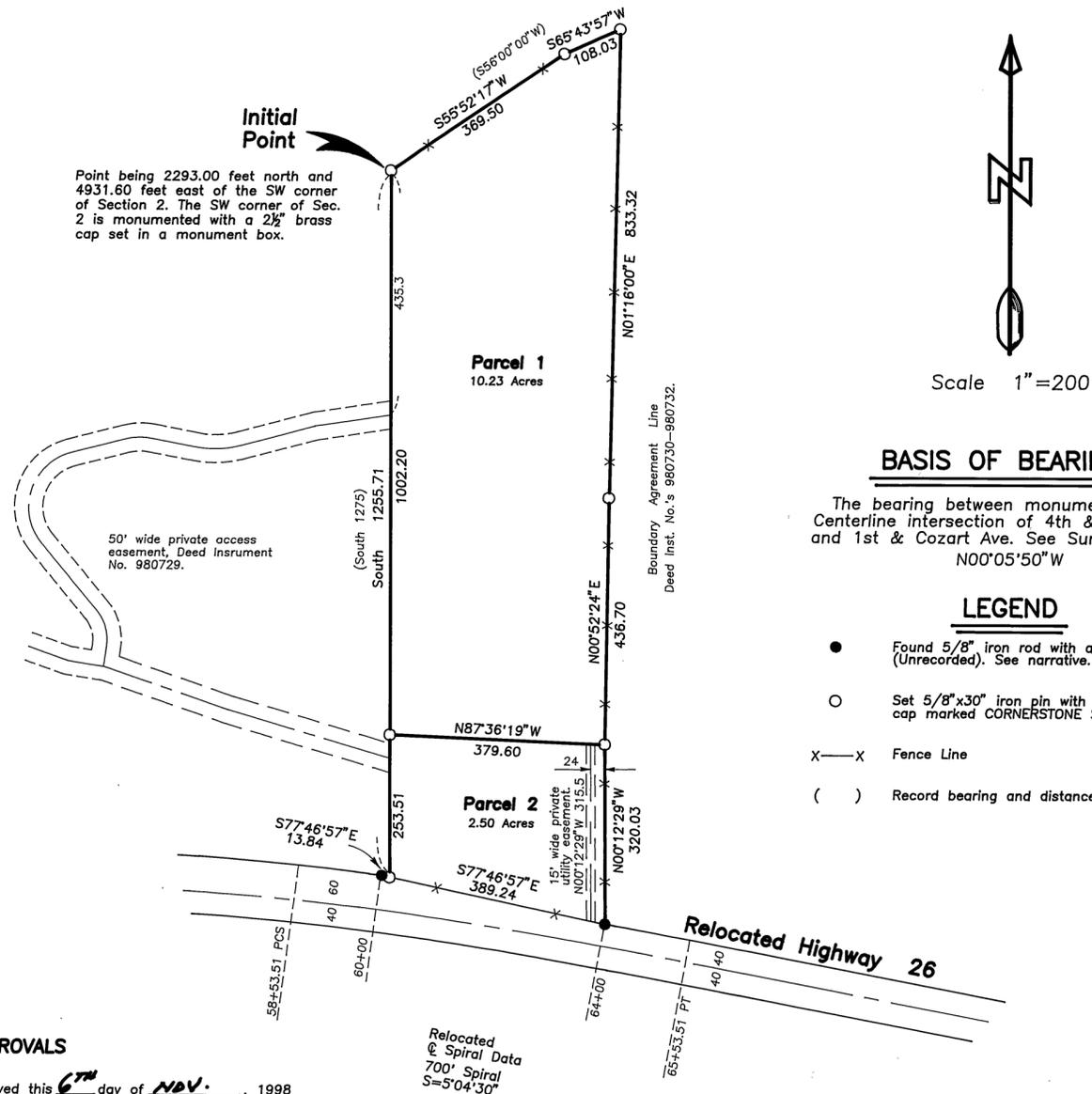


LAND PARTITION PLAT NO. 98-43

A PARTITION OF PARCEL 2, LAND PARTITION PLAT NO. 96-24
AND BOUNDARY LINE AGREEMENT
SITUATED IN THE SW1/4 OF SEC. 1 & THE SE1/4 OF SEC. 2, T13S, R33E, W.M.
GRANT COUNTY, OREGON

February 6, 1998



BASIS OF BEARINGS

The bearing between monuments at the centerline intersection of 4th & Cozart Ave. and 1st & Cozart Ave. See Survey No. 491. N00°05'50"W

LEGEND

- Found 5/8" iron rod with attached alum. cap (Unrecorded). See narrative.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- X—X Fence Line
- () Record bearing and distance.

APPROVALS

Approved this 6th day of NOV., 1998

Robert D. Sargent
Grant County Surveyor

Approved this 23rd day of Nov., 1998

B. Carpenter
Grant County Planning Director

Approved this 23 day of November, 1998

Donald R. Wells
City of Prairie City, Mayor

All ad valorem and special assessments due pursuant to law have been assessed and collected.

Lane R. Sutton 11-23-98
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 24th day of December, 1998 at 11:00 o'clock A.M., and recorded as Land Partition Plat No. 98-43 Grant County Records.

Lobby M. Munson
Grant County Clerk

NARRATIVE

This survey was performed at the request of Art Matson. The purpose of this survey was to partition Mr. Matson's property, as described in Memorandum of Contract of Sale recorded in Deed Instrument No. 971657, and monument the boundary agreement line along Mr. Matson's east boundary.

After searching the available records pertaining to this survey, I found Land Partition Plat No. 96-24, which was performed in December of 1996. Parcel No. 2 of Partition Plat No. 96-24 was not surveyed in December of 1996. The Initial Point of this partition is at record call as shown on Partition Plat No. 96-24 and the north boundary is positioned along the existing fence line as called for on Partition Plat No. 96-24. The east boundary of this partition is a boundary agreement between the adjoining property owners and is monumented according to their wishes. I used the record bearing shown on the west boundary of Parcel 2 of Partition Plat No. 96-24 and intersected the north right of way line of the highway.

I recovered two, unrecorded, monuments on the north side of U.S. Highway 26, these monuments were set by the Oregon Dept. of Transportation. A map was prepared by Oregon Dept. of Transportation and submitted to the Grant County Surveyor for filing. The County Surveyor did not record the map in the County Surveyor's Records. The Oregon Dept. of Transportation did acquire a deed for right of way from Alfred Coombs along the north right of way line which pertains to this survey, recorded in deeds of Grant County as Instrument No. 930779. I therefore accept the two unrecorded monuments on the relocated north right of way line of the highway as shown.

I found no record or existence of a Geodetic Control Monument within 1/2 mile of this Land Partition.

I do hereby certify that this is a true and exact copy of Land Partition No. 98-43

Jack L. Watson
Jack L. Watson

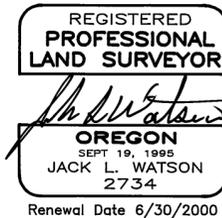
SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 1 and 2 of this land partition. This is a partition of Parcel 2 of Land Partition Plat No. 96-24 and also a boundary line agreement along the east line of said Parcel 2, situated in the SW1/4 of Section 1 and in the SE1/4 of Section 2, T13S, R33E, W.M., Grant County, Oregon, described as follows:

Beginning at a 5/8" iron pin which I designate to be the Initial Point of this land partition, said point being the NW corner of Parcel 2, Partition Plat No. 96-24, said point also being 2293.00 feet north and 4931.60 feet east of the SW corner of Section 2; thence South, 1255.71 feet to the relocated north right of way line of U.S. Highway No. 26; thence along said right of way line S77°46'57"E, 389.24 feet; thence N00°12'29"W, 320.03 feet; thence N00°52'24"E, 436.70 feet; thence N01°16'00"E, 833.32 feet; thence S65°43'57"W, 108.03 feet; thence S55°52'17"W, 369.50 feet to the point of beginning.

This partition contains 12.73 acres.

CORNERSTONE SURVEYING, INC.
233 S. Canyon Blvd.
John Day, OR 97845
(541)575-1813



DECLARATION

Know all people by these presents that I, Arthur H. Matson, contract purchaser, and that I, Bonnie M. Nance, owner of the lands described in the Surveyor's Certificate, have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon. We reserve a 15 foot wide private utility easement, over and across parcel 2 for a power line and a telephone line to serve parcel 1.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets and roads.
- 2) A private easement, including the terms and provisions thereof, no width is given, to the Pacific Telephone and Telegraph Company, a Calif. corp., dated March 28, 1940, recorded April 19, 1940, in Book 43, Page 634, deed records of Grant County, for utility and incidental purposes. This easement is not shown on the map due to insufficient data given in the deed.
- 3) A private easement, including the terms and provisions thereof, 15 feet wide, to California-Pacific Utilities Company, a corp., dated October 7, 1960, recorded October 12, 1960, in Book 83, Page 634, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 4) A private water pipe easement, including the terms and provisions thereof, to John C. Forrest, 10 feet wide, dated April 11, 1997, recorded April 28, 1997, in Deed Instrument No. 970707, records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 5) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches.

Arthur H. Matson
Arthur H. Matson

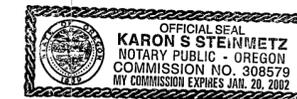
Bonnie M. Nance
Bonnie M. Nance

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 21st day of February, 1998, by Arthur H. Matson.

Karon S. Steinhilber
Notary Public of Oregon
My commission expires: Jan. 20, 2002



ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 29th day of December, 1998, by Bonnie M. Nance.

Karon S. Steinhilber
Notary Public of Oregon
My commission expires: Jan. 20, 2002



RECEIVED AND FILED

DEC 30 1998

OFFICE OF COUNTY SURVEYOR