

LAND PARTITION PLAT NO. 98-14

SITUATED IN THE SE1/4 OF SECTION 20, T13S, R31E, W.M.
GRANT COUNTY, OREGON

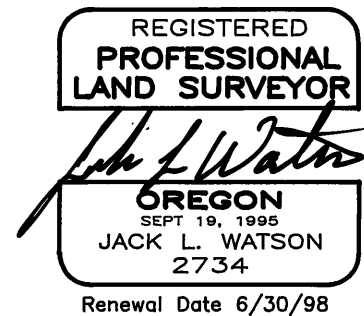
March 18, 1998

SURVEYOR'S CERTIFICATE

I, Jack Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1, 2 and 3 of this land partition. This partition is situated in the SE1/4 of Section 20, T13S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the Initial Point of this Land Partition, said point being 1310.83 feet north and 1219.58 feet west of the SE corner of Section 20; thence North, 1190.00 feet; thence N66°16'09"E, 343.95 feet; thence South, 1322.00 feet; thence S88°49'56"W, 314.93 feet to the point of beginning.

Said tract containing 9.08 acres.
Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813



DECLARATION

Know all people by these presents that, Robert Warren and Joni Warren, husband and wife, do hereby declare 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 hereon. We do hereby grant to the future owners of parcels 2 and 3 the 50 foot wide private access easement over and across parcels 1 and 2, for the purpose of ingress and egress.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

(1) Agreement, including the terms and provisions thereof, between Charles A. Trowbridge and Bertha O. Trowbridge, his wife and J.H. Ferris and J.W. Machbank, dated December 10, 1936, recorded February 2, 1937 in Deed Book E, Page 517, Leases and Agreements.

(2) A public easement, including the terms and provisions thereof, no width is stated, recorded April 9, 1958 Book 78, Page 521 deed records, for the benefit of the general public, an easement for right of way for angling access only, this easement is not shown due to insufficient data in the deed.

(3) A public easement, of variable width, including the terms and provisions thereof, to Grant County, Oregon, dated May 26, 1965, recorded July 1, 1969, in Book 101, Page 293, deeds of Grant County, Oregon. For the purpose of a right of way to build, construct, and repair levees, embankments, revetments, canals, and any incidental works appurtenant thereto, and any flood control works appurtenant thereto. This easement includes the bed and banks of the John Day River and sufficient width on each side for construction, operation and maintenance and is not shown hereon.

(4) A private easement, of variable width, including the terms and provisions thereof, to Pacific Northwest Bell Telephone Company, a Washington corporation, dated January 24, 1985, recorded April 22, 1985, in Book 131, Page 719, deed records of Grant County, Oregon, for the purpose of ingress and egress. This easement is not shown due to insufficient data in the deed.

(5) A private easement, including the terms and provisions thereof, 30 feet wide, dated April 6, 1972, recorded April 19, 1973, in Book 109, Page 789, deed records of Grant County, Oregon, for the purpose of ingress and egress, as shown hereon.

(6) A private easement, of variable width, including the terms and provisions thereof, to Pacific Northwest Bell Telephone Company, a Washington corporation, dated January 24, 1985, recorded April 22, 1985, in Book 131, Page 719, deed records of Grant County, Oregon, for the purpose of ingress and egress. This easement is not shown due to insufficient data in the deed.

(7) Ordinance by Grant County Court prohibiting surface mining.

Robert Warren
Robert Warren

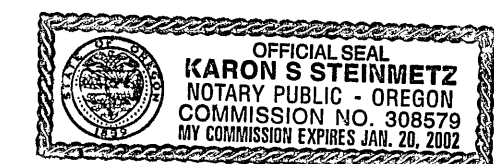
Joni Warren
Joni Warren

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 26 day of March, 1998, by Robert Warren and Joni Warren, husband and wife.

Karon S. Steinmetz
Notary Public of Oregon
My commission expires: 1/26/2002



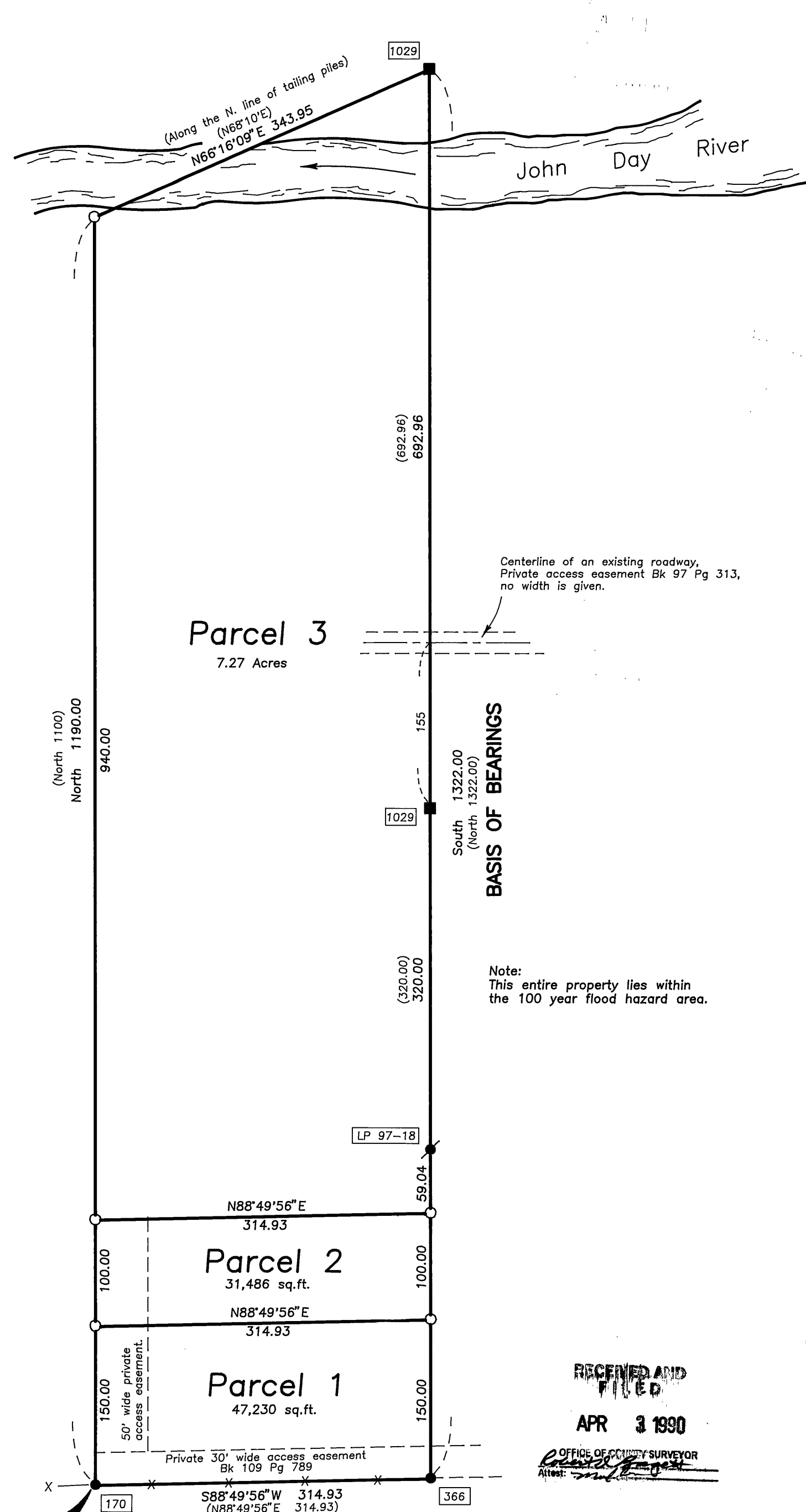
NARRATIVE

This survey was performed at the request of Bob Warren. The purpose of this survey was to partition Mr. Warren's property described in Book 119, Page 125, deeds of Grant County, into 3 parcels as shown hereon.

After searching the available records pertaining to this survey, I found that the south boundary was surveyed and monumented in Record Survey No.'s 170 and 366. I found the appurtenant monuments of these two surveys in good condition and accept them for the SE and SW corners of Mr. Warren's property. The NE corner of Mr. Warren's property was monumented in Record Survey No. 1029. I found and accept the monument as shown. The north and west boundaries are positioned according to the deed record.

The division lines for these parcels are at locations chosen by Mr. Warren.

I find no record or existence of a Geodetic Control Monument within 1/2 mile of this land partition.



Scale 1"=100'

BASIS OF BEARINGS

Partition Plat No. 97-18
As Shown

LEGEND

- Found 5/8" iron pin, no cap.
- Found 5/8" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- Found 5/8" iron pin with attached yellow plastic cap marked BGA SURVEY MARKER.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- X—X Fence Line
- () Record bearing and distance.
- Found monument, see record survey number shown in box.

APPROVALS

Approved this 26 day of Mar, 1998

Robert D. Bennett
Grant County Surveyor

Approved this 26 day of March, 1998

Bob Warren
Grant County Planning Commission

Approved this 26 day of March, 1998

Ken Brannon
City of John Day Planning Director

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

Paul D. Sutton 03-26-98
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 26 day of March, 1998 at 4:34 o'clock P.M., and recorded as Land Partition Plat No. 98-14 Grant County Records.

Kathy Milneum
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-14

Jack L. Watson
Jack L. Watson, PLS

I do hereby certify that this is a true and exact copy of Land Partition No. 98-14
Kathy Milneum
Grant County Clerk

Initial Point

Point being 1310.83 feet north and 1219.58 feet west of the SE corner of Section 20. The SE corner of Sec. 20 is monumented with a 1 1/2" iron pipe with attached Grant County Surveyor brass cap.