34: W1/2W1/2, SE1/4NW1/4, NE1/4SW1/4, E1/2NE1/4, SE1/4;

T.11S., R.26E., W.M.:

SECTION 1: LOTS 1, 2 AND 3, S1/2SW1/4, NW1/4SW1/4, S1/2SE1/4, NE1/4SE1/4, SE1/4NE1/4;  
SECTION 2: E1/2SE1/4;  
SECTION 11: NE1/4NE1/4;  
SECTION 12: E1/2NE1/4, NW1/4NW1/4;

T.11S., R.27E., W.M.:

SECTION 4: LOT 3, S1/2NW1/4, NE1/4SW1/4, SW1/4SW1/4;  
SECTION 5: LOTS 1, 2, 3, AND 4, SE1/4NE1/4, S1/2NW1/4, N1/2SW1/4, S1/2SE1/4, NW1/4SE1/4;  
SECTION 6: LOTS 1, 2, 3, 4, 5 AND 6, SW1/4NE1/4, E1/2SW1/4, SE1/4;  
SECTION 7: LOTS 1 AND 2, N1/2NE1/4, E1/2NW1/4, NE1/4SW1/4, N1/2SE1/4, SE1/4SE1/4;  
SECTION 8: N1/2, N1/2SW1/4, SW1/4SW1/4, N1/2SE1/4;  
SECTION 17: W1/2NW1/4;  
SECTION 18: NE1/4NE1/4;

I DO HEREBY DESIGNATE THE SW CORNER OF SECTION 34, T.10S., R.27E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS PARTITION CONTAINS ~~4.832~~ ACRES, MORE OR LESS.  
85.0

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RUDIO MOUNTAIN LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AKA RUDIO MOUNTAIN 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 EASEMENT OVER AND ACROSS PARCEL 1 TO THE BENEFIT OF PARCEL 2, SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM SAID PARCELS TO HOLMES CREEK ROAD, SAID NEW EASEMENT BEING 40 FEET IN WIDTH AND CENTERED ON AN EXISTING ROAD, AS SHOWN HEREON. SAID NEW EASEMENT IS COINCIDENT WITH THE EXISTING PRIVATE ACCESS EASEMENT DESCRIBED IN DEED RECORD INSTRUMENT NO. 20101962 ALSO SHOWN HEREON.

ROD JOHNSON, PRESIDENT

## ACKNOWLEDGMENT

STATE OF Oregon SS

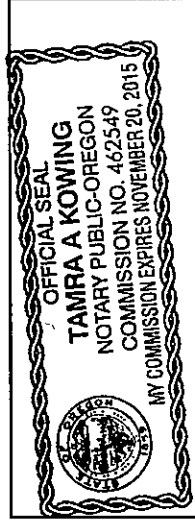
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 28, 2012,

BY ROD JOHNSON, PRESIDENT, RUDIO MOUNTAIN LIMITED PARTNERSHIP.

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11/20/15



## APPROVALS

APPROVED THIS 28<sup>th</sup> DAY OF JUNE, 2012.  
Debbie McMiller  
GRANT COUNTY SURVEYOR

APPROVED THIS 28<sup>th</sup> DAY OF JUNE, 2012.  
Helen McMiller  
GRANT COUNTY PLANNING DIRECTOR

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

Debbie McMiller  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 06/29/2012

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 28 DAY OF JUNE, 2012 AT 8:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2012-07 GRANT COUNTY RECORDS.

Debbie McMiller  
GRANT COUNTY CLERK, Deputy

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

Debbie McMiller  
BENCHMARK LAND SURVEYING

# LAND PARTITION PLAT NO. 2012-07

SITUATED IN SECTIONS 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, & 34 T.10S., R.27E., W.M.; SECTIONS 1, 2, 11 & 12, T.11S., R.26E., W.M.  
AND IN SECTIONS 4, 5, 6, 7, 8, 17 & 18, T.11S., R.27E., W.M.;  
GRANT COUNTY, OREGON

## EASEMENTS

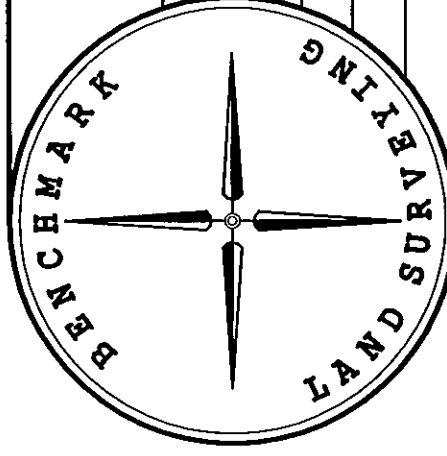
### SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- RESERVATIONS CONTAINED IN PATENT TO WILLIAM H. SWICK, RECORDED FEBRUARY 6, 1926, BOOK 36, PAGE 293, FOR A RIGHT OF WAY FOR DITCHES AND CANALS. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- RESERVATIONS CONTAINED IN PATENT TO LYMAN D. SWICK, RECORDED MARCH 2, 1926, BOOK 36, PAGE 320, FOR A RIGHT OF WAY FOR DITCHES AND CANALS. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- RESERVATIONS CONTAINED IN PATENT TO HEIRS OF L. DEWEY SWICK, RECORDED JUNE 10, 1946, BOOK 48, PAGE 489, FOR A RIGHT OF WAY FOR DITCHES AND CANALS. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED BY COTTONWOOD INVESTMENT COMPANY, FOR RIGHTS OF WAY FOR LOGGING TRUCK ROADS, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, RECORDED FEBRUARY 26, 1952, BOOK 65, PAGE 95. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR USE, MAINTENANCE AND REPAIR OF ROAD(S), TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO UNITED STATES OF AMERICA, RECORDED MARCH 1, 1957, BOOK 76, PAGE 438. NO SPECIFIED WIDTH. NOT PLOTTED, COULD NOT IDENTIFY EASEMENTS ON EXHIBIT ATTACHED TO DEED.
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ROAD RIGHT OF WAY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO UNITED STATES OF AMERICA, RECORDED JULY 24, 1962, BOOK 87, PAGE 203. 66 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION, MAINTENANCE AND USE OF ROADS, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO HUSPETH PINE, INC. RECORDED DECEMBER 11, 1963, BOOK 89, PAGE 637. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ROAD RIGHT OF WAY PURPOSES OVER EXISTING ROADS, GRANTED TO SOPHIE LEAS, RECORDED FEBRUARY 27, 1968, BOOK 98, PAGE 317. 40 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENT AND RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN THAT CERTAIN JUDGMENT OF CONDEMNATION, IN THE MATTER OF UNITED STATES OF AMERICA VS. SENECA LUMBER COMPANY, ET AL, FILED FEBRUARY 28, 1966, IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF OREGON, CASE NO. 66-271 AND RECORDED MAY 18, 1968, IN BOOK 99, PAGE 160, GRANT COUNTY DEED RECORDS. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PUBLIC EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CONSTRUCTION AND MAINTENANCE OF A ROADWAY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO UNITED STATES OF AMERICA, RECORDED OCTOBER 28, 1975, BOOK 113, PAGE 751. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, REGARDING RIGHT OF WAY ROAD USE, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, BETWEEN DONOVER CO., ET AL AND UNITED STATES OF AMERICA, RECORDED OCTOBER 28, 1975, BOOK 113, PAGE 751. NO SPECIFIED WIDTH. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- ASSIGNMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 18, 1994, INST. NO. 940752.
- AMENDMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 3, 2003, INSTR. NO. 032659.
- PUBLIC ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ROAD RIGHT OF WAY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO UNITED STATES OF AMERICA, RECORDED MAY 27, 1976, BOOK 114, PAGE 829. EASEMENT BEING 60 FT. IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CONSTRUCTION, MAINTENANCE, AND USE OF ROADS, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO UNITED STATES OF AMERICA, RECORDED AUGUST 9, 1993, INSTR. NO. 931810. SAID EASEMENT WAS ASSIGNED BY INSTRUMENT, RECORDED APRIL 18, 1994, INSTR. NO. 940752.
- SAID EASEMENT WAS ASSIGNED BY INSTRUMENT RECORDED OCTOBER 7, 2010, INSTR. NO. 20101964.
- RECIPROCAL PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF BETWEEN MONUMENT GRADING ASSOCIATION, AN OREGON COOPERATIVE CORPORATION, AKA MONUMENT GRADING ASSOCIATION, AN OREGON ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AND RUDIO MOUNTAIN LIMITED PARTNERSHIP, AKA RUDIO MOUNTAIN LIMITED PARTNERSHIP, FOR THE MOVEMENT OF CATTLE, AGRICULTURE ACTIVITIES AND REMOVAL OF TIMBER, RECORDED OCTOBER 5, 2005, INSTR. NO. 20052687. THE APPROXIMATE WIDTH OF SAID EASEMENTS BEING 20 FEET. APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE ACCESS EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF BETWEEN RUDIO MTN. LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP AND WILDWOOD INVESTMENTS, INC., AN OREGON CORPORATION, RECORDED OCTOBER 7, 2010, INSTR. NO. 20101962. BEING 40 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JUN 29 2012

BY: Debbie McMiller



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 SECTIONS 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, & 34 T.10S., R.27E., W.M.; SECTIONS 1, 2, 11 & 12, T.11S., R.26E., W.M. AND IN SECTIONS 4, 5, 6, 7, 8, 17 & 18, T.11S., R.27E., W.M.; GRANT COUNTY, OREGON

|                 |                                    |
|-----------------|------------------------------------|
| SURVEYED FOR    | RUDIO MOUNTAIN LIMITED PARTNERSHIP |
| DRAWN BY        | MCS                                |
| Scale: 1"=2000' | SHEET 2 OF 2                       |
| 6/29/2012       |                                    |