

NARRATIVE

This survey was prepared at the request of the owner's to partition the land described in the Deed of Trust, Instrument #20210537 and conveyed in the Substitution of Trustee and Full Reconveyance, Instrument #20240912, in the Grant County Deed records.

Record monuments are recovered as shown herein. There is a small discrepancy between the record measurements and the actual found positions of some of the record monuments as noted herein. I believe that these discrepancies can be attributed to the reconstruction of fences by the land owners after the 2015 Canyon Creek Complex Fire.

Referring to the monument letter shown near the found monument symbols, the following describes monuments held and utilized to determine the boundary location.

The record location of the Southwest corner (calculated F) of the E1/2 of the SE1/4 of Section 2 was determined at record distance as shown on Grant County survey #956 from monument D on the line from monument D through monument E.

The West line of the said E1/2 of the SE1/4 was then ran in a straight line from calculated point F to the monument A (CE1/16).

The North line of the Parent parcel, also being the North line of Parcel 2, is a line running from monument C through monument B to it's intersection with the above determined West line.

The rebar pins of unknown origin along the West line of Parcel 1 are believed to be placed by the adjacent owner at locations marked by Benchmark Land Surveying along the common boundary line. Small 3 foot "T" posts witnessed most of the rebar pins. I spoke with Mike Springer of Benchmark and he said his then partner, Jason Hatfield, may have marked the line in 2016 with the "T" posts while performing Survey 2051 for the adjoining owner.

The right of way along Highway 395 is based on Oregon Department of Transportation (ODOT) Right of Way drawing 10B-5-9, November, 1964, rotated to the best fit of the right of way fencing tied this survey. The call to Station 384+00 is held as shown on Grant County Land Partition Plat 2006-06. No monuments are found or set on the right of way.

The parcel lines are then located at the direction of the owner's.

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in the State of Oregon, hereby certify that I have surveyed and monumented the Parcels as shown herein, in accordance with O.R.S. 92., as described in Grant County Deed Instrument #20210537, being more particularly described as follows;

Land in Grant County, Oregon, as follows:  
In T.15S., R.31E., W.M.:

Section 2: All that portion of the E1/2 SE1/4 lying West of the re-located John Day Highway right of way, as said right of way is described in that Final Judgment of the Circuit Court of the State of Oregon for the County of Grant, Case No. L-3180, File No. JR 3428, filed January 15, 1962 in Book 30, Page 416, Circuit Court Journal, and in Deed to the State of Oregon, State Highway Commission, recorded January 2, 1963 in book 88, Page 140 in the Grant County Deed records.

I hereby designate the 5/8" rebar monument set at the Southwest Corner of Parcel 2 as the Initial Point for this Partition.

  
KENNETH H. DELANO JR., P.L.S.

OWNER'S DECLARATION

Know all men by these present, that we, Laura J. Kuffler and William T. Kuffler, as the owners of the property described in the Surveyor's Certificate, have caused said lands to be surveyed and partitioned as shown herein, in accordance with O.R.S. Chapter 92.

We hereby grant a 30 foot wide access and utility easement, over and across Parcel 1, for the benefit of Parcel 2 as shown herein.

  
Laura J. Kuffler

  
William T. Kuffler

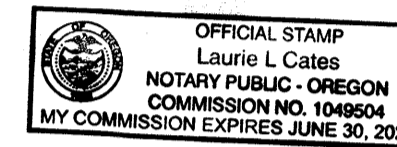
ACKNOWLEDGMENT

STATE OF OREGON)  
COUNTY OF GRANT) SS

This instrument was personally acknowledged before me on July 18<sup>th</sup>, 2024  
by Laura J. Kuffler and William T. Kuffler.

  
NOTARY SIGNATURE

Laurie L. Cates  
NOTARY PUBLIC - OREGON  
(Print Name)



COMMISSION # 1049504 MY COMMISSION EXPIRES 6-30-2028

This Partition is subject to the following, as per Land and Title Company of Grant County, Report order #28847:


- 1) Rights of the public in and to any portion of the Land lying within the boundaries of streets, road or highways.
- 2) Private Right of Way and Tree Trimming Permit, including the terms and provisions thereof, granted to West Coast Power Company, recorded on April 16, 1937 in Book 41, Page 587 of the Grant County Deed Records. No width specified. Not shown due to insufficient information, situated in the E1/2 SE1/4 of Section 2.
- 3) Private Right of Way and Tree Trimming Permit, including the terms and provisions thereof, granted to West Coast Power Company, recorded on January 8, 1940 in Book 43, Page 526 of the Grant County Deed Records. No width specified. Not shown due to insufficient information, situated in the E1/2 SE1/4 of Section 2.
- 4) Private right of way easement, including the terms and provisions thereof, granted to California - Pacific Utilities Company, recorded on July 22, 1947 in Book 51, Page 71 of the Grant County Deed Records. 30 feet in width, the approximate location is shown herein. See Easement Note E-1 on Sheet 2.
- 5) Private right of way easement, including the terms and provisions thereof, granted to California - Pacific Utilities Company, recorded on December 27, 1947 in Book 53, Page 48 of the Grant County Deed Records. No width specified. The approximate location is shown herein. See Easement Note E-2 on Sheet 2.
- 6) Private right of way easement, including the terms and provisions thereof, granted to California - Pacific Utilities Company, recorded on July 12, 1948 in Book 54, Page 452 of the Grant County Deed Records. No width specified. Not shown due to insufficient information, situated in the E1/2 SE1/4 of Section 2.
- 7) An Agreement with the State of Oregon, by and through it's Game Commission, including the terms and provisions thereof, regarding the impoundment of waters from Canyon Creek, as recorded on May 25, 1961 in Book "I" Page 281, Lease and Agreements Records, amended July 3, 1962, in Book "I" Page 281, Lease and Agreements Records. Not shown due to insufficient information.
- 8) Access restrictions, including the terms and provisions thereof, in the Decree of Final Judgement, Case No. L-3180, File No. JR-3428, in favor of the State of Oregon, by and through it's State Highway Commission and in the Deed to the State of Oregon, by and through it's State Highway Commission, recorded January 2, 1963 in Book 88, Page 104, Grant County Deed Records.
- 9) Private right of way easement, including the terms and provisions thereof, granted to California - Pacific Utilities Company, recorded on April 2, 1965 in Book 92, Page 452 of the Grant County Deed Records. The approximate location is shown herein. See Easement Note E-3 on Sheet 2.
- 10) Trust Deed, including the terms and provisions thereof, from Laura J. Kuffler and William T. Kuffler, as Grantors, to U.S. Bank National Association, as Beneficiary, recorded March 12, 2021, Deed Instrument #20210537, Grant County Deed Records.

SITUATED IN THE E1/2 SE1/4 SECTION 2  
T.15S., R.31E., W.M., GRANT COUNTY, OREGON  
COMPLETED MARCH 6, 2024

Kenny Delano  
Land Surveyor  
P.O. Box 12  
Mt. Vernon, OR 97865  
e-mail: kennyfse@ortelco.net  
Phone: 541-620-1732



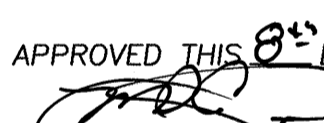
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

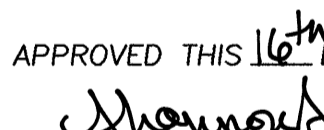
  
OREGON  
JULY 13, 1999  
KENNETH H. DELANO JR.  
49865  
RENEWS: 1/1/2026


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

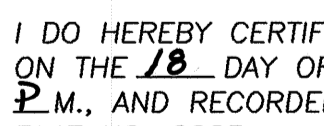
  
KENNETH H. DELANO JR., PLS

APPROVALS

APPROVED THIS 18<sup>th</sup> DAY OF July, 2024.  
  
GRANT COUNTY SURVEYOR

APPROVED THIS 16<sup>th</sup> DAY OF July, 2024.  
  
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE  
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
  
Deputy Assessor Tax Collector  
GRANT COUNTY ASSESSOR/TAX COLLECTOR  
DATE: 7/18/24

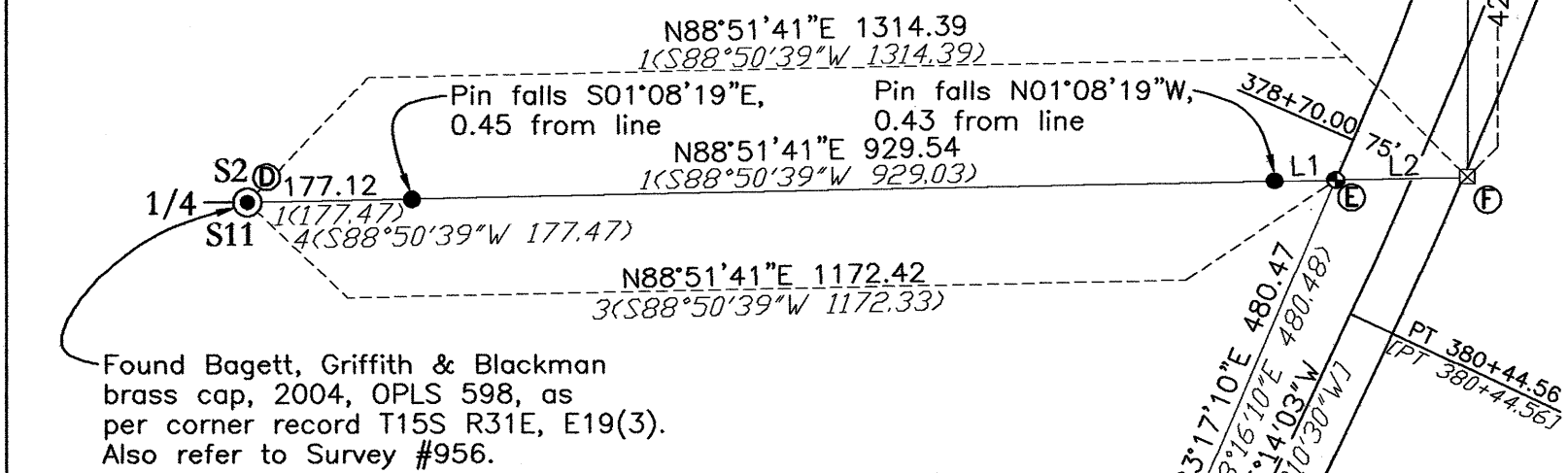
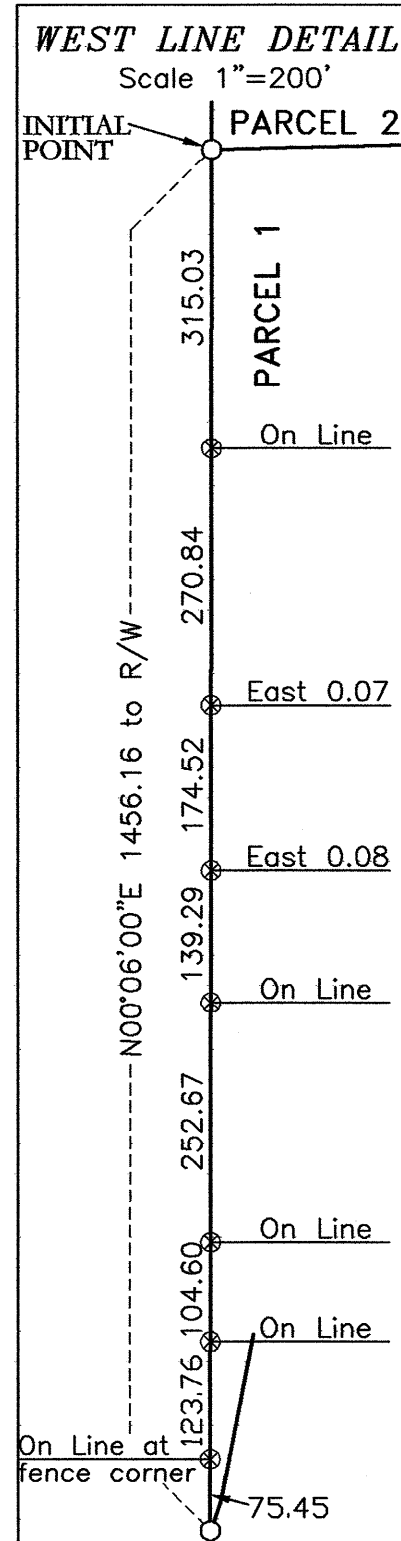
I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 18 DAY OF July, 2024 AT 1:15 O'CLOCK  
P.M., AND RECORDED AS GRANT COUNTY LAND PARTITION  
PLAT NO. 2024 05, GRANT COUNTY RECORDS.  
  
GRANT COUNTY CLERK - Deputy

**EXISTING EASEMENT NOTES**

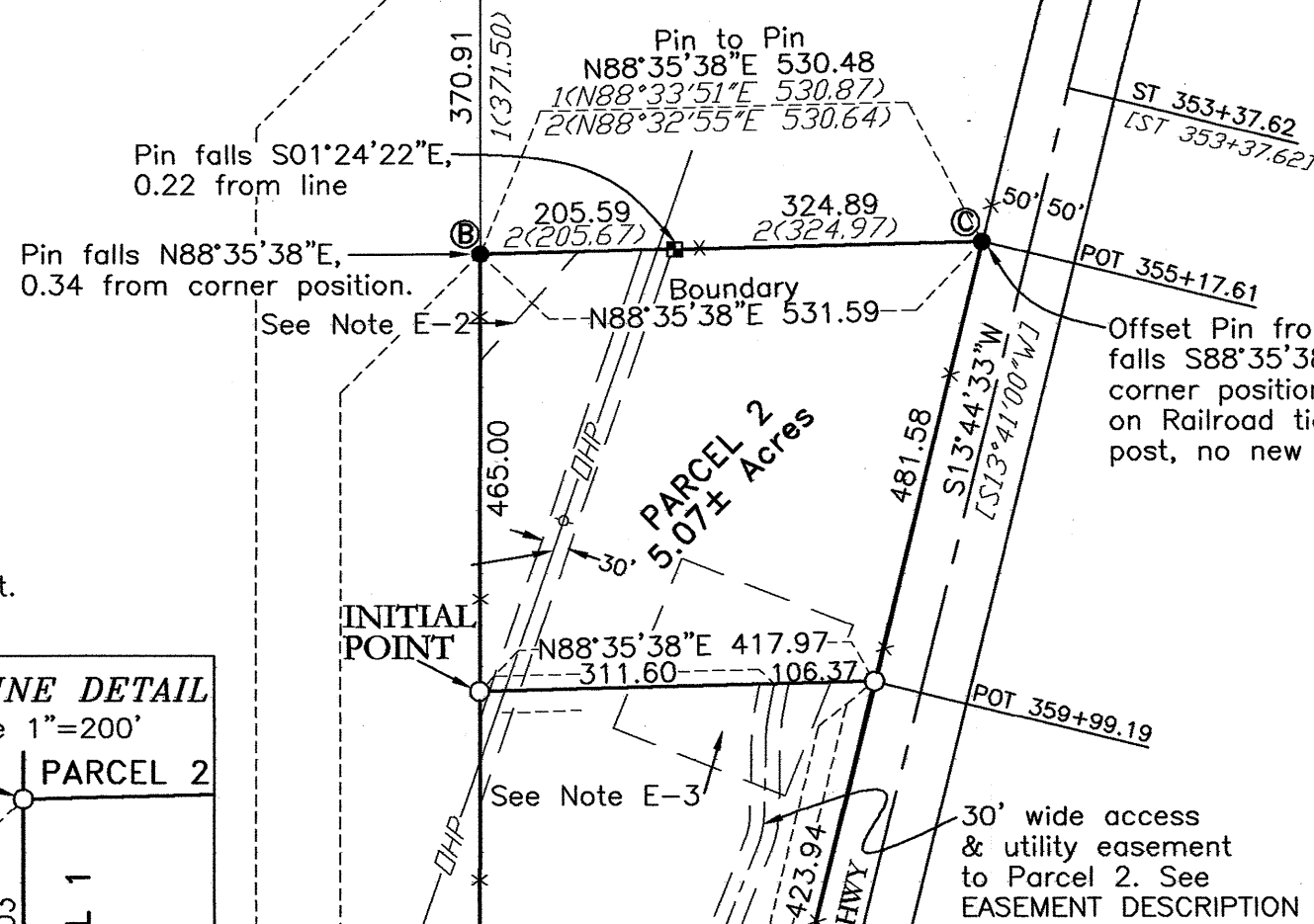
**E-1**  
Location of the existing utility easement recorded in Book 51, Page 71, located this survey as follows:  
Beginning at a point on the North line of Parcel 2, said point being N88°35'38"E, 187.78 feet from the Northwest corner of Parcel 2;  
Thence S19°04'35"W, 577.26 feet to a point on the West line of Parcel 1, said point being S00°06'00"W, 75.95 feet from the Northwest corner of Parcel 1.

**E-2**  
Approximate location of the existing utility easement recorded in Book 53, Page 48, shown herein as follows:  
Beginning at a point on the North line of Parcel 2, said point being N88°35'38"E, 104.4 feet, more or less, from the Northwest corner of Parcel 2;  
Thence S41°53'W, 156.6 feet, more or less, to a point on the West line of Parcel 1, said point being S00°06'00"W, 114 feet, more or less, from the Northwest corner of Parcel 1.  
Note that no utility is located on the ground within this easement.

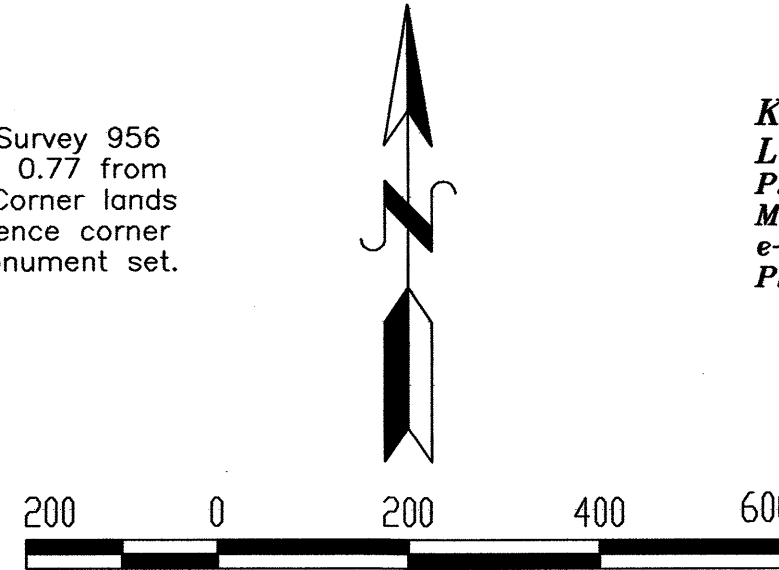
**E-3**  
Approximate location of the existing utility easement recorded in Book 92, Page 402, shown herein as follows:  
Beginning at a point being 1666.7 feet North and 999.1 feet West of the Southeast corner of Section 2, said point being S84°08'W, 120.2 feet from Highway 395 Station 361+00;  
Thence N21°40'E, 195.16 feet;  
Thence N68°20'W, 195.16 feet;  
Thence S21°40'W, 195.16 feet;  
Thence S68°20'E, 195.16 feet to the Point of Beginning.



T15S R31E  
CE 1/16  
Sec. 2  
Found aluminum capped monument 1986, OPLS 598, as per corner record T15S R31E, C20. See Survey #956.



NOTE: Bearings and distances for offline pins are shown along the line at a point perpendicular to the line from the offline monument.



BASIS OF BEARINGS: GPS Static observations rotated to True North.

**EASEMENT DESCRIPTION**

30 foot wide easement, being 15 feet on each side of the following described centerline;  
Beginning at a point on the North line of Parcel 1, said point being N88°35'38"E, 311.60 from the Northwest corner of Parcel 1;  
Thence S10°45'07"W, 29.06 feet;  
Thence along a 200.00 foot radius curve, 33.80 feet (the long chord of which bears S05°54'36"W, 33.76 feet);  
Thence S01°04'04"W, 75.71 feet;  
Thence along a 100.00 foot radius curve, 36.11 feet (the long chord of which bears S11°24'48"W, 35.92 feet);  
Thence S21°45'31"W, 92.56 feet;  
Thence along a 100.00 foot radius curve, 90.98 feet (the long chord of which bears S04°18'18"E, 87.87 feet);  
Thence S30°22'08"E, 50.93 feet;  
Thence along a 40.00 foot radius curve, 32.04 feet (the long chord of which bears N53°18'48"W, 31.19 feet), more or less, to the Westerly right of way of the John Day - Burns Highway, being the terminus of the centerline.

RIGHT OF WAY CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	03°02'46"	5679.58	301.95	S15°15'56"W	301.92
C2	00°19'53"	5654.58	32.71	S19°57'16"W	32.71

HIGHWAY CL CURVE DATA  
I= 11°29'30" [11°29'30"]  
R= 5729.58 [5729.58]  
L= 1149.17 [1149.17]  
LC= S19°29'18"W 1147.24

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N88°51'41"E	65.76
L2	N88°51'41"E	141.97
L3	S40°16'37"W	128.55
L4	S10°51'40"W	179.00
L5	S19°57'15"W	32.70

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JUL 18 2024

BY *[Signature]*

SITUATED IN THE E1/2 SE1/4 SECTION 2  
T.15S., R.31E., W.M., GRANT COUNTY, OREGON  
COMPLETED MARCH 6, 2024

Kenny Delano  
Land Surveyor  
P.O. Box 12  
Mt. Vernon, OR 97865  
e-mail: kennyfse@ortelco.net  
Phone: 541-620-1732



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 13, 1999  
KENNETH H. DELANO JR.  
49865  
RENEWS: 1/1/2026

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

*[Signature]*  
KENNETH H. DELANO JR., PLS

**LEGEND**

- 1(Bearing/Dist.) Record bearing/distance as shown on Grant County Map of Survey #956 by Robert Bagett, filed October 20, 1986.
- 2(Bearing/Dist.) Record bearing/distance as shown on Grant County Map of Survey #1577 by Jack Watton, filed October 9, 2000.
- 3(Bearing/Dist.) Record bearing/distance as shown on Grant County Partition Plat 2006-06 by Mike Springer, filed April 13, 2006.
- 4(Bearing/Dist.) Record bearing/distance as shown on Grant County Map of Survey #2051 by Jason Hatfield, filed May 3, 2016.
- [Bearing/Station] Record bearing/distance as shown on ODOT Drg. 10B-5-9
- Ⓐ Record monument index letter as referred to in the Narrative.
- ⊙ Found monument of record. See note at symbol.
- Found 5/8" rebar pin. Unless otherwise noted, the yellow plastic cap is melted off. Set by Robert Bagett in 1986, Survey #956.
- Found 5/8" rebar pin with melted, red plastic cap, set by Jack Watson in 2000, Survey #1577.
- Found 5/8" rebar pin. Unless otherwise noted, the yellow plastic cap is melted off. Set by Michael Springer in 2006, Land Partition Plat 2006-06.
- ⊗ Calculated location, no monument found or set..
- ⊗ Found 1/2" rebar pin of unknown origin, not utilized this survey. See WEST LINE DETAIL.
- Set 5/8"x30" rebar pin with yellow plastic cap marked "Survey Marker PLS 49865"
- ⊖ Existing Utility Pole/Overhead Power Line
- DHP— Existing Overhead Power Line
- x— Existing Fence Line
- Approximate location of Highway 395 Centerline from ODOT Drg. 10B-5-9