

LAND PARTITION PLAT NO. 95-03

SITUATED IN THE SE1/4 SEC. 1 AND IN THE NE1/4 AND SE1/4 SEC. 12, T9S, R26E, AND
IN THE SW1/4 AND IN THE SE1/4 SEC. 6 AND IN THE NW1/4NE1/4 AND E1/2NW1/4
AND IN GOV'T LOTS 1, 2, 3, SEC. 7, T9S, R27E, W.M.

GRANT COUNTY, OREGON

July 18, 1995

APPROVALS

Approved this 31st day of JULY, 1995.

Jackie Burns
Wallowa County Surveyor

Approved this 21st day of August, 1995.

James F. Hilt
Grant County Planning Commission

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

Sam X. Burton
Grant County Assessor and Tax Collector
Date: 8-28-95

I do hereby certify that this plat was received
on the 21st day of August, 1995 at 1:00 o'clock
P.M., and recorded as Partition Plat No. 95-03
Grant County Records.

Shirley Durham, dep.
Grant County Clerk

I do hereby certify that this is a true
and exact copy of Land Partition Plat No. 95-03.

Robert D. Baggett
Baggett-Griffith and Blackman

NARRATIVE

This survey was performed at the request of Steve Holmes. The purpose of this survey was to
delineate the boundary line between PARCELS 1 and 2 of this Land Partition as shown hereon.

I did not survey the exterior boundary lines of this partition, as it was not required to do so
in this land partition process.

A search was made of the available records pertaining to this survey. Field measurements were made
to locate the northeast corner of Section 7, which I re-monumented from original evidence in 1971.
We also located a portion of the Kimberly-Monument Highway, as shown. New monuments were set at
locations approved by Mr. Holmes, as shown hereon.

NOTES:

- 1) The section and section subdivisional lines shown are protracted for general information only.
- 2) All dimensions along the exterior boundary are based on GLO record or the deed record.
- 3) The location of the highway is approximate.
- 4) We are unable to plot easements listed in the declaration due to insufficient data in the recorded descriptions.
- 5) I find no record or existence of an appurtenant geodetic control monument within 1/2 mile of this land partition.
- 6) Water Rights Certificate No.'s C-27641, P-38601, P-47568 are appurtenant to this Land Partition.

DECLARATION

Know all people by these presents that I, Steven Holmes, 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.

SAID PARCELS SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads, and highways.
- (2) Rights of the public and governmental bodies in and to any portion of the premises herein described, now or at any time lying below high water marks of the North Fork of the John Day River, including any ownership rights which may be claimed by the State of Oregon, as to any portion now or at any time below the high water mark. Such rights and easements for navigation and fishing as may exist over that portion of the property lying or at any time beneath the waters of the North Fork of the John Day River.
- (3) Any and all matters, including easements and assessments, if any, pertaining to the Beymer Irrigation Ditch, or other irrigations ditches traversing the subject property.
- (4) Rights and interests of Joseph Samuel Turner, his heirs and assigns, (vested with title to the NW1/4, NE1/4SW1/4, NW1/4SE1/4, and the North 7 acres SW1/4SE1/4 of Section 1, T.9S., R.26 E., W.M.) by reason of Deed dated June 10, 1919, recorded June 13, 1919 in Book 33 of Deeds, Page 226.
- (5) An easement, including the terms and provisions thereof, to J.M. Simas, Trustee, dated January 28, 1919, recorded February 25, 1919, in Deed Book 33, Page 134, Records of Grant County, Oregon.
- (6) An easement, including the terms and provisions thereof, to Fred Gassner and Annabelle Gassner, his wife, dated April 20, 1949, recorded June 5, 1950, in Deed Book 60, Page 161, Records of Grant County, Oregon. A right of way and easement for the purpose of ingress and egress in a strip of land not exceeding 16 feet in width on the east side of the East Township line of T.9S., R.26E., W.M., extending from the Monument-Kimberly Highway in Lot 2 of Section 7, to the Northwest corner of Lot 4 of Section 7, all in T.9S., R.27E., W.M.
- (7) Provisions, including the terms and provisions thereof, as shown in Deed to Delman R. Neal and Belle Neal, his wife, dated Jan. 28, 1948, recorded Jan. 30, 1948 in Book 53 of Deeds, Page 299, to-wit:
"EXCEPT it being understood that the fence along said river for the matter of convenience shall be run along the North bank of said river to be mutually maintained by the adjoining owners, but with adequate watering ways for stock." Pertains to the land in Lot 3 of Section 7, T.9S., R.27E., W.M. lying North and South of the John Day River.
- (8) Easement, including the terms and provisions thereof, to John P. Davis and Barbara J. Davis, husband and wife, dated July 19, 1974, recorded July 23, 1974 in Deed Book 111, Page 874. An Easement for roadway purposes on an existing road over and across the S1/2SE1/4 of Section 1 and the NW1/4NE1/4 of Section 12, Twp. 9S., R.26E., W.M., to provide ingress and egress to grantee's property in the NW1/4, NE1/4SW1/4, NW1/4SE1/4, and the North seven acres of the SW1/4SE1/4 of Section 1, Twp. 9S., R.26E., W.M.
- (9) Deed from Stephen C. Holmes to James L. Holmes, an undivided one-third interest and Robert E. Holmes, an undivided one-third interest, in and to all of the oil, gas, and other minerals in and under and that may be produced from the property described therein; said deed dated Dec.19, 1975, recorded Jan. 12, 1976 in Deed Book 114, Page 153.
- (10) An easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon corp., dated April 23, 1986, Recorded May 5, 1986, in Deed Book 133, Page 345, Records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (11) An easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon corp., dated April 23, 1986, Recorded May 5, 1986, in Deed Book 133, Page 347, Records of Grant County, Oregon. Right of way easement for utility and incidental purposes.
- (12) The right of way of the Kimberly-Monument Highway, including deed to State of Oregon, dated March 9, 1948, recorded April 15, 1948, in Deed Book 54, Page 94.

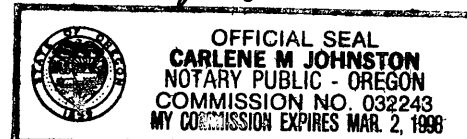
Steven Holmes
Steven Holmes

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF GRANT

This instrument was acknowledged before me on Aug 10, 1995,
by Steven Holmes.

Carlene M. Johnston My Commission Expires 3-2-1998
Notary Public for Oregon



SURVEYOR'S CERTIFICATE

I, Robert D. Baggett, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the boundary line between Parcels 1 and 2, as shown on this partition plat, said partition being situated in SE1/4SE1/4 and SW1/4SE1/4 of Section 1, and in the NE1/4 and NE1/4SE1/4 of Section 12, T.9S., R.26E., and in the SW1/4SE1/4 and SE1/4SW1/4 and in Gov't Lot 7 of Section 6, and in the NW1/4NE1/4 and E1/2NW1/4 and in Gov't Lots 1, 2 and 3, of Section 7, T.9S., R.27E., W.M., Grant County, Oregon, described as follows:

Beginning at the northeast corner of the SW1/4SE1/4 of said Section 6, thence, South along the east line of said SW1/4SE1/4, 1320 feet, more or less, to the southeast corner of said SW1/4SE1/4; thence South, along the east line of the NW1/4NE1/4 of said Section 7, 1320 feet, more or less, to the southeast corner of said NW1/4NE1/4; thence West, along the south line of said NW1/4NE1/4 and the NE1/4NW1/4 of said Section 7, 1920 feet, more or less, to the northerly right of way line of the Kimberly-Monument Highway; thence westerly, along said northerly right of way line 450 feet, more or less; thence S.00°54'00"E., 266.2 feet, more or less; thence N.89°42'00"W., 269.1 feet, more or less, to the east line of said Gov't Lot 2 of said Section 7; thence South, along said east line of said Gov't Lot 2 and Gov't Lot 3, 1750 feet, more or less, to the north bank of the North Fork of the John Day River; thence southwesterly, downstream, along said north bank, 750 feet, more or less, to the south line of Gov't Lot 3, of said Section 7; thence West, along the south line of said Gov't Lot 3, 880 feet, more or less, to the SW corner of said Gov't Lot 3; thence West, along the south line of the NE1/4SE1/4 of said Section 12, 1320 feet to the SW corner of said NE1/4SE1/4; thence north, along the west line of said NE1/4SE1/4 and the SE1/4NE1/4 of said section 12, 1547.7 feet, more or less, to the northerly right of way line of the Kimberly-Monument Highway; thence N.48°47'00"E., along said northerly right of way line, 877.8 feet, more or less, to the west line of the E1/2E1/2NE1/4 of section 12; thence north, along the west line of said E1/2E1/2NE1/4, 1094.9 feet; thence N.56°37'00"W., 1343.1 feet, more or less, to a point on the north line of said Section 12, said point being 858.0 feet east of the northwest corner of the NE1/4 of said Section 12; thence East, along the south line of the SW1/4SE1/4 of said Section 1, 98.3 feet; thence N.08°00'00"W., 314.16 feet; thence N.69°30'00"W., 974.28 feet, more or less, to the West line of said SW1/4SE1/4; thence North, along the west line of said SW1/4SE1/4, 436 feet, more or less, to a point which is 231 feet south of the north line of said SW1/4SE1/4; thence East, parallel with and 231 feet south of the north line of said SW1/4SE1/4, 1320 feet, more or less, to the west line of the SE1/4SE1/4 of said Section 1; thence North, along the west line of said SE1/4SE1/4, 231 feet, to the northwest corner of said SE1/4SE1/4; thence east, along the north line of said SE1/4SE1/4, 1320 feet, more or less, to the northeast corner of said SE1/4SE1/4; thence East, along the north line of Gov't Lot 7 and the north line of the SE1/4SW1/4, and the north line of the SW1/4SE1/4 of said Section 6, 3985 feet, more or less, to the northeast corner of said SW1/4SE1/4 and the point of beginning.

Said tract containing 473 acres, more or less.

Intending to describe all that certain land situated in said townships and sections described in Instrument No. 912189, Deed Records of Grant County, Oregon.

BAGETT-GRIFFITH AND BLACKMAN
217 N. Canyon Blvd.
John Day, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Baggett
OREGON
JULY 12, 1963
ROBERT D. BAGETT
598

Renewal Date 12/31/95

RECEIVED AND
FILED

Aug 28, 1995
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: Shirley Durham
dep. clerk