

LAND PARTITION PLAT NO. 2000-2

SITUATED IN THE SE1/4, SW1/4, AND NW1/4 OF SECTION 4;
AND IN THE NE1/4 OF SECTION 5; AND IN THE
NE1/4 AND NW1/4 OF SECTION 9, AND IN THE NW1/4 OF SECTION 10
T9S, R31E, W.M. GRANT COUNTY, OREGON

January 6, 2000

Approvals

Approved this 13 day of JAN, 2000

Robert D. Buzett
Grant County Surveyor

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

Shane D. Buzett
Grant County Assessor and Tax Collector

Date: February 4, 2000

Approved this 11 day of February, 2000

Bob Carpenter
Grant County Planning Director

I do hereby certify that this plat was received on the 4 day of Feb, 2000 at 1:30 o'clock P.M., and recorded as Land Partition Plat No. 2000-2
Grant County Records.

Kathy McKinnon
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 2000-2

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 mapped the land shown on this Land Partition and that these parcels were not surveyed during this partition process. This is a partition of the property described in Deed Instrument No. 992438. The partition boundary is described as follows:

In T9S, R31E, W.M., Grant County, Oregon:

Section 4: Gov't Lot 4; S1/2N1/2; N1/2SW1/4; SE1/4SW1/4; SE1/4; SAVE & EXCEPT all those portions thereof lying northerly and easterly of the Middle Fork County Road, County Road No. 20.
Section 5: Gov't Lots 1 & 2; SE1/4NE1/4; SAVE & EXCEPT all that portion of Gov't Lot 1 and the SE1/4NE1/4 lying easterly of the Middle Fork County Road, County Road No. 20.
Section 9: NE1/4NW1/4; N1/2NE1/4; SE1/4NE1/4; SAVE & EXCEPT all that portion of the NE1/4NE1/4 lying northerly and easterly of the Middle Fork County Road, County Road No. 20.
Section 10: NW1/4; SAVE & EXCEPT that portion lying northerly of the most northerly boundary of the Middle Fork County Road, County Road No. 20.

Excepting the Middle Fork County Road, County Road No. 20.
I designate the NW corner of Gov't Lot 2, Section 5, T9S, R31E to be the Initial Point of this Land Partition. This partition contains 461.66 acres, more or less.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734
Renewal Date 6/30/2000

NOTES:

- 1) The high water line and the 100 year flood hazard along this portion of the Middle Fork of the John Day River have not been determined.
- 2) The area for this partition is taken from the Grant County Assessor's records, and may vary when the lines of these parcels are determined by survey.
- 3) The section lines and subdivision of section lines are protracted and shown for informational purposes only.
- 4) The Middle Fork of the John Day River is shown in it's approximate location.

2 Plus Ranch, a partnership consisting of William C. Davis and Kenneth L. Owings, have consented to the declaration of this Partition by an "Affidavit of Consent" recorded as Instrument No.'s 200297 & 200298, deeds of Grant County.

Acknowledgement

STATE OF OREGON
COUNTY OF Washington SS

This instrument was acknowledged before me on this 19 day of Jan, 2000 by Glenford C. Mills.

Dennis C. Wade
Notary Public of Oregon
My commission expires: 2 Feb 2001

Declaration

Know all people by these presents that I, Glenford C. Mills, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches or ditch companies.
- 3) 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 mark of the Middle 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.
- 4) Any adverse claim based upon the assertion that:
(a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Middle Fork of the John Day River.
(b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
(c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Middle Fork of the John Day River, or has been formed by accretion to any such portion.
- 5) Such rights and easements for navigation and fishing as may exist over that portion of the property lying now or at any time beneath the waters of the Middle Fork of the John Day River.
- 6) Reservations, including the terms and provisions thereof, in the following United States Patents:
(a) Recorded June 10, 1916 in Book 31 of Deeds, Page 520, to-wit: "The SW1/4NW1/4 of Section 10, and the S1/2NE1/4 Section 9 of the land above described are subject to all rights under an application by the Oregon Short Line Railway Company, approved October 8, 1886 under the Act of March 3, 1875, being an application for right of way for railroad purposes." (Affects lands in T9S, R31E, W.M.)
(b) Recorded June 11, 1932 in Book 39 of Deeds, Page 398, to-wit: "Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916, (39 Stat. 862)." (Affects the S1/2SE1/4 of Sec. 32 in T8S, R31E, W.M.; and the Gov't Lot 4, the S1/2NE1/4, the N1/2SW1/4, the SE1/4 of Sec. 4, the Gov't Lots 1 and 2, the SE1/4NE1/4 of Sec. 5, and the NW1/4NE1/4 of Sec. 9, T9S, R31E, W.M.)
ALSO: "Reserving unto the United States, its permittee or licensee, the right to enter upon, occupy and use, any part or all the S1/2SE1/4 of Section 32 in Township 8 South and the Gov't Lot 4, the SW1/4NW1/4, and the N1/2SW1/4 of Section 4, and the Gov't Lots 1 and 2 and the SE1/4NE1/4 of Section 5, Township 9 South all in Range 31 East of the Willamette Meridian, for the purposes provided in the Act of June 10, 1920 (41 Stat. 1063), and subject to the conditions and limitations of Section 24 of said Act."
(c) Recorded October 6, 1949 in Book 58 of Deeds, Page 221, to-wit: "Excepting and reserving, however, to the United States, pursuant to the provisions of the Act of August 1, 1946 (50 Stat. 755), all uranium, thorium, or any other mineral which is or may be determined to be pecuniary essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same." (Affects the S1/2SW1/4 of Sec. 29, T8S, R31E, W.M. and additional lands)
- 7) Right of Way deed, including the terms and provisions thereof, to Grant County, Oregon, dated April 1, 1946, recorded April 1, 1946 in Deed Book 48, Page 355.
- 8) Offer to Lease and Lease for Oil and Gas, between the United States Department of the Interior, Bureau of Land Management, Lessor, and McMoran-Freepport Oil Company, Lessee, dated May 22, 1981, recorded July 13, 1983 in Book L, Page 236, Lease & Agreement Records, affecting the subject lands in T9S, R31E, W.M., and additional lands.
- 9) An easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., a Oregon corp., dated June 28, 1983, recorded September 12, 1983, in Deed Book 128, Page 793, records of Grant County, Oregon. Right of way easement for utility and incidental purposes, no width is given. Note: This easement may not apply if the line is located on the North side of the county road. The easement is not shown due to insufficient data given in the deed.
- 10) Affidavit of Road Use, including the terms and provisions thereof, executed by Dorothy H. Borgerson, dated October 28, 1993, recorded November 9, 1993 in the records of Grant County, Oregon, as Instrument No. 932250.
- 11) Affidavit of Road Use, including the terms and provisions thereof, executed by John L. Borgerson, dated October 28, 1993, recorded November 9, 1993 in the records of Grant County, Oregon, as Instrument No. 932251.
- 12) Easement, including the terms and provisions thereof, to Fred B. Burnette and Jacqueline Burnette, husband and wife, as shown in Deed dated April 1, 1983, recorded February 13, 1997 in the records of Grant County, Oregon, as Instrument No. 970252, to-wit: "Sellers also grants to the Buyers an access to the Middle Fork of the John Day River for the purpose of watering livestock; said access being described as along said river, beginning at a point 75 feet westerly from an existing gravel pit located in the N1/2NW1/4 of Section 10, T9S, R31E, W.M., and running Easterly from said point to the intersection of said river with the east line of the said N1/2NW1/4 of Section 10, T9S, R31E, W.M."

Glenford C. Mills
Glenford C. Mills.

RECEIVED AND
FILED

FEB. 18, 2000
OFFICE OF COUNTY SURVEYOR
Robert D. Buzett

