

LAND PARTITION PLAT 2008-09

PARTITION OF PARCEL 3 OF GRANT COUNTY LAND PARTITION PLAT NO. 2005-26, SITUATED IN THE SW1/4 OF SECTION 14 AND THE W1/2 OF SECTION 23, T.13S., R.28E., W.M., GRANT COUNTY, OREGON NOT SURVEYED

COMPLETED JULY 20, 2008

CONDITIONS AND EASEMENTS

- 1) RIGHT OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2) RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF THE JOHN DAY RIVER...
3) SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE WATERS OF THE JOHN DAY RIVER.
4) ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT: (a) SAID LAND OR ANY PART THEREOF IS NOW OR AT ANYTIME HAS BEEN BELOW THE ORDINARY HIGH WATER MARK...
5) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
6) RESERVATIONS CONTAINED IN PATENT #956269, RECORDED MAY 19, 1925, BOOK 36, PAGE 41 AS FOLLOWS: EXCEPTING AND RESERVING, HOWEVER, TO THE UNITED STATES ALL THE COAL AND OTHER MINERALS...
7) PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED DECEMBER 17, 1946, BOOK 49, PAGE 238...
8) ACCESS RESTRICTIONS, INCLUDING TERMS AND PROVISIONS THEREOF IN DEED, STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED AUGUST 4, 1953, BOOK 68, PAGE 262...
9) PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED JUNE 21, 1972, BOOK 108, PAGE 435...
10) PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO GREG BURNS, RECORDED AUGUST 5, 1991, INST. NO. 911035...
11) PRIVATE EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, AS SHOWN ON GRANT COUNTY LAND PARTITION PLAT NO. 2005-26

APPROVALS

APPROVED THIS 29 DAY OF July, 2008. [Signature] GRANT COUNTY SURVEYOR (Deputy)

APPROVED THIS 18th DAY OF August, 2008. [Signature] GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED. [Signature] GRANT COUNTY ASSESSOR/TAX COLLECTOR DATE: 09/04/2008

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 18th DAY OF August, 2008 AT 2:50 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2008-09 GRANT COUNTY RECORDS. [Signature] GRANT COUNTY CLERK

OWNER DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THOMAS F. PIETROK AND JOHN J. DEAN, EACH AS TO 1/2 UNDIVIDED INTEREST, DO HEREBY DECLARE THAT AS OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, SUBJECT TO THE CONDITIONS AND EASEMENTS AS SHOWN HEREIN. WE ALSO DEDICATE A 30' WIDE PRIVATE EASEMENT TO PARCELS 2 AND 3, OVER AND ACROSS PARCELS 1 AND 2, FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCELS 2 AND 3 AS SHOWN HEREIN.

[Signature] THOMAS F. PIETROK, OWNER [Signature] JOHN J. DEAN, OWNER

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF GRANT) Multnomah THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 7th, 2008, BY THOMAS F. PIETROK

[Signature] NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES September 11th 2011 Commission No. 420801 expires September 11th 2011

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF GRANT) Multnomah THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 7th, 2008, BY JOHN J. DEAN

[Signature] NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES September 11th 2011 Commission No. 420801 expires September 11th 2011

NARRATIVE

THIS PARTITION WAS REQUESTED BY TOM PIETROK AND JOHN J. DEAN TO SHOW THE PARTITION OF PARCEL 3 OF GRANT COUNTY LAND PARTITION PLAT NO. 2005-26, AS DESCRIBED IN THE SURVEYORS CERTIFICATE. NO SURVEY WAS PERFORMED FOR THIS PARTITION.

THE HIGHWAY RIGHT OF WAY AS SHOWN HEREIN IS BASED ON OREGON DEPARTMENT OF TRANSPORTATION DRAWING NO. 8B-28-3, FLAT CREEK-FIELDS CREEK SECTION, JOHN DAY HIGHWAY, DATED FEBRUARY 1963. THE APPROXIMATE LOCATION OF THE JOHN DAY RIVER AND THE PRIVATE ACCESS EASEMENT, DEED INSTRUMENT NO. 20081151, ARE DIGITIZED FROM U.S.G.S. QUAD SHEET, SHOP GULCH.

SURVEYORS CERTIFICATE

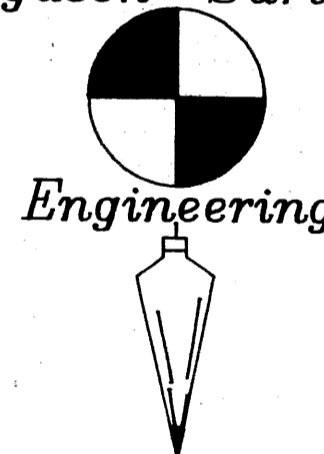
I, KENNETH H. DELANO JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PLATTED THE PARTITION OF UNSURVEYED PARCEL 3, GRANT COUNTY LAND PARTITION PLAT NO. 2005-26 FOR THE PURPOSE OF DELINEATING A LAND PARTITION, IN ACCORDANCE WITH O.R.S. 92, THE EXTERIOR BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF GRANT COUNTY LAND PARTITION PLAT NO. 2005-26 THE ABOVE DESCRIBED TRACT CONTAINING APPROXIMATELY 404.64 ACRES.

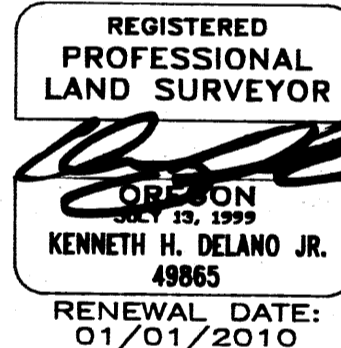
I HEREBY DESIGNATE THE SW CORNER OF SECTION 14, T.13S., R.28E., W.M., AS THE INITIAL POINT FOR THIS PARTITION.

[Signature] KENNETH H. DELANO JR., PLS STAFF SURVEYOR

Ferguson Surveying



P.O. BOX 519, 210 E. MAIN MT. VERNON, OR 97865 PHONE (541)932-4520 FAX (541)932-4430 EMAIL DFSE@ORTELCO.NET



I, KENNETH H. DELANO JR., PLS, DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY. [Signature] KENNETH H. DELANO JR., PLS

RECEIVED AND FILED

Sept 23, 2008 OFFICE OF COUNTY SURVEYOR [Signature]