

LAND PARTITION PLAT NO. 98-23

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

March 9, 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 a 5/8" iron pin with attached red plastic cap marked "Cornerstone Surveying, Inc." on the west right of way line of County Road No. 82, which I designate to be the Initial Point of this Land Partition, said point being 1322.96 feet north and 69.45 feet west of the SE corner of Section 20. The SE corner of Section 20 is monumented with a 1-1/2" iron pipe, with attached Grant County Surveyor brass cap.

Said tract containing 2.75 acres.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JACK L. WATSON
OREGON
SEPT. 19, 1995
2734
Renewal Date 6/30/98

DECLARATION

Know all people by these presents that, WR2 Forest Products, Inc., does 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 parcel 1 and to the property described in Deed Instrument No. 970891, being Parcel 2, of Land Partition No. 97-18, the 30 foot wide private access easement over and across parcels 1 and 3, for the purpose of ingress and egress.

Together with a private access easement, including the terms and provisions thereof, 30 feet wide, dated January 17, 1990, recorded January 17, 1990, in Book 139, Page 911-913, deed records of Grant County, Oregon, for the purpose of ingress and egress, as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads and highways.
- (2) 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.
- (3) 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.
- (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) Ordinance by Grant County Court prohibiting surface mining.

King Williams, President
WR2 Forest Products, Inc.

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 23 day of March, 1998, by King Williams, President of WR2 Forest Products, Inc.

Karon S. Steinmetz
Notary Public of Oregon
My commission expires: 1/20/2002

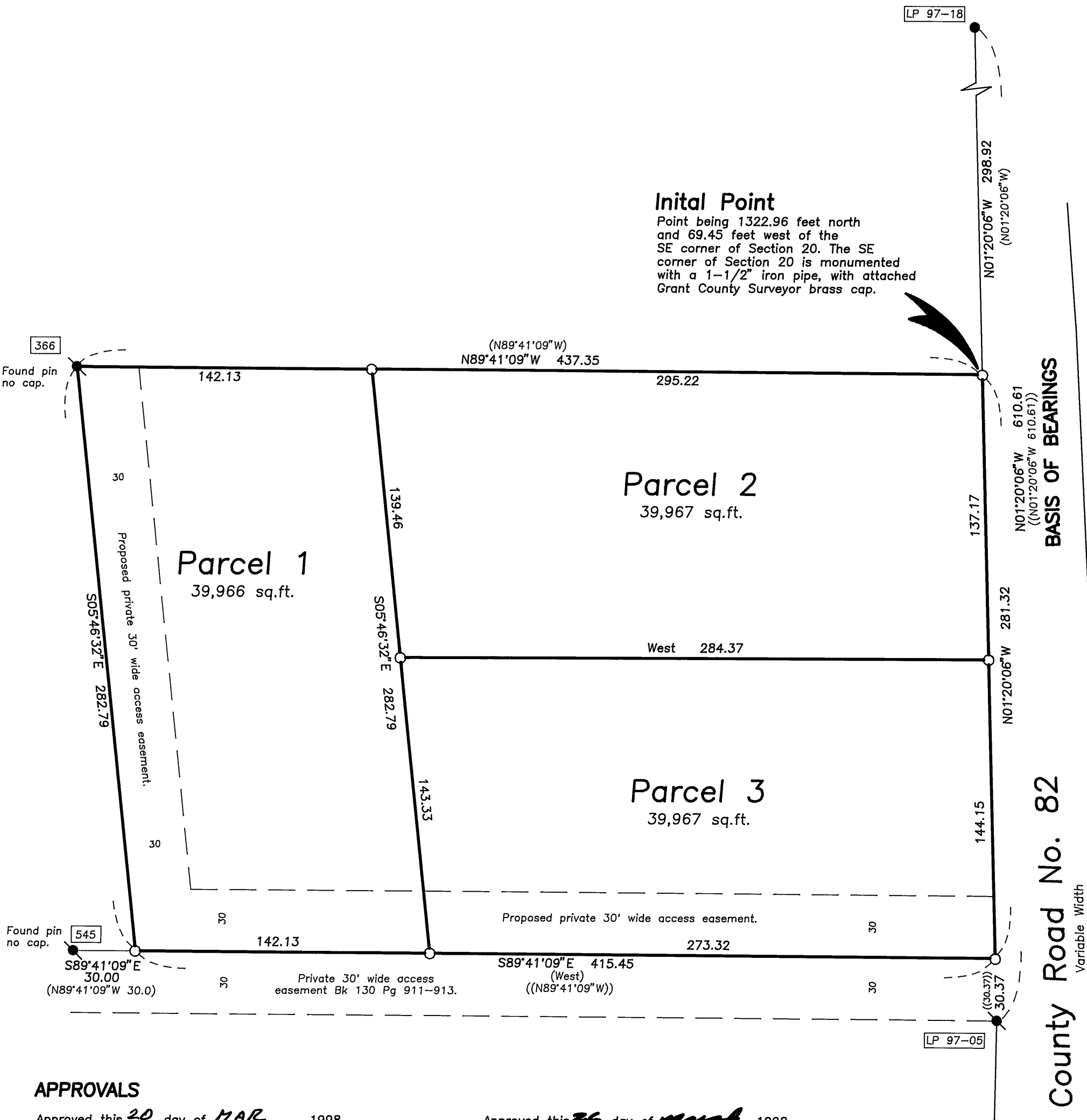


NARRATIVE

This survey was performed at the request of King Williams, on behalf of WR2 Forest Products, Inc. The purpose of this survey was to partition the property described in Book 139, Page 911-913, deeds of Grant County, into 3 parcels as shown hereon.

After searching the available records pertaining to this survey, I found that the east boundary, along County Road No. 82, was monumented during Survey No. 545 and the NW corner of this partition was monumented during Survey No. 366. Two subsequent land partitions, LP 97-05 and LP 97-18, re-monumented a portion of the west right of way line of County Road No. 82, appurtenant to this partition. I used found monuments of Survey No. 545 and 366, together with the deed record to establish the boundaries of this partition. The division lines of the three parcels are at positions chosen by Mr. Williams.

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



APPROVALS

Approved this 20 day of MAR, 1998

Grant County Surveyor

Approved this 26th day of March, 1998

Grant County Planning Commission

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

Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 1st day of July, 1998 at 1:40 o'clock P.M., and recorded as Land Partition Plat No. 98-23

Grant County Records

Approved this 26 day of March, 1998

City of John Day Planning Director

RECEIVED AND
FILED

JUL 6 1998

GRANT COUNTY SURVEYOR

I do hereby certify that this is a true and exact copy of Land Partition No. 98-23

Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 98-23

Jack L. Watson, PLS

LEGEND

- 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 BGB SURVEY MARKER, unless otherwise shown.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- Deed record bearing and distance.
- Record bearing and distance, Survey No. 545.
- Found monument, see record survey number shown in box.