

NARRATIVE

This survey was prepared at the request of Jeremy Finley to partition the land described in Deed Instrument #221748 (Tax Acct. 3-62 13-29 104; 4918), filed on June 12, 2002 in the Grant County Deed records.

Record monuments are recovered as shown herein.

In order to position the North-South center of Section line for Section 26, a search was made for the original GLO monument set at the 1/4 common to Sections 23 and 26. This area has been heavily utilized over the years for agricultural purposes and the majority of rocks have been removed and piled. I find a very old, rotting rock jack in the long standing North-South fence line, which fits relatively well with the GLO record location. I will note that on Grant County Map of Survey #1464, Mr. Ferguson indicates that the North-South fence line "is an approximation of the N-S centerline of Section 23". I hold the position of the rock jack as the best available evidence of the position of South 1/4 corner of Section 23.

For the South 1/4 of Section 26, I refer to Grant County Map of Survey #1738, which I surveyed in 2005. A detailed search was made, but the original corner was not recovered. However, I calculated the proportionate Eastings of the original corners relative to the fence corner locations. I found that at this corner position, the old North-South and East fence corner fell within a few feet of the proportionate Easting. I tied this old fence corner during this survey and hold it's position as the best available evidence for the location the South 1/4 corner of Section 26.

I recovered the record monuments along the right of way line of Grant County Road #46 as set by Robert Bagett on Grant County Map of Survey #241 as shown. I held the record centerline geometry based on a best fit of the found pins along the Northerly right of way line. I hold the Northerly Right of Way as the North boundary of Parcel 2.

Due to high water flows, I tied a portion of the John Day River along the South boundary of Parcel 2 utilizing GPS observations and a Garmin range finder.

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in the State of Oregon, hereby certify that I have correctly platted unsurveyed Parcel 1, and surveyed and monumented Parcel 2, as shown herein, in accordance with O.R.S. 92., the exterior boundary of which is described in Grant County Deed Instrument #221748, being more particularly described as follows;

Land in Grant County, Oregon, as follows:
In T.13S., R.29E., W.M.:

- Section 14: E1/2 W1/2
- Section 22: S1/2 SE1/4, E1/2 SE1/4 SW1/4
- Section 23: E1/2 NW1/4, SW1/4
- Section 26: All of NW1/4 lying Northerly of the centerline of the John Day River.
- Section 27: All of the N1/2 N1/2 NE1/4 & all of the E1/2 N1/2 NE1/4 NW1/4 lying Northerly of the centerline of the John Day River.

Save & Except that portion conveyed to Grant County, Deed Book 107, Page 111, for right of way.

I hereby designate the monument set at the South 1/4 corner of Section 23 as the Initial Point for this Partition.

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

OWNER'S DECLARATION

Know all men by these present, that Broken Leg Ranch, a partnership, as the owner 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.

This Partition is subject to the following relevant parts of Report Order #29272, Land and Title Company of Grant County:

- 1) Subject to any and matters, including easements and assessments, if any, relating to irrigation ditches which may traverse subject property.
- 2) Rights of the public in and to any portion of the Land lying within the boundaries of streets, road or highways.
- 3) Right 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, Dry Creek and Birch Creek, including any ownership rights which may claimed by the State of Oregon below the high water mark.
- 4) Such rights and easements for navigation and fishing as may exist over that portion of property lying beneath the waters of the John Day River, Dry Creek and Birch Creek.
- 5) Private right of way easement, no width specified, including the terms and provisions thereof, granted to West Coast Power Company, recorded on August 11, 1936 in Book 41, Page 307 of the Grant County Deed Records. Not shown due to insufficient information, situated in the E1/2 of Section 26.
- 6) Private irrigation ditch easement, no width specified, including the terms and provisions thereof, granted to Donald E. Boyer, recorded on July 30, 1956 in Book 75, Page 118 of the Grant County Deed Records. Not shown due to insufficient information, situated in the SW1/4 of Section 26 and wholly on the owner's lands.
- 7) Private right of way easement, 15 feet in width, including the terms and provisions thereof, granted to California - Pacific Utilities Company, recorded on July 24, 1961 in Book 85, Page 330 of the Grant County Deed Records. Along the North bank of the John Day River and the West bank of Dry Creek in Sections 22 & 23, T.13S., R.29E., W.M. Not shown due to insufficient information.

OWNER'S DECLARATION (Cont.)

- 8) Private easement in common for ingress and egress, 60 feet in width, including the terms and provisions thereof, granted to Birch Creek Ranch, recorded on August 3, 1972 in Book 108, Page 619 of the Grant County Deed Records. Over and across Sections 23 & 14, T.13S., R.29E., W.M. Not shown due to insufficient information.
- 9) Private right of way easement, 15 feet in width, including the terms and provisions thereof, granted to California - Pacific Utilities Company, recorded on June 2, 1977 in Book 116, Page 892 of the Grant County Deed Records. The approximate location is shown herein.
- 10) Private easement in common for ingress and egress, 60 feet in width, including the terms and provisions thereof, granted to A. Margaret Reilly, recorded on February 13, 1981 in Book 124, Page 271 of the Grant County Deed Records. (Intended to replace easements from Book 103, Page 396 and Book 108, Page 619) The approximate location along the existing road is shown herein.

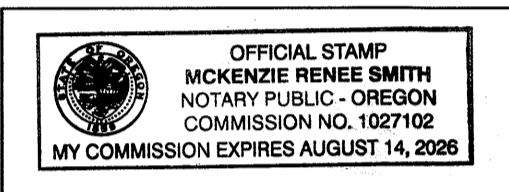
All mortgages listed in said Report Order #29272 were previously consolidated and paid off in full as of July 28, 2021, as shown on an amortization schedule supplied by the owners.

Jeffrey S. Finley
Jeffrey S. Finley, Partner
Broken Leg Ranch

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF GRANT) SS

This instrument was personally acknowledged before me on March 22, 2025 by Jeffrey S. Finley.

NOTARY PUBLIC FOR OREGON (Signature)

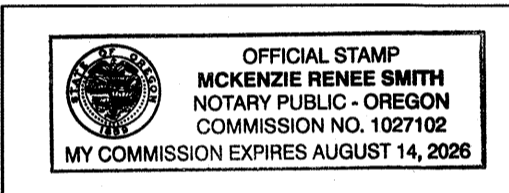


Jeremy S. Finley
Jeremy S. Finley, Partner
Broken Leg Ranch

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF GRANT) SS

This instrument was personally acknowledged before me on April 22nd, 2025 by Jeremy S. Finley.

NOTARY PUBLIC FOR OREGON (Signature)

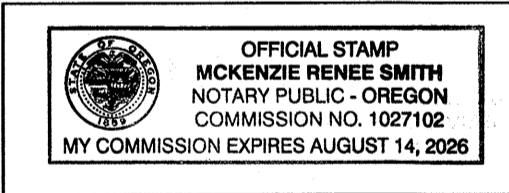


Christy A. Finley
Christy A. Finley, Partner
Broken Leg Ranch

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF GRANT) SS

This instrument was personally acknowledged before me on April 22nd, 2025 by Christy A. Finley.

NOTARY PUBLIC FOR OREGON (Signature)

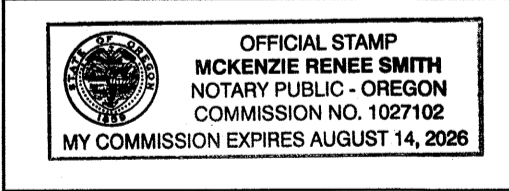


Chad A. Finley
Chad A. Finley, Partner
Broken Leg Ranch

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF GRANT) SS

This instrument was personally acknowledged before me on April 22nd, 2025 by Chad A. Finley.

NOTARY PUBLIC FOR OREGON (Signature)

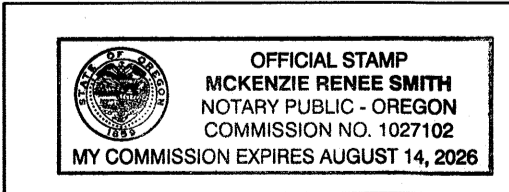


Tyrell S. Holly
Tyrell S. Holly, Partner
Broken Leg Ranch

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF GRANT) SS

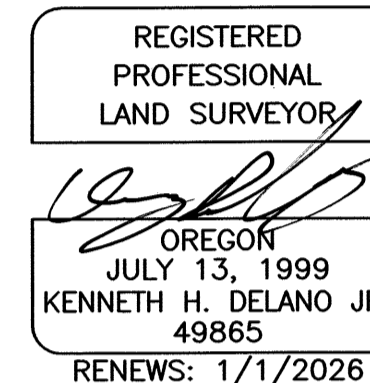
This instrument was personally acknowledged before me on April 22nd, 2025 by Tyrell S. Holly.

NOTARY PUBLIC FOR OREGON (Signature)



SITUATED IN THE E1/2 W1/2 SECTION 14,
IN THE SE1/4 & SW1/4 SECTION 22,
IN THE NW1/4 & SW1/2 SECTION 23,
IN THE NW1/4 SECTION 26, AND
IN THE NE1/4 & NW1/4 SECTION 27,
T.13S., R.29E., W.M., GRANT COUNTY, OREGON
COMPLETED APRIL 2, 2025

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



APPROVALS

APPROVED THIS 17th DAY OF April, 2025.

GRANT COUNTY SURVEYOR

APPROVED THIS 22nd DAY OF April, 2025.

GRANT COUNTY PLANNING DIRECTOR

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

GRANT COUNTY ASSESSOR/TAX COLLECTOR

DATE: APRIL 22, 2025

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 22 DAY OF April, 2025 AT 4 O'CLOCK P.M., AND RECORDED AS GRANT COUNTY LAND PARTITION PLAT NO. 2025- 04, GRANT COUNTY RECORDS.

GRANT COUNTY CLERK - Deputy

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 22 2025

BY: *[Signature]*

SITUATED IN THE E1/2 W1/2 SECTION 14,
IN THE SE1/4 & SW1/4 SECTION 22,
IN THE NW1/4 & SW1/2 SECTION 23,
IN THE NW1/4 SECTION 26, AND
IN THE NE1/4 & NW1/4 SECTION 27,
T.13S., R.29E., W.M., GRANT COUNTY, OREGON
COMPLETED APRIL 2, 2025

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

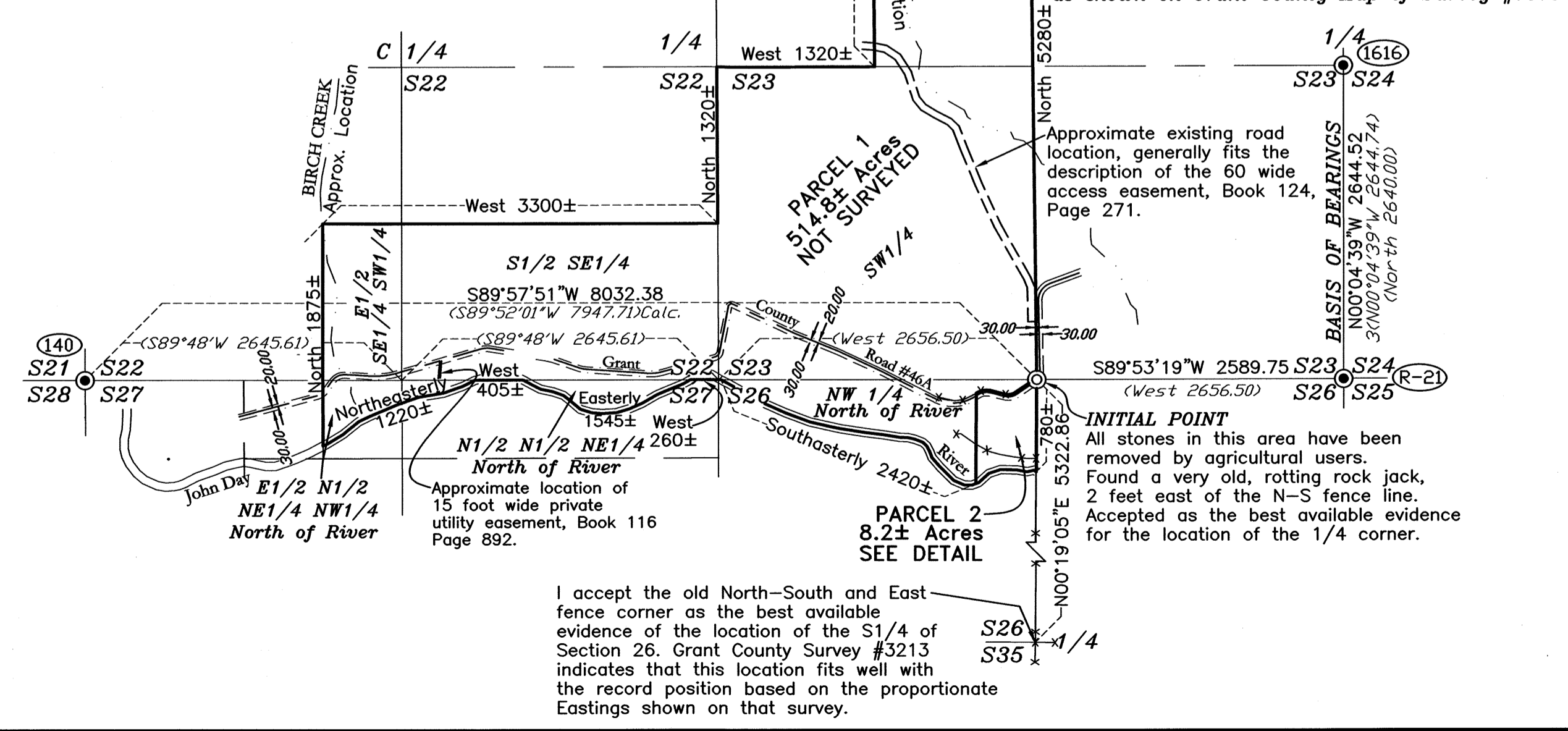
OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865
RENEWS: 1/1/2026



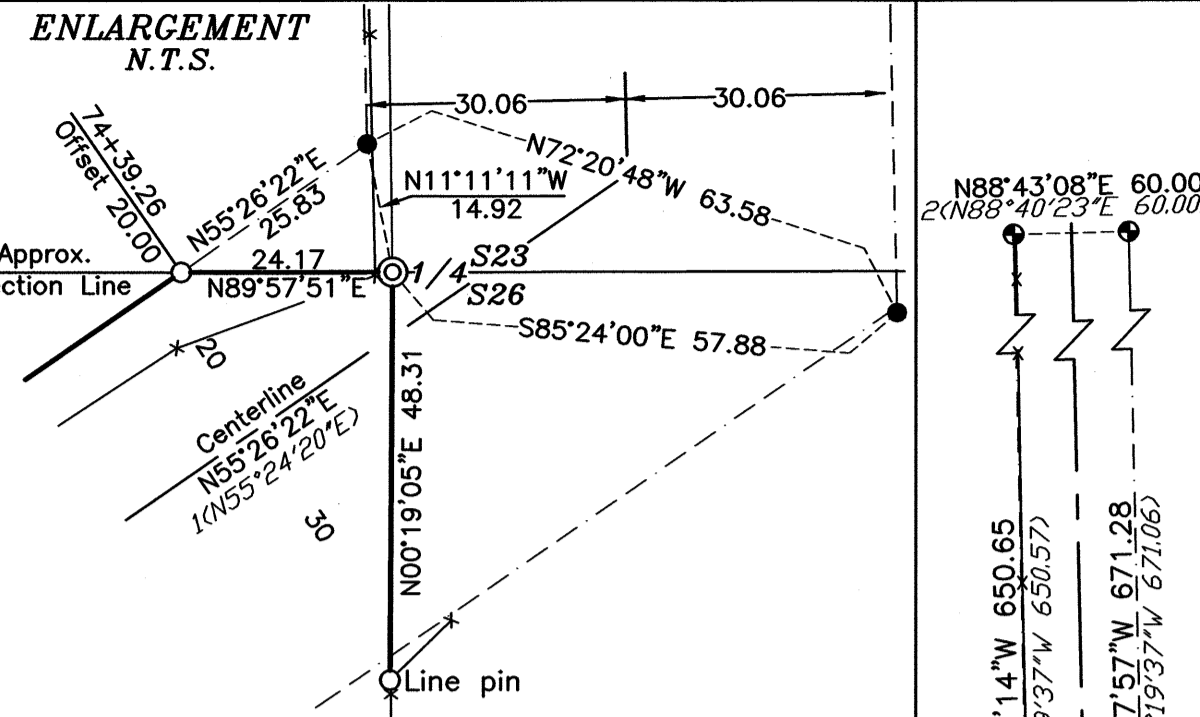
1000 0 1000 2000 3000
Scale: 1"=1000'

BASIS OF BEARINGS: The East line of Section 23
as shown on Grant County Map of Survey #1616

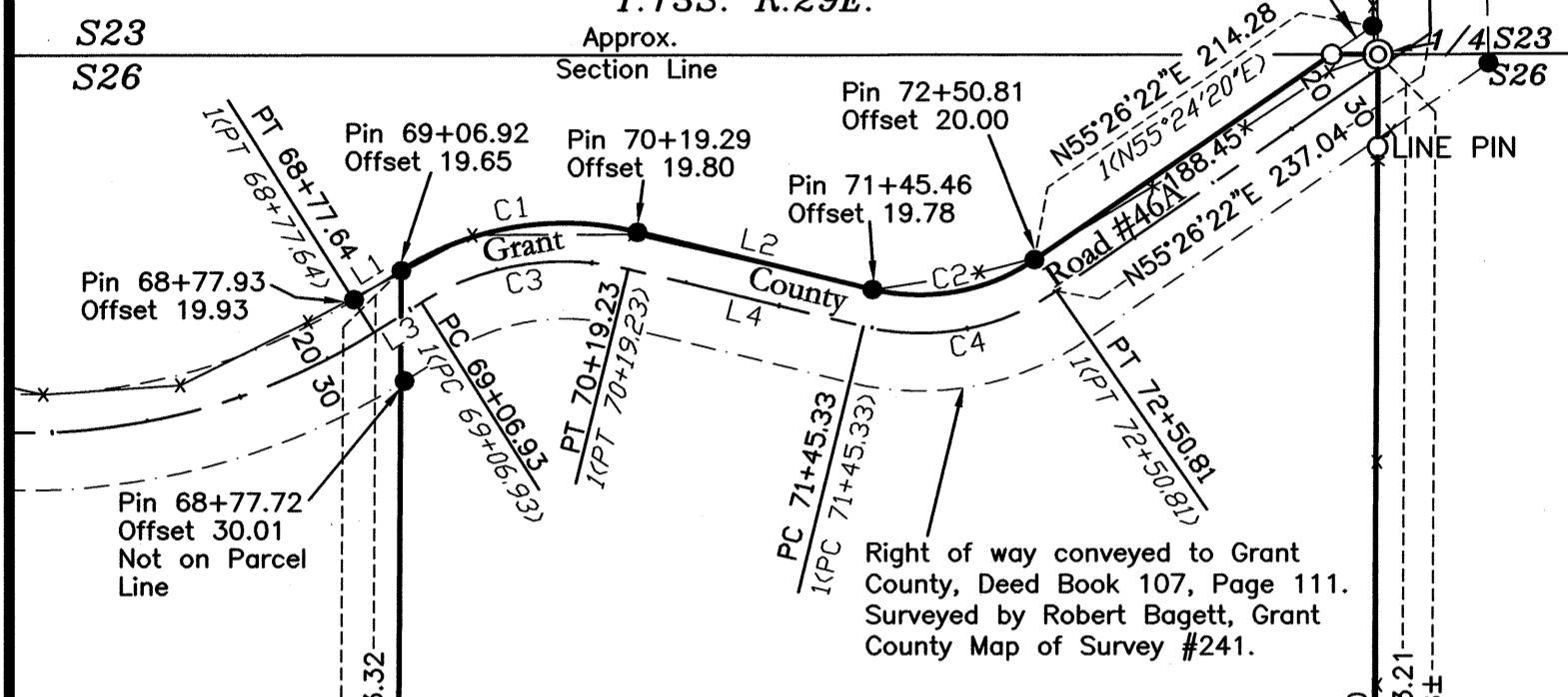
- LEGEND**
- (Bearing/Dist.) Record bearing/distance returned by John B. David under G.L.O. Contract #131, dated June 8, 1869.
 - 1(Bearing/Dist.) Record bearing/distance or engineer's centerline station as shown on Grant County Map of Survey #241 by Robert Bagett, filed December 19, 1971.
 - 2(Bearing/Dist.) Record bearing/distance as shown on Grant County Map of Survey #1464 by Douglas Ferguson, filed April 13, 1999.
 - 3(Bearing/Dist.) Record bearing/distance as shown on Grant County Map of Survey #1616 by Robert Bagett, filed November 28, 2001.
 - ⊙ Found brass capped monument of Record. See reference/index number by symbol.
 - ⊙ Found 5/8" rebar pin with aluminum cap stamped "GCRW EQ BK 183+95.84, AH 191+83.19, 30.00 ft.", set on Map of Survey 1464.
 - Found 5/8" rebar pin, no cap, set on Map of Survey #241.
 - ### Reference to Grant County Map of Survey number or Certified Corner Record index.
 - ⊙ Set 5/8"x30" rebar pin with aluminum cap, marked as shown on the Certified Corner Record filed in conjunction with this plat.
 - Set 5/8"x30" rebar pin with yellow plastic cap marked "Survey Marker, PLS 49865".
 - Right of Way
 - - - Existing Easement
 - * * * Existing Fence Line



I accept the old North-South and East fence corner as the best available evidence of the location of the S1/4 of Section 26. Grant County Survey #3213 indicates that this location fits well with the record position based on the proportionate Eastings shown on that survey.



PARCEL 2 DETAIL
T.13S. R.29E.



PARCEL 2
8.2± Acres

Scale 1"=100'

NOTE: Fence line is at the top edge of the steep, eroded river bank.
Line pin set in Easterly coursing fence line.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N57°49'53"E	29.29
L2	S76°12'39"E	126.10
L3	N57°49'53"E	29.29
1C	N57°47'51"E	29.29
L4	S76°12'39"E	126.10
1C	S76°14'41"E	126.10

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	45°57'27"	160.00	128.34	S80°48'37"W	124.92
C2	48°20'58"	105.00	88.60	N79°36'52"E	86.00
C3	45°57'28"	140.00	112.30	S80°48'37"W	109.31
1C	45°57'28"	140.00	112.30	N80°46'35"E	109.31
C4	48°20'59"	125.00	105.48	N79°36'52"E	102.38
1C	48°20'59"	125.00	105.48	N79°34'49"E	102.38