

LAND PARTITION PLAT NO. 2007-11

SITUATED IN THE SW1/4 AND IN THE NW1/4 OF SECTION 29
AND IN THE SE1/4 AND IN THE SW1/4 OF SECTION 30
AND IN SECTION 31, T15S, R31E, W.M.
GRANT COUNTY, OREGON

April 17, 2007
Sheet 2 of 2

APPROVALS

Approved this 1st day of May, 2007

M. L. Spivey
Grant County Surveyor (OCM)

Approved this 2nd day of May, 2007

Hilary McVay by Shamir Spivey
Grant County Planning Director

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

Karen R. Officer, Deputy
Grant County Assessor and Tax Collector
Date 05/03/2007

I do hereby certify that this plat was received on the 2nd day of May, 2007 at 3:50 o'clock P.M., and recorded as Land Partition Plat No. 2007-11 Grant County Records.

B. D. Dancy
Grant County Clerk

I do hereby certify that this is a true and exact copy of the original land partition plat.

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these presents that Windy Point Cattle Company, Inc., does 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.

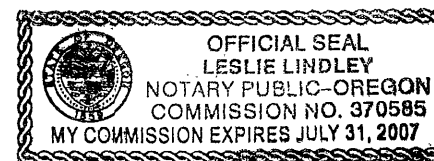
Ronald C. Holliday
Ronald C. Holliday
President of Windy Point Cattle Company, Inc.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 1st day of May, 2007, by Ronald C. Holliday.

Leslie Lindley
Notary Public of Oregon
My commission expires: July 31, 2007



THIS PARTITION IS 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 traversing the subject property.
- 3) Reservation contained in Book 43, Page 490, deeds of Grant County, Oregon, including the terms and provisions thereof, to Edward Hines Western Pine Company, a corporation, including a private access easement for ingress and egress to the lands in the SE1/4SW1/4 of Section 31, T15S, R31E, W.M. No width is given in the deed. This easement is not shown due to insufficient data given in the deed.
- 4) A private utility easement, including the terms and conditions thereof, to West Coast Power Company, Inc., 20 feet in width, dated June 18, 1941, in Book 44, Page 553, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 5) A perpetual right of way and private easement, including the terms and conditions thereof, to California Pacific Utilities Company, a corp., 40 feet in width. See Grant County Circuit Court Judgment No. L-4138, dated August 8, 1967.

NOTES:

- 1) 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.
- 2) The section lines and subdivision of section lines are protracted and the dimensions of Parcels 2 and 3 are approximate. The actual parcel boundary dimensions will conform to the description given in the Surveyor's Certificate.

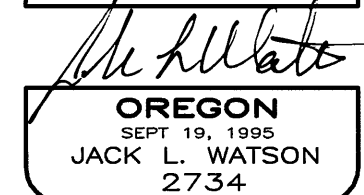
SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and monumented with proper monuments Parcel 1 and that Parcels 2 and 3 were not surveyed during this partition process. This partition is situated in the SW1/4 and in the NW1/4 of Section 29 and in the SE1/4 and in the SW1/4 of Section 30 and in Section 31, T15S, R31E, W.M., Grant County, Oregon, described as follows:

Beginning at the Initial Point at the SE corner of the NW1/4SW1/4 of said Section 29, which is a 2 1/2 aluminum pipe monument; thence West, along the south line of the NW1/4SW1/4 of Section 29 and the south line of the N1/2SE1/4 of Section 30, 2640 feet, more or less, to the NE corner of the SW1/4SE1/4 of Section 30; thence South, along the east line of the SW1/4SE1/4 of Section 30, 1320 feet, more or less, to the SE corner of the SW1/4SE1/4 of Section 30; thence West, along the south line of the SW1/4SE1/4 of Section 30, 1320 feet, more or less, to the SW corner of the SW1/4SE1/4 of Section 30; thence South, along the east line of the W1/2 of Section 31, 1320 feet, more or less, to the NW corner of the S1/2NE1/4 of Section 31; thence East, along the north line of the S1/2NE1/4 of Section 31, 430 feet, more or less, to the vacated center line of the County Road No. 63-B; thence Southerly, along the vacated center line of the County Road No. 63-B, 1450 feet, more or less, to the west line of the N1/2SE1/4 of Section 31; thence South, along the east line of the W1/2 of Section 31, 2570 feet, more or less, to the SE corner of the W1/2 of Section 31; thence West, along the south line of the W1/2 of Section 31, 2640 feet, more or less, to the SW corner of Section 31; thence North, along the west line of Section 31, 5280 feet, more or less, to the NW corner of Section 31; thence East, along the north line of the W1/2 of Section 31, 1320 feet, more or less, to the SW corner of the E1/2SW1/4 of Section 30; thence North, along the west line of the E1/2SW1/4 of Section 30, 2640 feet, more or less, to the NW corner of the E1/2SW1/4 of Section 30; thence East, along the north line of the E1/2SW1/4 and the north line of the N1/2SE1/4 of Section 30, 3960 feet, more or less, to the NE corner of the N1/2SE1/4 of Section 30; thence North, along the west line of the SW1/4NW1/4 of Section 29, 1320 feet, more or less, to the NW corner of the SW1/4NW1/4 of Section 29; thence East, along the north line of the SW1/4NW1/4 of Section 29, 1320 feet, more or less, to the NE corner of the SW1/4NW1/4 of Section 29; thence S00°11'14"W, along the east line of the SW1/4NW1/4 of Section 29, 1317.03 feet, to the SE corner of the SW1/4NW1/4 of Section 29; thence S00°12'08"W, along the east line of the NW1/4SW1/4 of Section 29, 1318.07 feet, to the point of beginning. SAVE AND EXCEPT the 100 foot wide right of way for Highway No. 395. SAVE AND EXCEPT the 60 foot wide right of way for County Road No. 63. SAVE AND EXCEPT that portion of the NW1/4SW1/4 of Section 29 described in Instrument No. 060917, deeds of Grant County, Oregon.

This partition contains 600.48 acres, more or less.

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



Renewal Date 6/30/2008

NARRATIVE

This survey was performed at the request of Mandy Taylor. The purpose of this survey was to partition a portion of the Windy Point Cattle Company, Inc. property, described in Instrument No. 062286, deeds of Grant County, Oregon, into 3 parcels.

A search was made of the available records pertaining to this survey. I found and accepted three monuments from Survey No. 991 as shown. I located the highway center line stripe and rotated the bearings shown on Highway Drawing No. 8B-4-1 clockwise 00°02'00". The division line between Parcels 1 and 2 was determined with the intent to create a 5.00 acres parcel, shown as Parcel 1. Parcels 2 and 3 were not surveyed for this partition.

RECEIVED AND
FILED

MAY 15, 2007
OFFICE OF COUNTY SURVEYOR
Attest: James D. Spivey