

Land Partition Plat No. 96-09

SITUATED IN THE SE1/4 AND SW1/4 OF SECTION 28 AND
IN THE SW1/4 AND NW1/4 OF SECTION 33
T13S, R30E, W.M.
GRANT COUNTY, OREGON

March 15, 1996

SURVEYOR'S CERTIFICATE

I, Carl J. Stout, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcels 2 and 3 of this land partition and that Parcel 1 was not surveyed during this partition process. This partition is situated in the SE1/4 and SW1/4 of Section 28, and in the SW1/4 and NW1/4 of Section 33, T13S, R30E, 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 2808.54 feet south and 963.71 feet west of the N1/4 corner of said Section 28; thence South, 752.89 feet; thence N57°35'W, 421.1 feet, to the west line of the NE1/4SW1/4 of said Section 28; thence South, along the west line of the NE1/4SW1/4 and the west line of the SE1/4SW1/4 of Section 28, 1967 feet, more or less, to the SW corner of said SE1/4SW1/4; thence South, along the west line of the E1/2NW1/4 of Section 33, 2640 feet, more or less, to the SW corner of said E1/2NW1/4; thence West, along the north line of the SW1/4 of Section 33, 1320 feet, more or less, to the NW corner of said SW1/4; thence South, along the west line of the SW1/4 of Section 33, 645 feet, more or less, to a point; thence East, 460 feet, more or less, to a point which is 3284.66 feet south and 464.56 feet east of the NW corner of Section 33; thence South, 1995 feet, more or less, to the south line of the SW1/4 of Section 33; thence East, along the south line of the SW1/4 of Section 33, 2180 feet, more or less, to the SE corner of said SW1/4; thence North, along the east line of the SW1/4 and the east line of the E1/2NW1/4 of Section 33, 5280 feet, more or less, to the NE corner of said E1/2 NW1/4; thence North, along the east line of the SE1/4SW1/4 of Section 28, 1320 feet, more or less, to the NE corner of said SE1/4SW1/4; thence East, along the south line of the W1/2NW1/4SE1/4 of Section 28, 660 feet, more or less, to the SE corner of said W1/2NW1/4SE1/4; thence North, along the east line of the W1/2NW1/4SE1/4 of Section 28, 1056 feet, more or less, to a point 264.0 feet south of the NE corner of said W1/2NW1/4SE1/4; thence West, 165.0 feet; thence North, 264.0 feet, to a point on the north line of the W1/2NW1/4SE1/4, said point being S89°56'42"W, 165.0 feet from the NE corner of said W1/2NW1/4SE1/4; thence S89°56'42"W, along the north line of the W1/2NW1/4SE1/4 of Section 28, 132.0 feet, to a point N89°56'42"E, 3003.0 feet from the W1/4 corner of Section 28; thence South, 105.0 feet; thence West, 115.0 feet; thence North, 105.0 feet, to the north line of the W1/2NW1/4SE1/4 of Section 28; thence S89°56'42"W, along the north line of the W1/2NW1/4SE1/4 and along the north line of the NE1/4SW1/4 of Section 28, 267 feet, more or less, to a point 19.5 feet west of the NW corner of said W1/2NW1/4SE1/4; thence South, 264.0 feet; thence West, 79.5 feet; thence South, 16.0 feet; thence West, 330.0 feet; thence North, 264.0 feet; thence East, 16.0 feet southerly and parallel with the north line of the NE1/4SW1/4 of Section 28, 330.0 feet; thence North, 16.0 feet, to the north line of said NE1/4SW1/4; thence S89°56'42"W, along the north line of the NE1/4SW1/4 of Section 28, 863.0 feet, more or less, to a point north of the point of beginning; thence South, 147.11 feet to the point of beginning.

SAVE & EXCEPT any portion of the above described tract, lying west of and adjacent to the following described line: Beginning at a point which is 3284.66 feet south and 4.56 feet east of the NE corner of Section 32, T13S, R30E, W.M.; thence N02°34'00"W, 625.00 feet to the terminus of this line.

Said tract containing 309 Acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Or. 97845
575-1813



Renewal Date 6/30/96

I do hereby certify that this is a true and exact copy of Land Partition No. 96-09

Carl J. Stout, PLS

DECLARATION

Know all people by these presents we, Margaret Lemons and Kim A. Lemons, trustee's of The Inez Lemons Family Trust, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92, as shown hereon. The Inez Lemons Family Trust does hereby grant the following private easements:

- 1) The private irrigation ditch easement, 20 feet in width, through Parcel 2, for an existing irrigation ditch, also for ingress and egress to maintain the ditch, as shown hereon.
- 2) The private access easement, 40 feet in width, through Parcel 3, for the purpose of ingress and egress to Parcel 1, as shown hereon.
- 3) The private access and utilities easement, 30 feet in width, through Parcel 1, for the purpose of ingress and egress and utilities to Parcel 2, as shown hereon.
- 4) The private access easement, 20 feet in width, through Parcel 2, for the purpose of ingress and egress to Parcel 1, as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets or roads.
- 2) Any and all matters, including easements, pertaining to irrigation ditches.
- 3) Any easements, rights of way, and reservations, that may exist or appear of record.
- 4) A private easement or right of way, 16 feet in width, to Rodney Moore, his heirs and assigns, recorded in Book 35 Page 628, deed records. (No particular use is stated)
- 5) A private easement or right of way, 16 feet in width, for the right of passage, to Mildred Moore, her heirs and assigns recorded in Book 35 Page 628, deed records.
- 6) A private easement or right of way, 16 feet in width, to Velda Williams, her heirs and assigns, recorded in Book 35 Page 628, deed records.
- 7) A private easement or right of way, 16 feet in width, to Inez Hinshaw, her heirs and assigns, recorded in Book 35 Page 628, deed records. (No particular use is stated)
- 8) A right of way easement for utilities and incidental purposes, 8 feet in width, to California-Pacific Utilities Company, recorded in Book 74 Page 148, deed records.
- 9) A right of way easement for utilities and incidental purposes, 15 feet in width, to California-Pacific Utilities Company, recorded in Book 81 Page 7, deed records.

Margaret Lemons
Margaret Lemons, Trustee
The Inez Lemons Family Trust

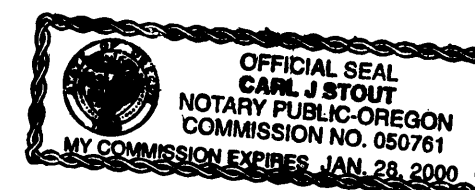
Kim A. Lemons
Kim A. Lemons, Trustee
The Inez Lemons Family Trust

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF GRANT

This instrument was acknowledged before me on 3/29, 1996 by
Margaret Lemons and Kim A. Lemons, trustee's of The Inez Lemons Family Trust.

Notary Public of Oregon
My Commission Expires 1/28/2000



APPROVALS

Approved this 25th day of MAR, 1996

Grant D. Bunker
Grant County Surveyor

Approved this 2nd day of APRIL, 1996

Susan E. Neustetter
Mt. Vernon Planning Commission

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

Grant D. Bunker
Grant County Assessor and Tax Collector
Date: 03-25-96

I do hereby certify that this plat was received on the 2nd day of April, 1996 at 1:00 o'clock AM, and recorded as Land Partition Plat No. 96-09 Grant County Records.

Glenn D. Bunker, Jr.
Grant County Clerk

LEGEND

- Found 1 1/2" galv. iron pipe with attached Baggett-Griffith and Assoc. Brass Cap.
- Found 1 1/2" galv. iron pipe with attached Grant County Surveyor Brass Cap.
- Set 3" x 30" aluminum pipe with attached aluminum cap.
- Set 5/8" x 30" iron pin with attached red plastic cap marked CJ STOUT OPLS2632.
- x — x Fence line
- () Deed record bearing and distance, or as shown.
- (()) GLO record bearing and distance.
- Found monument, from Survey No. shown in box.

REFERENCES

Deed record Bk 35 Pg 628-629
38 195
74 148

Deed Instrument No. 920743

Record Map of Survey No. 302, 438, 717, 778.

GLO notes

Corner Restoration Records

NOTES:

- 1) I find no record or existence of an appurtenant Geodetic Control Monument within 1/2 mile of this Land Partition.
- 2) The easements of record over and across Parcel 1 of this Land Partition, recorded in Book 35 Page 628, deed records, are not located and are not shown on this plat.

NARRATIVE

This survey was performed at the request of Kim Lemons, Trustee of The Inez Lemons Family Trust. The purpose of this survey was to create Parcels 2, and 3 of this Land Partition and monument them, as shown hereon. The boundaries of Parcel 1 were not surveyed during this partition process.

After searching the available records pertaining to this survey, we located and tied the controlling corners of Section 28. The west line of Parcel 3 is placed at deed record bearing and distance from the proportioned W1/4 corner of Section 28. The remaining lines of Parcels 2 and 3 were established at positions approved by Mr. Lemons.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse. I used a IBM compatible AST Bravo 486 computer and CG Survey software to perform the calculations.

INDEX:

Sheet 1 . . . Cover sheet and Index Sheet.
Sheet 2 . . . Boundaries of Parcel 1 and lines of Section 28.
Sheet 3 . . . Detail sheet of Parcel's 2 and 3.

RECEIVED AND
FILED

APR 3 1996

OFFICE OF GRANT COUNTY SURVEYOR
Grant D. Bunker
Attest: *Susan E. Neustetter*