

Land Partition Plat No. 2002-11

A PARTITION OF PARCEL 1, LAND PARTITION NO. 98-13
SITUATED IN THE NE1/4 AND SE1/4 AND SW1/4 OF
SECTION 27, T12S, R28E, W.M.
GRANT COUNTY, OREGON

July 5, 2002

APPROVALS

Approved this 18 day of July, 2002

Robert D. Beyer
Grant County Surveyor

Approved this 31st day of July, 2002

Wendy E. McNary
Grant County Planning Commission

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

Don A. Sauters
Grant County Assessor and Tax Collector
Date: August 26, 2002

I do hereby certify that this plat was received on the 26 day of August, 2002 at 3:10 o'clock P.M., and recorded as Land Partition Plat No. 2002-11 Grant County Records.

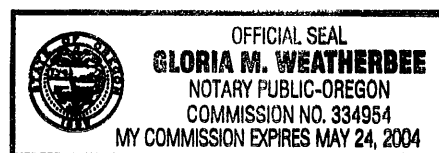
Larry Munnion
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 2002-11

Jack L. Watson
Jack L. Watson, PLS

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Washington } SS



This instrument was acknowledged before me on this 30th day of July, 2002, by Steve Gordon, President of Riverside Manufacturing.

Gloria M. Weatherbee
Notary Public of Oregon
My commission expires: May 24, 2004

DECLARATION

Know all people by these presents that, Riverside Manufacturing, Steve Gordon, President, does hereby declare that 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) 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 Cummings Creek.
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 Cummings Creek, or has been formed by accretion to any such portion.

(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 mark of Cummings Creek, 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.

(3) Exceptions and reservations, including the terms and provisions thereof, in deed from Eastern Oregon Land Company, dated May 12, 1954, recorded May 18, 1954, in Deed Book 70, page 148, to-wit: "EXCEPTING, however, and reserving unto the Grantor, its successors and assigns, all minerals in or on said premises, (including metals, coal, gas, oil, and other valuable deposits of minerals of whatsoever nature), and salt or saline springs or springs of any nature except water, which are now known to exist or which hereafter may be discovered in or upon the said lands, together with the right to go upon said lands and prospect or explore for, develop or work, mines or deposits of such minerals, and develop and utilize such springs and the products thereof, and for said purposes to use all surface ground necessary or convenient therefor; the grantee or his successors in title to be paid the actual damage thereby caused, such damage to be paid within 30 days after the same shall be caused and the amount thereof determined. AND FURTHER RESERVING unto the Grantor, its successors and assigns, a cattle pass of reasonable width by the nearest route from North to South across the lands described herein for the purpose of driving livestock back and forth to and from the lands located to the north, it being understood and agreed that whenever livestock shall be trailed across said land, such livestock will be kept on the move, and will not be quartered on the premises over night, and that all-gates opened for passage will be closed promptly". The interest of Eastern Oregon Land Co., a Calif. corp. was conveyed of record to EOM, Limited, a California limited partnership, by deed recorded July 31, 1984, in Deed Book 130, page 479. Statement of Claim Regarding Mineral Interest in Property Located in Grant County, Oregon, including the terms and provisions thereof, filed by EOM Limited, recorded Oct. 9, 1985, in Book 1, page 9, Mineral Interest Records of Grant County, Oregon.

(4) A private access easement, including the terms and provisions thereof, no width is stated, to Leo M. Holthouse and Diane M. Holthouse, husband and wife, dated October 11, 1988, recorded February 2, 1988, in Deed Book 138, Page 272, records of Grant County, Oregon.

(5) Agreement for Easement, including the terms and provisions thereof, between George W. Smith, first party, and Mary R. Lee, second party, dated July 19, 1991, recorded July 19, 1991, in the records of Grant County, Oregon, as Instrument No. 910944. Being a 20 foot wide private easement along the existing road on the west side of parcel 2.

(6) A private easement 20 feet in width, as shown on Land Partition Plat No. 98-13, dated Dec. 26, 1997, recorded March 26, 1998, in the deeds of Grant County. For ingress and egress to Parcel 2, Partition No. 98-13.

Steven R. Gordon, President
Steven R. Gordon
President of Riverside Manufacturing, Inc.

SURVEYOR'S CERTIFICATE

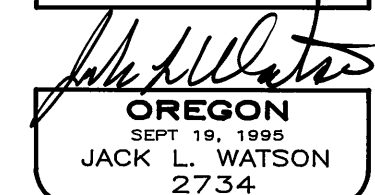
I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly mapped the land shown on this Land Partition and that these Parcels were not surveyed during this partition process. This is a partition of Parcel 1, Land Partition No. 98-13, recorded in the office of the Grant County Clerk, described as follows:

In T12S, R28E, W.M., Grant County, Oregon:
Section 27: Parcel 1, Land Partition No. 98-13, dated December 26, 1997, recorded March 26, 1998 in deeds of Grant County, Oregon.

I designate the SE corner of Section 27, T12S, R28E to be the Initial Point of this land partition.

This partition contains 463 acres, more or less.

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



Renewal Date 6/30/2004

NARRATIVE

This survey was performed at the request of Steve Gordon, on behalf of Riverside Manufacturing, Inc.. The purpose of this survey was to partition Parcel 1, of Land Partition No. 98-13 into two parcels and establish the NE and SE corners of Parcel 2.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the appurtenant monuments of Section 27. Survey No. 1488 shows the subdivision of Section 27. The NE corner of Parcel 2 was established on the north line of the SE1/4. The SE corner of Parcel 2 was established on the south line of the SE1/4 to create a 160 acre parcel. The distinct angle points of Cummings Creek were located to show its approximate location.

RECEIVED AND
FILED

Sept 6, 2002
OFFICE OF COUNTY SURVEYOR
Robert D. Beyer
Attest: Michael A. Sprague