

# LAND PARTITION PLAT NO. 98-45

SITUATED IN THE SE1/4 OF SEC. 21, N1/2 AND SW1/4 OF  
SEC. 22 AND THE W1/2 OF SEC. 23, T.13S., R.32E., W.M.,  
GRANT COUNTY, OREGON  
SEPTEMBER 1, 1998

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MILDRED DEARDORFF, TRUSTEE OF THE MILDRED DEARDORFF TRUST, UNDER AGREEMENT DATED MARCH 17, 1998, DOES HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID TRUST HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP AND THAT SAID TRUST DOES HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 2 A PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS TO THE JOHN DAY HIGHWAY, OVER THAT PORTION OF PARCEL 1 SHOWN AS THE EXISTING DRIVEWAY FROM THE JOHN DAY HIGHWAY TO SAID PARCEL 2, SAID EASEMENT BEING 25.00 FEET IN WIDTH AS SHOWN HEREON; AND THAT SAID TRUST DOES HEREBY GRANT TO THE FUTURE OWNERS OF PARCEL 1 A PRIVATE EASEMENT FOR THE PURPOSE OF DRIVING CATTLE BACK AND FORTH BETWEEN THE EAST AND WEST PORTIONS OF SAID PARCEL 1, THROUGH SAID PARCEL 2, SAID EASEMENT BEING 25 FEET IN WIDTH AND LYING NORTH OF AND ADJACENT TO THE EXISTING FENCE LINE AS SHOWN HEREON.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.
- (2) A. UNPATENTED MINING CLAIMS.  
B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.  
C. WATER RIGHTS, CLAIMS OR TITLE TO WATER.  
WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- (3) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES.
- (4) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED AUGUST 21, 1948, RECORDED AUGUST 26, 1948, IN BOOK 55, PAGE 156, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, NO WIDTH SPECIFIED.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- (5) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CARL AND DELMA SHOWN, DATED FEBRUARY 13, 1952, RECORDED FEBRUARY 15, 1952, IN BOOK 65, PAGE 60, DEED RECORDS FOR GRANT COUNTY, OREGON, 30 FEET IN WIDTH.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- (6) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO HERMAN AND ELIZA OLIVER, DATED FEBRUARY 28, 1953, RECORDED APRIL 13, 1953, IN BOOK 67, PAGE 440, DEED RECORDS FOR GRANT COUNTY, OREGON. EASEMENT FOR PIPELINE AND RESERVOIR PURPOSES, NO WIDTH SPECIFIED.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- (7) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED JANUARY 7, 1960, RECORDED JANUARY 7, 1960, IN BOOK 82, PAGE 296, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 15 FEET WIDE.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- (8) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO OREGON TELEPHONE CORPORATION, AN OREGON CORP., DATED JULY 31, 1973, RECORDED APRIL 12, 1974, IN BOOK 111, PAGE 348, DEED RECORDS FOR GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, NO WIDTH SPECIFIED.  
(NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- (9) AN AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN MILDRED DEARDORFF AND HOLLIDAY RANCH, INC., DATED MAY 26, 1987, RECORDED JUNE 9, 1987, IN BOOK 135, PAGE 384, DEED RECORDS FOR GRANT COUNTY, OREGON. AGREEMENT PERTAINS TO EASEMENTS FOR THE PURPOSE OF CARRYING PINE CREEK WATER TO DEARDORFF'S LAND.
- (10) ANY EASEMENTS, RIGHTS OF WAY, AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

*Mildred Deardorff*  
MILDRED DEARDORFF, TRUSTEE

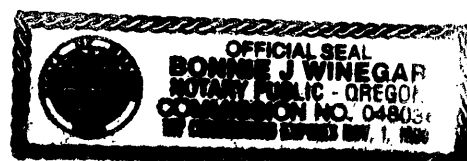
## ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec. 22, 1998,  
BY MILDRED DEARDORFF, TRUSTEE.

*Bonnie J. Winegar*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-1-99



## APPROVALS

APPROVED THIS 23rd DAY OF Nov., 1998.

*Jack W. Burns*  
GRANT COUNTY SURVEYOR

APPROVED THIS 7th DAY OF Dec., 1998.

*John L. Carpenter*  
GRANT COUNTY PLANNING COMMISSION

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

*John L. Carpenter*  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 12-30-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 21 DAY OF Dec., 1998 AT 1:40 O'CLOCK  
P.M., AND RECORDED AS PARTITION PLAT NO. 98-45  
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. 98-45  
*Robert D. Baggett*  
BAGGETT-GRIFFITH AND BLACKMAN

## RECEIVED AND FILED

DEC. 31, 1998  
OFFICE OF COUNTY SURVEYOR

*Robert D. Baggett*  
ATTEST: *Kathy McInnis*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Baggett*  
OREGON  
JULY 12, 1963  
ROBERT D. BAGGETT  
598

Renewal Date 12/31/99

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE DIVISION LINE BETWEEN PARCELS 1 AND 2 AS SHOWN ON THIS PARTITION PLAT, AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARY OF THIS LAND PARTITION. SAID PARCELS DESCRIBED AS FOLLOWS:

T.13S., R.32E., W.M., GRANT COUNTY, OREGON:

SECTION 21: A TRACT OF LAND IN THE SE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE1/4SE1/4 OF SAID SEC. 21;  
THENCE S.52°30'W., A DISTANCE OF 550.0 FEET;  
THENCE S.61°30'W., A DISTANCE OF 300.0 FEET;  
THENCE S.63°00'W., A DISTANCE OF 376.0 FEET;  
THENCE S.86°37'W., A DISTANCE OF 448.3 FEET TO A POINT ON THE SOUTH-EASTERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY, SAID POINT BEING 40.0 FEET DISTANT FROM (WHEN MEASURED AT RIGHT ANGLES TO) ENGINEER'S CENTER LINE STATION 264+18.3;  
THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AS FOLLOWS:  
ON A 2824.8 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH CURVE BEARS N.42°18'E., 173.2 FEET) A DISTANCE OF 173.2 FEET;  
ON A TRANSITION CURVE RIGHT (THE LONG CHORD OF WHICH TRANSITION CURVE BEARS N.45°22'30"E., 399.9 FEET) A DISTANCE OF 400.0 FEET; N.46°42'30"E., A DISTANCE OF 1485.4 FEET TO THE EAST LINE OF SAID NE1/4SE1/4;  
THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 752.6 FEET TO THE POINT OF BEGINNING.

SECTION 22: N1/2SW1/4; N1/2. SAVE & EXCEPT THEREFROM; THE FOLLOWING TRACTS:

(A) ANY PORTION THEREOF LYING NORTHWESTERLY OF THE RIGHT OF WAY OF THE JOHN DAY HIGHWAY.  
(B) BEGINNING AT A POINT WHICH IS S.64° 40'30"W., A DISTANCE OF 240.0 FEET FROM A 5/8" IRON PIN WITH A PLASTIC CAP STAMPED PLS 848, SET ON THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY, SAID IRON PIN IS SOUTH 1156.98 FEET AND WEST 2496.49 FEET FROM THE NORTHEAST CORNER OF SAID SEC. 22;  
THENCE S.25°19'30"E., A DISTANCE OF 400.0 FEET TO A 5/8" IRON PIN WITH A PLASTIC CAP STAMPED PLS 848;  
THENCE N.54°15'30"E., A DISTANCE OF 453.10 FEET TO A 5/8" IRON PIN WITH A PLASTIC CAP STAMPED PLS 848;  
THENCE N.25°19'30"W., A DISTANCE OF 318.09 FEET TO A 5/8" IRON PIN WITH A PLASTIC CAP STAMPED PLS 848, SET ON THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY;  
THENCE S.64°40'30"W., ALONG THE SOUTHERLY RIGHT OF WAY LINE OFF THE JOHN DAY HIGHWAY, A DISTANCE OF 445.63 FEET TO THE POINT OF BEGINNING, SAID POINT BEING MARKED WITH A 5/8" IRON PIN WITH A PLASTIC CAP STAMPED PLS 848.  
ALL ACCORDING TO MAP OF SURVEY NUMBER 808 AS FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

SECTION 23: W1/2SW1/4; AND THAT PORTION OF THE W1/2NW1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW1/4NW1/4 OF SAID SEC. 23; THENCE EAST ALONG SECTION LINE 672 FEET;  
THENCE IN A SOUTHEASTERLY DIRECTION TO THE SOUTHEAST CORNER OF THE SW1/4NW1/4 OF SAID SEC. 23;  
THENCE WEST 1320 FEET TO THE SOUTHWEST CORNER OF THE SW1/4NW1/4 OF SAID SEC. 23;  
THENCE NORTH 2640 FEET TO THE PLACE OF BEGINNING.  
SAVE & EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:  
A PORTION OF THE NW1/4NW1/4 OF SAID SEC. 23 DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S.40° 41'37" E., 1128.76 FEET TO THE NORTHWEST CORNER OF SAID SEC. 23;  
THENCE S.26°14'12"E., 225.93 FEET;  
THENCE S.65°44'20"W., 211.00 FEET;  
THENCE N.29°37'13"W., 226.76 FEET;  
THENCE N.65°44'20"E., 224.00 FEET TO THE POINT OF BEGINNING.  
ALL ACCORDING TO MAP OF SURVEY NO. 174 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

SAVE & EXCEPTING FROM SAID SECTIONS 22 AND 23, THE FOLLOWING DESCRIBED TRACTS:

(A) A TRACT OF LAND SITUATED IN THE NE1/4NE1/4 OF SAID SEC. 22 AND THE NW1/4NW1/4 OF SAID SEC. 23, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY TO PRAIRIE CITY HIGHWAY; SAID POINT BEING PERPENDICULAR TO, AND 40.00 FEET SOUTHERLY FROM ENGINEER'S CENTERLINE STATION 343+67.9 PT; SAID POINT ALSO BEING SITUATED SOUTH 198.56 FEET AND WEST 330.99 FEET FROM THE CORNER TO SECTIONS 14, 15, 22, AND 23, T.13S., R.32E., W.M.; SAID POINT OF BEGINNING BEING MARKED WITH A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE S.18°30'00"E., ALONG THE WESTERLY BOUNDARY OF THE OREGON STATE HIGHWAY DEPT. TRACT, A DISTANCE OF 200.00 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE N.71°30'00"E., ALONG THE SOUTHERLY BOUNDARY OF THE OREGON STATE HIGHWAY DEPT. TRACT, A DISTANCE OF 76.46 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE S.28°49'13"E., ALONG THE WESTERLY BOUNDARY OF THE OREGON STATE HIGHWAY DEPT. TRACT, A DISTANCE OF 62.00 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE N.67°58'33"E., ALONG THE SOUTHERLY BOUNDARY OF THE OREGON STATE HIGHWAY DEPT. TRACT, A DISTANCE OF 182.14 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE N.00° 36'30"W., ALONG THE EASTERLY BOUNDARY OF THE OREGON STATE HIGHWAY DEPT. TRACT, A DISTANCE OF 262.50 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP, ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SAID JOHN DAY TO PRAIRIE CITY HIGHWAY;

## CERTIFICATE CONT'D:

THENCE N.71° 30'00"E., ALONG THE SAID SOUTHERLY HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 500.86 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP, SITUATED AT THE INTERSECTION OF THE SAID SOUTHERLY HIGHWAY RIGHT OF WAY LINE AND THE WESTERLY RIGHT OF WAY LINE OF THE PINE CREEK COUNTY ROAD;  
THENCE S.31°13'59"E., ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF THE PINE CREEK COUNTY ROAD, A DISTANCE OF 13.46 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE ON A 285.00 FOOT RADIUS CURVE LEFT, ALONG THE SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 72.88 FEET (THE LONG CHORD OF WHICH BEARS S.38°33'32"E., 72.68 FEET) TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE S.45°53'05"E., ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 163.74 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE ON A 110.00 FOOT RADIUS CURVE RIGHT, ALONG THE SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 62.96 FEET (THE LONG CHORD OF WHICH BEARS S.29°29'16"E., 62.10 FEET) TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE S.13°05'27"E., ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 129.45 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE S.40°10'03"W., A DISTANCE OF 963.08 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE S.64°19'43"W., A DISTANCE OF 600.00 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP;  
THENCE N.25° 40'17"W., A DISTANCE OF 986.69 FEET TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP, SITUATED ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY TO PRAIRIE CITY HIGHWAY;  
THENCE ON A 5689.58 FOOT RADIUS CURVE RIGHT ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 188.98 FEET (THE LONG CHORD OF WHICH BEARS N.68°32'54"E., 188.97 FEET) TO A 5/8"x30" IRON PIN, WITH A 1 INCH PLASTIC CAP, SITUATED PERPENDICULAR TO AND 40.00 FEET SOUTHERLY FROM ENGINEER'S CENTERLINE STATION 339+67.9 PCS;  
THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF THE JOHN DAY TO PRAIRIE CITY HIGHWAY, ON A OFFSET TO A SPIRAL CURVE RIGHT, A DISTANCE OF 398.60 FEET (THE LONG CHORD OF WHICH BEARS N.70°50'04"E., 398.58 FEET) TO THE POINT OF BEGINNING.  
ALL ACCORDING TO MAP OF SURVEY NO. 502 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.  
(B) THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED DATED OCT. 18, 1937, RECORDED NOV. 1, 1937 IN DEED BOOK 42, PAGE 174.  
(C) THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED DATED MAY 18, 1940, RECORDED JUNE 17, 1940 IN DEED BOOK 44, PAGE 49.

SAID PARCELS CONTAINING 355.64 ACRES, MORE OR LESS.

BAGETT - GRIFFITH & BLACKMAN  
217 NORTH CANYON BLVD.  
JOHN DAY, OREGON  
(541) 575-1251

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN BELIVEAU AND MILDRED DEARDORFF, TRUSTEE OF THE MILDRED DEARDORFF TRUST. THE PURPOSE OF THIS SURVEY WAS TO DELINEATE PARCEL 1 AND PARCEL 2 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MRS. DEARDORFF AND MR. BELIVEAU AND AT CORNERS OF THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, AS SHOWN.

WE RAN A CLOSED LOOP CONTROL TRAVERSE AND TIED THE CONTROLLING MONUMENTED CORNERS AS SHOWN HEREON.