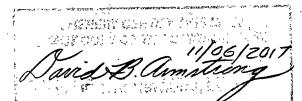
LAND PARTITION PLAT NO. 2017 -08 PARTITION PLAT OF PORTIONS OF PARCELS 2 AND 3 OF PARTITION PLAT NO. 2005-07 LOCATED IN THE NW1/4 AND IN THE S1/2 OF SECTION 23, IN THE W1/2 OF SECTION 25 AND IN SECTION 26, TOWNSHIP 07 SOUTH, RANGE 31 EAST, W.M., GRANT COUNTY, OREGON GRANT COUNTY ADMINISTRATIVE REVIEW - PAR-17-04

SURVEY FOR

REVOCABLE TRUST FOR DAVID AND ALICE ARMSTRONG DATED DATED MAY 23, 2006 DAVID B. ARMSTRONG, TRUSTEE ALICE M. ARMSTRONG, TRUSTEE 2781 NE SUNSET VIEW LANE PRINEVILLE, OR 97754 (541) 728-8266

DAVID B. ARMSTRONG, LS 1026 267 NE SECOND ST. STE. 100 PRINEVILLE, OR 97754 (541) 728-8266



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INVAID IT VENOVEDING

SURVEY NARRATIVE

SUBJECT PROPERTY WAS CREATED AS A BOUNDARY LINE ADJUSTMENT PARCEL CONSISTING OF THE WESTERLY AND SOUTHERLY PORTIONS OF PARCELS 2 AND 3 OF PARTITION PLAT NO. 2005-07 OF GRANT COUNTY, LOCATED IN PORTIONS OF SECTIONS 23, 25 AND 26 OF TOWNSHIP 07 SOUTH, RANGE 31 EAST, W.M., GRANT COUNTY, OREGON. PARCELS 2 AND 3 OF THAT PARTITION PLAT WERE RECONFIGURED BY BOUNDARY LINE ADJUSTMENT TO PLACE THE DIVISION LINE BETWEEN THE TWO SAID PROPERTIES ALONG THE CENTERLINE OF THE BULLY CREEK ROAD, FR 3969. AND THE BRUSH CREEK ROAD, FR 3974, THROUGH SAID SECTIONS 23, 25 AND 26. SUBJECT PROPERTY WAS FIRST DEEDED OUT FROM THE SWAGGERT COMPANY, LLC TO DAVID ARMSTRONG BY WARRANTY DEED, DOCUMENT 200524840 RECORDED SEPTEMBER 26, 2005, RECORDS OF GRANT COUNTY, OREGON. SUBJECT PROPERTY WAS SUBSEQUENTLY DEEDED TO DAVID B. ARMSTRONG AND ALICE PROPERTY WAS SUBSEQUENTLY DEEDED. COUNTY, OREGON. SUBJECT PROPERTY WAS SUBSEQUENTLY DEEDED TO THE DAVID AND ALICE ARMSTRONG TRUST DATED MAY 23, 2006 BY WARRANTY DEED, DOCUMENT 20171349
RECORDED JULY 14, 2017, RECORDS OF GRANT COUNTY, OREGON. THIS SURVEY AND PLAT WAS PREPARED TO PARTITION SAID PROPERTY INTO THREE PARCELS AS APPROVED BY GRANT COUNTY PLANNING ADMINISTRATIVE REVIEW-PAR-17-04 DATED AUGUST 1, 2017. PARTITION PLAT NO. 2005-07 WAS AN UN-SURVEYED PARTITION AND WAS PREPARED FROM RECORD INFORMATION ONLY. THIS SURVEY WAS PREPARED TO DETERMINE THE EXTERIOR BOUNDARIES OF SUBJECT PROPERTY AND TO SURVEY AND MARK THE PARTITION LINES WITHIN THE EXTERIOR

THE ORIGINAL SURVEY OF THE SUBDIVISION OF TOWNSHIP 07 SOUTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN WAS PERFORMED BY FRANK W. CAMPBELL, DEPRUTY SURVEYOR, UNDER JOINT GENERAL LAND OFFICE CONTRACT NO. 380 DATED MARCH 19, 1881, AND PERFORMED THAT YEAR. SEVERAL ORIGINAL GLO CORNERS INCLUDING: THE NORTHWEST, NORTH 1/4, WEST 1/4 AND SOUTHWEST CORNERS OF SECTION 23; THE SOUTHWEST, SOUTH 1/4, SOUTHEAST AND WEST 1/4 CORNERS OF SECTION 26; AND THE SOUTH 1/4 CORNER OF SECTION 25 WERE RECOVERED AND RE-MONUMENTED BY LELAND L. MYERS, LS 699, RECORDED NOVEMBER 19, 1974. ADDITIONAL GLO CORNERS INCLUDING: THE NORTH 1/4 AND WEST 1/4 CORNERS OF SECTION 26 WERE RECOVERED AND RE-MONUMENTED BY JOHN P. LEE, BUREAU OF LAND MANAGEMENT CADASTRAL SURVEYOR, UNDER OREGON GROUP NO. 1000, INSTRUCTIONS DATED MARCH 25, 1980. AN ADDITIONAL GLO CORNER, THE SOUTH 1/4 CORNER OF SECTION 26, WAS RECOVERED AND RE-MONUMENTED AND ADDITIONAL ACCESSORIES TAKEN AND CORNER FORMS PREPARED ON THE SOUTHWEST CORNER OF SECTION 23, THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 26 BY DAVID L. HADDOCK, LS 852, RECORDED FEBRUARY 14, 1994. THE SOUTH LINE OF SECTION 26 WAS SURVEYED BY DAVID L. HADDOCK, LS 852, RECORDED AS C.S. 1304, ON FEBRUARY 14, 1994.

IN 1981, LARRY D. BISHOP, LS 896, PERFORMED A NUMBER OF BOUNDARY SURVEYS FOR THE UNITED STATES FOREST SERVICE AS FOLLOWS: SECTION 22 RECORDED AS C.S. 656; SECTION 23 RECORDED AS C.S. 657; AND SECTION 27 RECORDED AS C.S. 658, ALL RECORDED FEBRUARY 10, 1981, RECORDS OF GRANT COUNTY, OREGON. THESE SURVEYS SUBDIVIDED THE SECTIONS AND MARKED THE LINES OF THE U.S. FOREST SERVICE PROPERTY AT THE TIME. IN 1981, UNDER C.S. 664 RECORDED MARCH 4, 1981, KURT C. WEAVER, LS 1679, SUBDIVIDED SECTION 25 AND ESTABLISHED THE CENTER 1/4 OF SAID SECTION 25 AND POSTED THE U.S. FOREST SERVICE PROPERTY AT THE TIME. SUBSEQUENTLY THE U.S. FOREST SERVICE AND THE PRIVATE LAND OWNER IN SECTIONS 23, 25 AND 26 EXCHANGED PROPERTIES TO BLOCK UP THE OWNERSHIP INTO THAT PLATTED UNDER PARTITION PLAT NO. 2005-07.

SURVEY IN THE FIELD RECOVERED THE CORNERS SHOWN AROUND SUBJECT PROPERTY AS DOCUMENTED BY THE SURVEY HISTORY BEFORE RECITED. ALL CORNERS FOUND WERE IN GOOD CONDITION AND WERE ACCEPTED AS FOUND. A CENTERLINE SURVEY WAS PERFORMED ALONG THE AS-BUILT ROAD CENTERLINES WHERE THEY FORMED THE EXISTING SUBJECT PARCEL BOUNDARY BEING THE BULLY CREEK ROAD AND THE BRUSH CREEK ROAD AS DEPICTED AND PARTIALLY DESCRIBED ON THAT EASEMENT AGREEMENT BETWEEN GEORGIA—PACIFIC CORPORATION AND THE UNITED STATES OF AMERICA RECORDED AT DEED BOOK 96 AT PAGES 66-89 ON FEBRUARY 2, 1967. AT THE TIME THIS DOCUMENT WAS PREPARED THE ROAD TRAVERSED BOTH PUBLIC AND PRIVATE PROPERTY IN SAID SECTIONS 23, 25 AND 26 AND A CONTINUOUS ROAD DESCRIPTION AND SURVEY WAS NOT ENTERED INTO THE RECORD. WITHIN THE EASEMENT AGREEMENT ON PAGE 67 THE FOLLOWING CLAUSE IS FOUND "IF THE ROAD IS LOCATED SUBSTANTIALLY AS DESCRIBED HEREIN, THE CENTERLINE OF SAID ROAD AS CONSTRUCTED IS HEREBY DEEMED ACCEPTED BY GRANTOR AND GRANTEE AS THE TRUE CENTERLINE OF THE PREMISES GRANTED." IT SEEMS CLEAR THAT THE PARTIES INTENDED THE AS-BUILT ROAD CONSTRUCTION TO DEFINE THE EASEMENT LOCATION GOING FORWARD. THAT WOULD ALSO APPEAR TO BE THE INTENT WHEN THE LAND EXCHANGE BETWEEN LOUISIANA—PACIFIC CORPORATION AND THE UNITED STATES OF AMERICA WAS RECORDED IN DEED BOOK 137 AT PAGES 912—923 ON NOVEMBER 22, 1988, RECORDS OF GRANT COUNTY, OREGON. THE AS—BUILT ROAD THEREFOR IS THE MONUMENT TO THE PROPERTY LINE COMMON TO SUBJECT PROPERTY AND THE REMAINDER OF SAID PARCELS 2 AND 3 OF PARTITION PLAT NO. 2005—07. NO ADDITIONAL MONUMENTATION OF THESE ROAD CENTERLINES WAS CONSIDERED NECESSARY.

A PORTION OF THE BULLY CREEK ROAD CREATED BY THE EASEMENT AGREEMENT DEED BOOK 96 AT PAGES 66-89 FORMS A PORTION OF THE COMMON BOUNDARY BETWEEN PARCELS 2 AND 3 OF THIS PLAT. THAT PORTION OF THE ROAD IS NO LONGER OPEN TO THE PUBLIC BUT THE UNITED STATES FOREST SERVICE STILL RETAINS THE EASEMENT FOR ACCESS TO THEIR LANDS. THIS EASEMENT WAS ALSO AS-BUILT SURVEYED FROM THE BULLY CREEK ROAD/BRUSH CREEK ROAD INTERSECTION SOUTHERLY TO THE BULLY CREEK CROSSING. THIS PORTION OF THE ROAD WOULD FOLLOW THE SAME LINE OF REASONING COVERED IN THE PREVIOUS PARAGRAPH. FROM THIS ROAD A PRIVATE ROAD WILL FORM A PORTION OF THE COMMON BOUNDARY BETWEEN PARCELS 2 AND 3. THIS ROAD WAS AS-BUILT SURVEYED AND SHOWN FOR LOCATION PURPOSES. THE CENTERLINE WAS NOT MONUMENTED BECAUSE ANY FUTURE MAINTENANCE OR CONSTRUCTION WOULD REMOVE THE MONUMENTS.

A PORTION OF THE ROAD SHOWN AS FR 3969-025 WAS AS-BUILT SURVEYED AND LOCATED TO ITS JUNCTURE WITH A PRIVATE ROAD PROVIDING JOINT ROAD ACCESS TO PARCELS 1 AND 2. THIS PRIVATE JOINT ACCESS IS AN EASEMENT ONLY AND DOES NOT FORM A BOUNDARY BETWEEN THE PARCELS. IT IS THE USUAL 66 FEET IN WIDTH, 33 FEET EACH SIDE OF CENTERLINE, EXCEPT FOR A PORTION SHOWN ADJACENT TO THE SPRING DEVELOPMENT, WHERE IT IS 10 FEET WEST OF CENTERLINE AND 56 FEET EAST OF CENTERLINE. THE WEST RIGHT OF WAY FOLLOWS THE EXISTING WIRE FENCE ALONG THAT LINE MARKING THE LIMITS OF THE SPRING DEVELOPMENT. FR 3969-025 IS AN EASEMENT GRANT BETWEEN LOUISIANA-PACIFIC CORPORATION AND THE UNITED STATES OF AMERICA CREATED UNDER EASEMENT AGREEMENT RECORDED AT DEED BOOK 124 AT PAGES 534-538 ON APRIL 10, 1987, RECORDS OF GRANT

THE ROAD EASEMENT AGREEMENT BETWEEN GEORGIA-PACIFIC CORPORATION AND THE UNITED STATES OF AMERICA RECORDED AT DEED BOOK VOLUME 95 AT PAGES 641 TO 659 APPEARS TO BE AN EARLIER VERSION OF THE AGREEMENT RECORDED AT DEED BOOK VOLUME 66 AT PAGES 66 TO 89. THE LOCATION OF FR 3969-025 WAS CLARIFIED AND A VACATION OF AN OLD ALIGNMENT WAS COVERED IN DEED BOOK VOLUME 127 AT PAGES 961 TO 963. THE LOCATION AND EXTENSION OF FR 3969-025 WAS FURTHER COVERED IN THE EASEMENT AND EXHIBITS RECORDED IN DEED BOOK VOLUME 124 AT PAGES 534 TO 538.

MONUMENTS WERE SET TO MARK THE PARTITION LINES WHERE INDICATED AND TO DEFINE THE LINE DIRECTION IF THE CORNER FELL IN THE ROAD CENTERLINE.

BEARINGS ARE BASED ON GPS "NORTH" AT THE 1/4 CORNER COMMON TO SECTIONS 26 AND 35.

RECORDATION INFORMATION

STATE OF OREGON } SS

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE OUTDAY OF JOHN AND RECORDED AS MICROFILM NO. 1017-08 OF THE GRANK COUNTY, WITNESS MY HAND AND SEAL OF COUNTY AFFIXED. BRENDA PERCY, COUNTY CLERK BY:

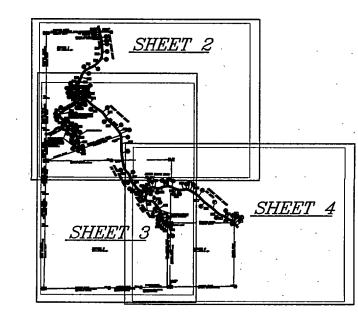
SHEET INDEX

SHEET 1 SURVEYOR'S CERTIFICATE; SURVEY NARRATIVE: DEDICATION: RECORDATION: ACKNOWLEDGEMENT; TAX CERTIFICATES;

SHEET 2 PARCEL 1; TABLES; LEGEND

SHEET 3 PARCEL 2; TABLES; LEGEND

SHEET 4 PARCEL 3; TABLES; LEGEND



SURVEYOR'S CERTIFICATE

I, DAVID B. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON. HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES. CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE NW1/4 AND IN THE S1/2 OF SECTION 23, IN THE W1/2 OF SECTION 25 AND IN SECTION 26, TOWNSHIP 07 SOUTH, RANGE 31 EAST, W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TOWNSHIP 07 SOUTH, RANGE 31 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON;

PORTIONS OF PARCELS 2 AND 3 OF LAND PARTITION PLAT 2005-07, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON MAY 2, 2005, DESCRIBED AS FOLLOWS: THAT PORTION OF PARCEL 2 LYING WESTERLY OF THE CENTERLINE OF BULLY CREEK MAIN ROAD RIGHT OF WAY DESCRIBED IN DEED BOOK 96, PAGE 66, ET. SEQ. AND DEPICTED ON SAID PARTITION PLAT.

PARCEL3, EXCEPTING THEREFROM THAT PORTION SITUATED IN SECTION 25, LYING NORTHERLY OF THE CENTERLINE OF BRUSH CREEK ROAD DESCRIBED IN DEED BOOK 96, PAGE 66, ET. SEQ. AND DEPICTED ON SAID PARTITION PLAT. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 3 SITUATED IN SECTION 26 LYING NORTHERLY OF THE CENTERLINE OF SAID BRUSH CREEK ROAD AND NORTHERLY OF THE CENTERLINE OF THAT PORTION OF BULLY CREEK MAIN ROAD SITUATED NORTHWESTERLY OF ITS CENTERLINE INTERSECTION WITH BRUSH CREEK ROAD, AS SAID ROADS ARE DESCRIBED IN DEED BOOK 96, PAGE 66, ET. SEQ. AND DEPICTED ON SAID PARTITION PLAT.

DEED RECORDED IN GRANT COUNTY RECORDS AT DEEDS 20171349 ON JULY 14, 2017.

SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHTS OF WAY AND MATTERS OF PUBLIC RECORD. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: GRANTED TO: THE UNITED STATES OF AMERICA RECORDED: FEBRUARY 2, 1967 BOOK: 96 PAGE: 66.
PARTIAL TERMINATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: RECORDED:

BOOK: 127 PAGE: 961. 3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: GRANTED TO: THE UNITED STATES OF AMERICA RECORDED: DECEMBER 7, 1982 BOOK: 127 PAGE: 469. (DOES NOT APPLY TO THIS PROPERTY)
4. EASEMENT, 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: THE UNITED STATES OF AMERICA RECORDED: APRIL 10, 1981 BOOK: 124 PAGE: 534.

5. PROVISIONS, TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN PATENT: FROM: THE UNITED STATES OF AMERICA RECORDED: NOVEMBER 22, 1988 BOOK: 137 PAGE: 912.

6. MATTERS DISCLOSED IN DECLARATION AND ON THE PLAT FOR LAND PARTITION PLAT NO. 2005—07, FILED IN

THE OFFICE OF THE GRANT COUNTY CLERK ON MAY 2, 2005. 7. DECLARATION PROHIBITING PURSUIT OF CLAM OF RELIEF-ORS 215.295, INCLUDING THE TERMS AND PROVISIONS THEREOF: EXECUTED BY: DAVID B. ARMSTRONG AND ALICE M. ARMSTRONG, TRUSTEES OF THE DAVID AND ALICE ARMSTRONG TRUST RECORDED: OCTOBER 27, 2006 INSTRUMENT NO. 20062764. ALL RECORDS OF GRANT COUNTY, OREGON.

THE INITIAL POINT OF THIS PARTITION IS THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 AND 35 MONUMENTED BY A 2-1/2 INCH DIAMETER BRASS CAP ON 2-1/2 INCH O.D. GALVANIZED IRON PIPE SET IN A MOUND OF STONE AS PER CORNER FORM BY LELAND L. MYERS, LS 699, RECORDED NOV. 19, 1974.

THIS PARTITION PLAT CONTAINS 1086.07 ACRES MORE OR LESS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE DAVID AND ALICE ARMSTRONG TRUST DATED MAY 23, 2006, DAVID B. ARMSTRONG AND ALICE M. ARMSTRONG, TRUSTEES, IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND NON-EXCLUSIVE ROAD EASEMENTS AS SHOWN AND DESCRIBED HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND DOES HEREBY GRANT TO THE USE OF PARCELS 1, 2 AND 3 THE NON-EXCLUSIVE ROAD EASEMENTS SHOWN AS FR 3969 FROM THE NORTH PLAT BOUNDARY TO THE JUNCTION OF FR 3974, FR 3974, AND FR 3969-025; AND DOES HEREBY GRANT TO THE JOINT USE OF PARCELS 1 AND 2 THE PRIVATE ROAD EASEMENT ACROSS PARCEL 1 FROM FR 3969-025 TO THE COMMON LINE OF SAID PARCELS 1 AND 2; AND DOES HEREBY GRANT TO THE JOINT USE OF PARCELS 2 AND 3 THE NON-EXCLUSIVE ROAD EASEMENT SHOWN AS FR 3969 FROM THE JUNCTION OF FR 3969/FR 3974 SOUTHERLY ALONG THE COMMON LINE OF SAID PARCELS 2 AND 3 TO THE JUNCTION OF A PRIVATE ROAD EASEMENT AND DOES HEREBY GRANT TO THE JOINT USE OF PARCELS 2 AND 3 THE PRIVATE ROAD EASEMENT RUNNING ALONG THE LINE COMMON TO SAID PARCELS 2 AND 3 FROM SAID JUNCTION WITH FR 3969 SOUTHEASTERLY TO A LINE PARALLEL WITH AND LOCATED 114 FEET WEST OF THE SECTION LINE COMMON TO SECTIONS 25 AND 26 OF SAID PLAT. ALL PRIVATE ROAD EASEMENTS GRANTED HEREIN ARE 66 FEET IN WIDTH, 33 FEET ON EACH SIDE OF CENTERLINE, EXCEPT FOR THAT SECTION OF THAT EASEMENT APPURTENANT TO PARCELS 1 AND 2 IN THE SPRING DEVELOPMENT AREA.

THERE ARE NO IRRIGATION WATER RIGHTS APPURTENANT TO THIS PROPERTY.

THE DAVID AND ALICE ARMSTRONG TRUST DATED MAY 23, 2006

DAVID B. ARMSTRONG AND ALICE M. ARMSTRONG, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY

DTARY PUBLIC FOR HE STATE OF OREGON OFFICIAL STAMP JULIE A JONES

TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2017-2018 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME. I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.

JOHNA CATAL CHIEF DETVIY ASSESSOR COUNTY ASSESSOR/TAX COLLECTOR

APPROVALS

SHEET 1 OF 4 P:\PROJECTS\DAVE-DALE\DWG\DAVE-DALE.DWG