

LAND PARTITION PLAT NO. 2021-10
A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 2012-07
SITUATED IN SECTIONS 31, 32 & 33, T.10S., R.27E., W.M.,
AND IN SECTIONS 4, 5, 6, 7, 8, 17 & 18, T.11S., R.27E., W.M.,
GRANT COUNTY, OREGON

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS. ALSO, ANY AND ALL MATTERS INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY PERTAINING TO IRRIGATION DITCHES.
- 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.
- 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 HUDSPETH 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 LEASY. RECORDED FEBRUARY 27, 1968, BOOK 98, PAGE 317. 40 FEET IN WIDTH. 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 JUNE 18, 1971, BOOK 106, PAGE 129. 60 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- 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 KINZUA CORPORATION, ET AL, AND THE 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 CONTAINED IN INSTRUMENT NO. 940752 AND AMENDMENT IN INSTRUMENT 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.
- PRIVATE 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 THE FOLLOWING INSTRUMENT NO'S: 940752, 20101964, 20150017, 20150661 & 20150663). NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- 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. (EASEMENT MODIFICATION BY INSTRUMENT NO. 20121461).
- A PRIVATE ACCESS EASEMENT CREATED ON LAND PARTITION PLAT NO. 2012-07. SAID EASEMENT BEING 40 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN AS BEING COINCIDENT WITH EASEMENT #11.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS. GRANTED TO DAN BISHOP, RECORDED DECEMBER 3, 2014 AS DEED INSTRUMENT NO. 20142508. SAID EASEMENT BEING 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN WILDWOOD INVESTMENTS, INC., AN OREGON CORPORATION, CHINA PEAK RANCH, INC., AN OREGON CORPORATION, LONGVIEW RANCH, LLC OF NEVADA, A NEVADA LIMITED LIABILITY COMPANY AND LONGVIEW RANCH LLC OF NEVADA, A NEVADA LIMITED LIABILITY COMPANY. RECORDED MARCH 10, 2015 AS DEED INSTRUMENT NO. 20150491. SAID EASEMENT BEING 40 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN AS BEING COINCIDENT WITH EASEMENT #11.
- RECIPROCAL ACCESS EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN CHINA PEAK RANCH, INC., AN OREGON CORPORATION AND WILDWOOD INVESTMENTS, INC., AN OREGON CORPORATION. RECORDED APRIL 3, 2015 AS DEED INSTRUMENT NO. 20150657. SAID EASEMENT BEING 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- PRIVATE LOGGING EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN WILDWOOD INVESTMENTS, INC., AN OREGON CORPORATION AND CHINA PEAK RANCH, INC., AN OREGON CORPORATION. RECORDED SEPTEMBER 29, 2015 AS DEED INSTRUMENT NO. 20152159. SAID EASEMENT BEING 30 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF JERRY HICKS ON BEHALF OF WILDWOOD INVESTMENTS, INC. THE PURPOSE OF THE PARTITION WAS TO DIVIDE THE REMAINING PORTION OF PARCEL 2 OF LAND PARTITION PLAT NO. 2012-07 (ALSO DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20150656) INTO TWO PARCELS, AS SHOWN.

A PART OF PARCEL 2 OF LAND PARTITION PLAT NO. 2012-07 WAS SEGREGATED FROM THE REMAINING PORTION AS EVIDENCED BY GRANT COUNTY DEED INSTRUMENT NO. 20150655.

AS ALLOWED UNDER ORS CHAPTER 92.055, NO SURVEY WAS CONDUCTED FOR THIS PARTITIONING PROCESS; CONSEQUENTLY, THE AREAS, BEARINGS AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY. THE LOCATIONS OF ANY ROADS AND ALL EASEMENTS SHOWN HEREON ARE ALSO APPROXIMATE. GOD BLESS AMERICA.

APPROVALS

APPROVED THIS 9 DAY OF AUGUST, 2021,

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 17th DAY OF August, 2021.

[Signature]
GRANT COUNTY PLANNING DIRECTOR

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 08/17/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 17th DAY OF August, 2021 AT 11:00 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2021-10 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

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

[Signature]
BENCHMARK LAND SURVEYING

REFERENCES

LAND PARTITION PLAT NO. 2012-07
DEED RECORD INSTRUMENT NO.'S 20150655 & 20150656
PRELIMINARY TITLE REPORT ORDER NO. 27742

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THE PARCELS OF THIS LAND PARTITION AND THAT NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS. SAID LAND PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 2 OF LAND PARTITION PLAT NO. 2012-07, ACCORDING TO THE PLAT OF WHICH, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, DESCRIBED AS FOLLOWS:

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

SECTION 31: LOTS 3 AND 4, S1/2NE1/4, SE1/4, E1/2SW1/4, SE1/4NW1/4;
SECTION 32: S1/2NE1/4, S1/2NW1/4, NW1/4SW1/4, E1/2SE1/4, SW1/4SE1/4;
SECTION 33: NE1/4, NW1/4SE1/4, SW1/4, S1/2NW1/4, NE1/4NW1/4;

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.

THIS LAND PARTITION CONTAINS 3495 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF SECTION 8, T.11S., R.27E., W.M. AS THE INITIAL POINT OF THIS PARTITION, AS SHOWN.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WILDWOOD INVESTMENTS, INC., DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF 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 THE ANNEXED PLAT.

SAID CORPORATION DOES HEREBY CREATE A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 AND PARCEL 2 TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCEL 1 AND PARCEL 2. SAID EASEMENT BEING 40 FEET IN WIDTH AND ALSO BEING COINCIDENT WITH A PORTION OF THAT CERTAIN PRIVATE ACCESS EASEMENT DESCRIBED IN DEED INSTRUMENT NO. 20101962, AS SHOWN ON THE ANNEXED PLAT.

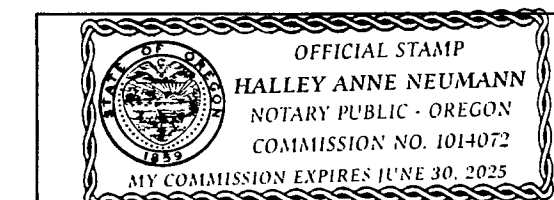
[Signature]
MICHAEL PHILLIPS, PRESIDENT

ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Yamhill SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 12, 2021, BY MICHAEL PHILLIPS

[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES June 30, 2025



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

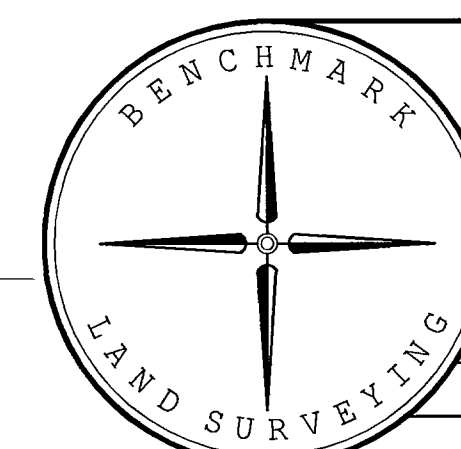
AUG 17 2021

BY: *[Signature]*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2022



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmark1s.com

A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 2012-07
SITUATED IN SECTIONS 31, 32 & 33, T.10S., R.27E., W.M.,
AND IN SECTIONS 4, 5, 6, 7, 8, 17 & 18, T.11S., R.27E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	WILDWOOD INVESTMENTS, INC.
DRAWN BY:	MCS
SCALE: 1"=2000'	8/10/2021
	SHEET 2 OF 2