

LAND PARTITION PLAT NO. 94-12

SITUATED IN THE SW1/4NE1/4 AND N1/2N1/2NW1/4SE1/4
AND N1/2N1/2NE1/4SW1/4 AND SE1/4NW1/4
SECTION 22, T13S, R31E, W.M.

GRANT COUNTY, OREGON
December 20, 1994

APPROVALS

Approved this 22ND day of DECEMBER, 1994.

Jack W. Currie
Willowa County Surveyor

Approved this 21 day of DEC., 1994.

Bill Seaman, Planning Director
Grant County Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Sam L. Burton
Grant County Assessor and Tax Collector
Date: 12-20-94

I do hereby certify that this plat was received on the 21 day of Dec, 1994 at 10:30 o'clock A.M., and recorded as Partition Plat No. 94-12 Grant County Records.

Kathy McInnis
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition Plat No. 94-12, as filed with this office.

Kathy McInnis
County Clerk

I do hereby certify that this is a true and exact copy of Land Partition Plat No. 94-12

Robert D. Bagett
Bagett - Griffith & Associates

DECLARATION

Know all people by these presents we, William A. Patterson and Blanche Patterson, husband and wife, do hereby declare that we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown on the annexed map.

SAID PARCELS SUBJECT TO THE FOLLOWING:

(1) Radio Beam Path Easement, including the terms and provisions thereof, to the Pacific Telephone and Telegraph Company, a corp., dated April 2, 1959, recorded April 2, 1959 in Deed Book 80, Page 597. An easement of variable width, all above elevation 3511 feet, for radio beam path and incidental purposes. NOTE: Said easement was conveyed to Pacific Northwest Bell Telephone Co., a Wash. corp., by Deed dated, June 30, 1961, recorded July 13, 1961, in Book 85, Page 306, Grant County deeds.

(2) An easement of variable width, all above elevation 3510 feet, to Pacific Northwest Bell Telephone Company, a Washington Corp., recorded August 8, 1968, in Book 99, Page 406-408, Grant County deeds. For a radio beam path easement and incidental purposes;

(3) Right of way easement, its terms and provisions, to California-Pacific Utilities Company, a corp. dated March 25, 1970, recorded Oct. 11, 1972 in Book 103, Page 282, Deeds, for the exclusive right to construct, reconstruct, operate and maintain electric power or telephone lines and all necessary poles, towers and appurtenances, over, under and upon a strip of land 15 feet in width.

(4) An easement, including the terms and provisions thereof, to California-Pacific Utilities Company, a corp., dated April 16, 1973, in Deed Book 109, Page 773, Records of Grant County, Oregon. Right of way easement, 15 feet in width, for utility and incidental purposes.

(5) Reservation, including the terms and provisions thereof, from Springfield Escrow, Inc., grantor to William A. Patterson and Blanche Patterson, his wife, grantees, dated March 24, 1980, recorded Jan. 19, 1981 in Deed Book 124, Page 121-125, to wit: "Reserving unto the Grantor any and all mineral rights, whether surface or subsurface, Grantor to pay to Grantee royalty based on 5% net smelter".

(6) An easement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, a corp., dated May 17, 1993, recorded May 18, 1993, Instrument No. 930795, Records of Grant County, Oregon. Right of way easement, 30 feet in width, for utility and incidental purposes.

(7) Right of the public in streets, roads and highways.

(8) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches.

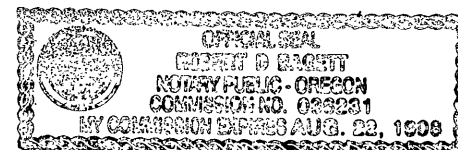
William A. Patterson Blanche E. Patterson
William A. Patterson Blanche Patterson

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on Dec. 21, 1994, by William A. Patterson and Blanche Patterson, husband and wife.

Robert D. Bagett
Notary Public for Oregon
My Commission Expires Aug. 22, 1998



NOTE:

Water right certificate C-48000 is appurtenant to this land partition.

SURVEYOR'S CERTIFICATE

I, Robert D. Bagett, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented as shown on this partition plat, said partition being situated in the SW1/4NE1/4 and in the N1/2N1/2NW1/4SE1/4 and in the N1/2N1/2NE1/4SW1/4 and in the SE1/4NW1/4 of Section 22, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at a 5/8" iron pin marking the SE corner of the N1/2N1/2NE1/4SW1/4 of said Section 22, which I designate to be the Initial Point for this Land Partition, thence S.89°27'30"W., along the south line of said N1/2N1/2NE1/4SW1/4 942.75 feet to the easterly right of way of Patterson Bridge Road; thence N.00°33'13"W., along the easterly right of way line of said road, 495.13 feet; thence leaving said right of way, N.00°33'13"W., 390.09 feet to the centerline of the Trowbridge Ditch; thence along the centerline of said Trowbridge Ditch as follows: S.72°30'00"E., 41.16 feet; S.61°18'50"E., 147.76 feet; S.85°55'06"E., 36.38 feet; N.73°33'11"E., 66.61 feet; S.26°15'14"E., 132.76 feet; S.67°23'16"E., 56.20 feet; S.80°40'44"E., 106.46 feet; S.87°11'45"E., 62.99 feet; S.76°00'18"E., 70.00 feet; S.58°22'40"E., 125.69 feet; S.47°58'11"E., 91.56 feet; N.86°23'23"E., 39.26 feet; S.01°41'31"W., 62.65 feet; S.32°58'50"E., 38.29 feet; S.48°19'42"E., 80.00 feet; S.56°40'17"E., 36.44 feet; S.63°47'20"E., 61.71 feet; S.42°39'37"E., 69.83 feet; S.47°09'35"E., 120.66 feet; S.51°44'20"E., 113.56 feet; S.31°00'22"E., 63.63 feet; S.63°32'43"E., 87.90 feet; S.45°01'18"E., 14.50 feet to a point on the south line of the N1/2N1/2NW1/4SE1/4 of said Section 22; thence S.89°27'25"W., along the south line of said N1/2N1/2NW1/4SE1/4, 389.79 feet to the point of beginning.

Said tract containing 15.72 acres, more or less.

BAGETT-GRIFFITH AND ASSOCIATES
217 N. Canyon Blvd.
John Day, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598
Renewal Date 12/31/94

NARRATIVE

This survey was performed at the request of Jack Young, acting in behalf of Bill and Blanche Patterson. The purpose of this survey was to create PARCELS 1 and 2 of this land partition, as shown. A search was made of the available records pertaining to this survey. Field measurements were made to locate existing controlling monuments. New monuments were set at positions approved by the Pattersons on the division line between PARCEL 1 and 2.

The exterior boundaries of this partition were determined in Record Survey No.'s 610 and 1076, which I performed in March, 1980 and April 1989, respectively. During this current survey we found all the record monuments on the exterior boundary in place.

I found no unusual conditions with this survey.