

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARY OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN THE NE1/4 OF SECTION 28, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2001-06, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK

I DO HEREBY DESIGNATE THE 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP SITUATED AT THE NORTHWEST CORNER OF PARCEL 1 OF THIS LAND PARTITION AS THE INITIAL POINT OF THIS PLAT

THIS PARCEL CONTAINS 10.68 ACRES.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER OR TELEPHONE LINES AND/OR GAS OR WATER MAINS. GRANTED TO CP NATIONAL CORPORATION, A CORPORATION. RECORDED DECEMBER 29, 1980 IN DEED BOOK 124, PAGE 11 RECORDS OF GRANT COUNTY, OREGON. FOR A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- A PRIVATE EASEMENT IN COMMON WITH OTHERS ENTITLED TO USE THEREOF, OVER AND ALONG ROAD EASEMENT "C" FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47 (NOW 74) AS SAID EASEMENTS ARE DESCRIBED IN BOOK 110, PAGE 900, DEED RECORDS OF GRANT COUNTY, OREGON.
- A RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM RLC INVESTMENTS, INC., A CORP. DATED JUNE 28, 1974, RECORDED JULY 16, 1974 IN BOOK 111, PAGE 840 DEEDS OF GRANT COUNTY, TO WIT "RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT IN COMMON OVER AND ALONG THAT PORTION OF ROAD EASEMENT "C" TRAVERSING TO THE ABOVE DESCRIBED TRACT FOR THE PURPOSED OF INGRESS AND EGRESS TO COUNTY ROAD 47" (NOW 74). SAID EASEMENT BEING 40 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF JOHN NYDAM ACTING ON BEHALF OF THE JOHN W. NYDAM AND JANIS M. NYDAM REVOCABLE LIVING TRUSTS. THE PURPOSE OF THIS SURVEY WAS TO REPLAT PARCELS 1 AND 2 FROM LAND PARTITION PLAT NO. 2001-06 INTO 1 PARCEL. THE SUBJECT PROPERTY IS DESCRIBED IN DEED INSTRUMENT NO.'S 20152198 AND 20152252.

I BEGAN THIS SURVEY BY LOCATING APPURTENANT CONTROLLING SURVEY MONUMENTS FROM LAND PARTITION PLAT NO. 2001-06 AND RECORD SURVEY NO.'S 324, 400 AND 1146 ON THE EXTERIOR BOUNDARY OF THIS PARTITION. I ACCEPT THESE FOUND MONUMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED.

I FOUND THE 5/8" IRON PIN AT THE SOUTHWEST CORNER OUT OF POSITION AS SHOWN ON PARTITION PLAT 2001-06. I SUSPECT THAT THIS PIN WAS REMOVED AND RESET WHEN A CORNER FENCE POST WAS CONCRETED INTO THE GROUND. THE PIN IS NOT ACCEPTED AS BEING AT THE CORNER OF THE PROPERTY. ALL DIMENSIONS SHOWN HEREON ARE TO THE CALCULATED CORNER POINT WHICH FALLS IN THE CONCRETE AT THE BASE OF THE FENCE POST.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JOHN W. NYDAM AND JANIS M. NYDAM, CO-TRUSTEES OF THE JOHN W. NYDAM REVOCABLE LIVING TRUST CREATED ON THE 3RD DAY OF JUNE, 2008, AS TO AN UNDIVIDED ONE-HALF INTEREST AND JANIS M. NYDAM AND JOHN W. NYDAM, CO-TRUSTEES OF THE JANIS M. NYDAM REVOCABLE LIVING TRUST, CREATED THE 16TH DAY OF JULY, 2008 AS TO AN UNDIVIDED ONE-HALF INTEREST DO HEREBY DECLARE THAT SAID TRUSTS ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT SAID TRUSTS HAVE CAUSED THE SAME TO BE REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON HEREON.

John W. Nydam
JOHN W. NYDAM, CO-TRUSTEE OF THE
JOHN W. NYDAM REVOCABLE LIVING TRUST

Janis M. Nydam
JANIS M. NYDAM, CO-TRUSTEE OF THE
JOHN W. NYDAM REVOCABLE LIVING TRUST

John W. Nydam
JOHN W. NYDAM, CO-TRUSTEE OF THE
JANIS M. NYDAM REVOCABLE LIVING TRUST

Janis M. Nydam
JANIS M. NYDAM, CO-TRUSTEE OF THE
JANIS M. NYDAM REVOCABLE LIVING TRUST

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-13-2016, 2016, BY JOHN W. NYDAM AND JANIS M. NYDAM FOR THE JOHN W. NYDAM REVOCABLE LIVING TRUST.

Janice R. Provencher
NOTARY PUBLIC FOR OREGON

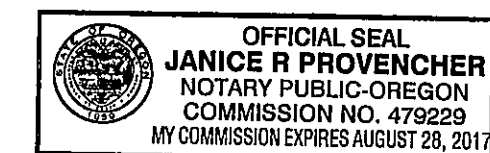
MY COMMISSION EXPIRES 8-28-2017

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-13-2016, 2016, BY JOHN W. NYDAM AND JANIS M. NYDAM FOR THE JANIS M. NYDAM REVOCABLE LIVING TRUST.

Janice R. Provencher
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-28-2017



APPROVALS

APPROVED THIS 11th DAY OF APRIL, 2016.

Neil G. Miller
UNION COUNTY SURVEYOR

APPROVED THIS 13th DAY OF April, 2016.

Hilary Mahery by Mennan
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Jonny Cates Deputy Assessor
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 4-13-16

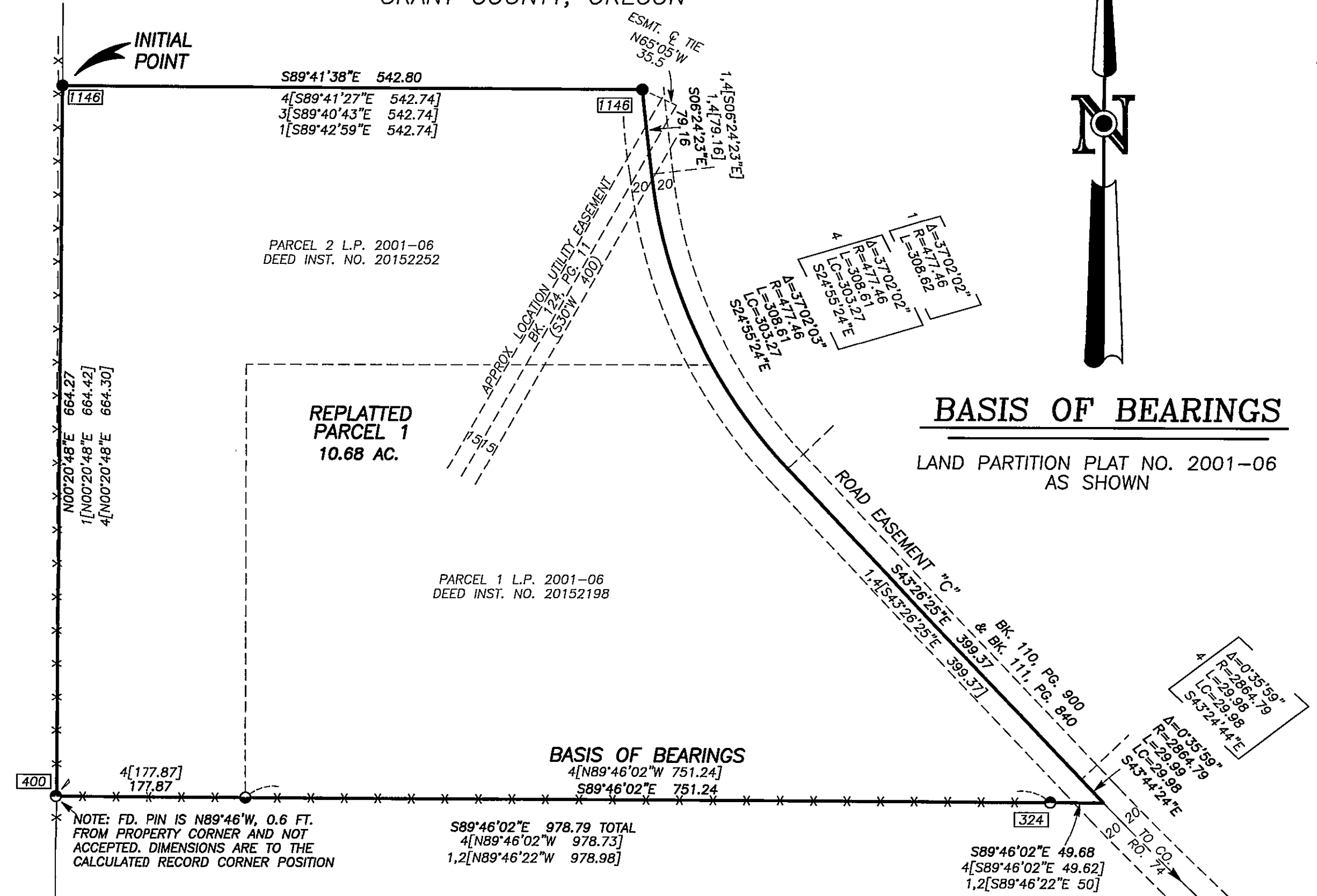
I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 13th DAY OF April, 2016 AT
4:23 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2016-03 GRANT COUNTY RECORDS.

Blaise Perry
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

LAND PARTITION PLAT NO. 2016-03

A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION NO. 2001-06
SITUATED IN THE NE1/4 SECTION 28, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON



BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 324, 400 & 1146

LAND PARTITION PLAT NO. 2001-06

DEED RECORD INSTRUMENT NO.'S 20152198 & 20152252

PRELIMINARY TITLE REPORT ORDER NO. 25014

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING, INC FROM LAND PARTITION PLAT NO. 2001-06
- FOUND 5/8" IRON PIN - NO CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- () DEED RECORD BEARING AND DISTANCE
- 1[] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 324
- 2[] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 400
- 3[] RECORD BEARING AND DISTANCE FROM RECORD SURVEY NO. 1146
- 4[] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. 2001-06
- [] FOUND MONUMENT FROM RECORDED SURVEY NO.
- X-X FENCE LINE

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

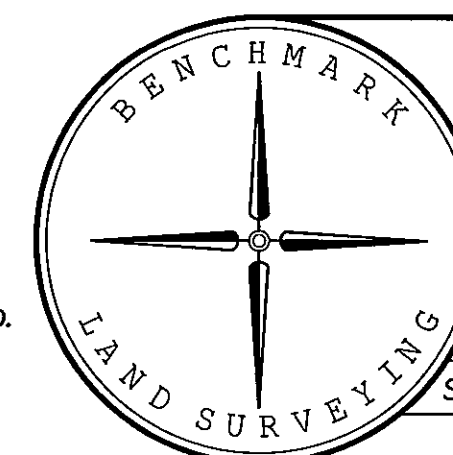
APR 14 2016

BY: *Michael C. Springer*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2016



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
A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION NO. 2001-06
SITUATED IN THE NE1/4 SECTION 28, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR THE JOHN W. NYDAM REVOCABLE LIVING TRUST
AND
SURVEYED BY: MCS THE JANIS M. NYDAM REVOCABLE LIVING TRUST

Scale: 1"=100

Drawn by: MCS

3/30/2016