

LAND PARTITION PLAT NO. 99-02

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 97-16
SITUATED IN THE NW1/4 OF SECTION 34, T13S, R31E, W.M.
GRANT COUNTY, OREGON

DECEMBER 30, 1998

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ELDON PEARSON AND TIM CLEMENS, HAVE CAUSED THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP AND THAT WE DO HEREBY GRANT TO THE FUTURE OWNERS OF PARCELS 1 AND 2 THE PRIVATE ACCESS EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS FROM COUNTY ROAD NO. 74 TO SAID PARCELS, 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) RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN DEED FROM R L C INVESTMENTS, INC., A CORP., DATED MARCH 4, 1977, RECORDED MARCH 10, 1977 IN DEED BOOK 116, PAGE 382, TO-WIT: "RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS AN EASEMENT IN COMMON OVER AND ALONG THAT PORTION OF EASEMENT 'A' THAT TRAVERSES THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47."
NOTE: ROAD EASEMENT "A" IS NOW DESIGNATED AS COUNTY ROAD NO. 74.
 - (4) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CP NATIONAL, A CORP., DATED OCTOBER 31, 1979, RECORDED DECEMBER 7, 1979, IN DEED BOOK 122, PAGE 182, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, 30 FT. WIDE, AS SHOWN.
 - (5) DECLARATION OF DEDICATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE PUBLIC, DATED MARCH 31, 1980, RECORDED FEB. 10, 1982 IN DEED BOOK 125, PAGE 945 AFFECTING ROAD EASEMENT "A" AS DESCRIBED IN DEED BOOK 110, PAGE 900.
 - (6) THE COMMON EASEMENTS REFERRED TO HEREIN ARE SUBJECT TO RIGHTS OF WAY, ACCESS RESTRICTIONS, AGREEMENT REGARDING MAINTENANCE AND CONTROL OF THE OLD HIGHWAY, AND RIGHTS OF THE UNITED STATES OF AMERICA.
 - (7) EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.
- ALSO, AN EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, OVER AND ALONG ROAD EASEMENT "A" FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 47, AS SAID EASEMENT IS DESCRIBED IN BOOK 110, PAGE 900, DEEDS.

- (8) THE EASEMENTS OF LAND PARTITION NO. 97-16 AS SHOWN HEREON.

Eldon Pearson
ELDON PEARSON
Tim Clemens
TIM CLEMENS

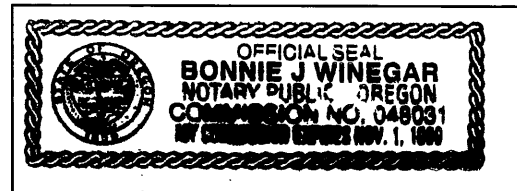
ACKNOWLEDGEMENT

STATE OF OREGON ss
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 11, 1999,
BY ELDON PEARSON.

Bonnie G. Winegar
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-1-99



ACKNOWLEDGEMENT

STATE OF OREGON ss
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 11, 1999,
BY TIM CLEMENS.

Bonnie G. Winegar
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-1-99



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 A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 97-16 AND BEING SITUATED IN THE NW1/4 OF SECTION 34, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS: PARCEL 1 OF LAND PARTITION NO. 97-16 AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY OREGON. I DESIGNATE THE NORTHEAST CORNER OF PARCEL NO. 1 TO BE THE INITIAL POINT, SAID POINT BEING A 5/8 INCH IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER", FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 34 BEARS N.00°21'06"W., 907.57 FEET.

SAID TRACT CONTAINING 40.64 ACRES.

BAGETT-GRIFFITH AND BLACKMAN
217 N. CANYON BLVD.
JOHN DAY, OREGON

APPROVALS

APPROVED THIS 11th DAY OF JAN, 1999

Jack W. Burri
WALLAWA COUNTY SURVEYOR

APPROVED THIS 30th DAY OF DEC, 1998

BA Varpeuth
GRANT COUNTY PLANNING COMMISSION

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

June D. Suter
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12-30-98

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 11th DAY OF January, 1999, AT 4:30 O'CLOCK
P.M., AND RECORDED AS PARTITION PLAT NO. 99-02
GRANT COUNTY RECORDS.

Larry M. Thurman
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 99-02

Robert D. Bagett
BAGETT-GRIFFITH AND BLACKMAN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ELDON PEARSON AND TIM CLEMENS. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITH THIS LAND PARTITION, WHICH IS A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 97-16, AND TO SET MONUMENTS AT CORNERS OF THE PARCEL BOUNDARIES AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT PORTIONS PARCEL NO.1 OF LAND PARTITION NO. 97-16 WHICH I SURVEYED IN APRIL OF 1997. THE NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY MR. PEARSON AND MR. CLEMENS, AS SHOWN HEREON. THE SOUTHERLY BOUNDARY SHOWN IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 74 AND THE AREAS OF THE 3 PARCELS ARE CALCULATED TO SAID RIGHT OF WAY LINE. THE ORIGINAL TITLE TO THIS TRACT IS DESCRIBED AS LYING NORTH OF THE CENTERLINE OF ROAD EASEMENT "A" AND IS SUBJECT TO THE DEDICATED RIGHT OF WAY OF COUNTY ROAD 74. ALTHOUGH COUNTY ROAD 74 WAS TO REPLACE ROAD EASEMENT "A", THE ALIGNMENTS DO NOT EXACTLY COINCIDE. ROAD EASEMENT "A", A PRIVATE EASEMENT, HAS NOT YET BEEN ABANDONED BY THE OWNERS THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Bagett
OREGON
JULY 12, 1983
ROBERT D. BAGETT
598

Renewal Date 12/31/99

RECEIVED AND
FILED

Jan 11 1999
OFFICE OF COUNTY SURVEYOR

Robert D. Bagett
ATTEST: *Larry M. Thurman*