

LAND PARTITION PLAT NO. 2000-7

A PARTITION OF PARCEL 1, LAND PARTITION NO. 99-09
SITUATED IN THE NE1/4, AND SE1/4, AND IN
GOV'T LOTS 7 AND 12, SECTION 31
T8S, R28E, W.M.
GRANT COUNTY, OREGON

April 24, 2000

APPROVALS

Approved this 28TH day of APRIL, 2000

Robert D. Bayett
Grant County Surveyor

Approved this 28 day of April, 2000

Debra M. Kowalski-Secretary
Grant County Planning Director

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

Gene R. Sutton
Grant County Assessor and Tax Collector

Date: 04-28-2000

I do hereby certify that this plat was received on the 28th day of April, 2000 at 2:45 o'clock P.M., and recorded as Land Partition Plat No. 2000-7 Grant County Records.

Kathleen McKinley
Grant County Clerk Brenda Pacey Deputy

I do hereby certify that this is a true and exact copy of Land Partition No. 2000-7

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these presents that we, Dan E. Maynard and Ruth E. Maynard, husband and wife, 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.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) A private easement, including the terms and provisions thereof, 66 feet in width, to Orville Smith, Trustee, recorded in Book 62, Page 83, deed records of Grant County, for road right of way. This easement is not shown on the map due to insufficient data given in the deed.
- 3) A public right of way, including the terms and provisions thereof, to Grant County, 60 feet in width, dated June 7, 1950, recorded February 14, 1952, in Book 65, Page 39, deed records of Grant County, Oregon, for roadway purposes.
- 4) A public right of way, including the terms and provisions thereof, to Grant County, 60 feet in width, recorded March 24, 1952, in Book 65, Page 196, deed records of Grant County, Oregon, for roadway purposes.
- 5) A public right of way, including the terms and provisions thereof, to Grant County, 60 feet in width, recorded March 28, 1952, in Book 65, Page 220, deed records of Grant County, Oregon, for roadway purposes.
- 6) 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 North Fork of the John Day River.
- 7) Any and all matters, including easements and/or assessments, if any, pertaining to irrigation ditches and/or ditch companies.
- 8) A private easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon corp., dated March 29, 1986, recorded April 14, 1986, in deed Book 133, Page 186, records of Grant County, Oregon. Right of way easement for utility and incidental purposes. No width is stated, the location of this easement is not shown due to a lack of information given in the deed.
- 9) A private easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon corp., dated March 29, 1986, recorded April 14, 1986, in deed Book 133, Page 187, records of Grant County, Oregon. Right of way easement for utility and incidental purposes. No width is stated, the location of this easement is not shown due to a lack of information given in the deed.

Dan E. Maynard
Dan E. Maynard

Ruth E. Maynard
Ruth E. Maynard

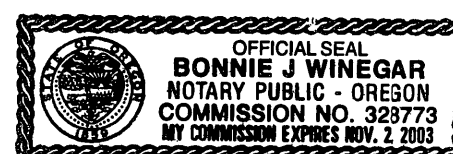
ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 28 day of April, 2000, by Dan E. Maynard and Ruth E. Maynard, husband and wife.

Bonnie J. Winegar
Notary Public of Oregon

My commission expires: 11-2-03



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 partition and that these parcels were not surveyed during this partition process. This is a partition of Parcel 1, Land Partition No. 99-09 situated in the S1/2NE1/4, and in the SE1/4, and in Gov't Lots 7 and 12 of Section 31, T8S, R28E, W.M., Grant County, Oregon, described as follows:

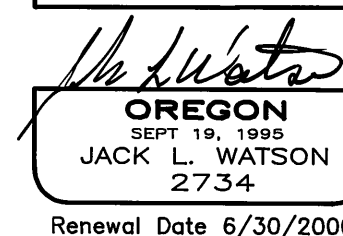
Land in Grant County, Oregon
T8S, R28E, W.M.,

Section 31:
Beginning at the SE corner of Section 31, thence North, 1700 feet, more or less, to the centerline of the North Fork of the John Day River; Thence northerly and upstream along the centerline of the North Fork of the John Day River, 2400 feet, more or less, to the north line of the S1/2NE1/4 of Section 31; thence West, 1650 feet, more or less, to the NW corner of the S1/2NE1/4 of Section 31; thence South, 1320 feet, more or less, to the SW corner of said S1/2NE1/4; thence West, 1320 feet, more or less, to the NW corner of Gov't Lot 7 of Section 31; thence South, 1275 feet, more or less, to the north line of the City of Monument property described in Deed Instrument No. 200614, deeds of Grant County; thence East, 740 feet, more or less, to the centerline of County Road No. 4; thence southerly along the centerline of said County Road, 1670 feet, more or less, to the south line of Section 31; thence N87°57'09"E, 2910 feet, more or less, to the point of beginning.

I designate the SE corner of Section 31 to be the Initial Point of this Land Partition.

This partition contains 244.48 acres, more or less.

CORNERSTONE SURVEYING, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
575-1813



NARRATIVE

This survey was performed at the request of Dan and Betty Maynard. The purpose of this survey was to partition Mr. Maynard's property into two parcels and establish the north line of parcel 2 by survey. I surveyed the north line of parcel 2 and set a monument which is offset westerly of the NE corner of Parcel 2. No other boundaries were established by survey during this partition process.

RECEIVED AND
FILED

May 9, 2000
OFFICE OF CLERK
Robert D. Bayett