

LAND PARTITION PLAT NO. 2011-11

A PARTITION OF A PORTION OF PARCEL 1, LAND PARTITION NO. 98-31
SITUATED IN THE NE1/4 AND SE1/4 AND SW1/4 OF SECTION 20,
AND IN THE SW1/4 AND NW1/4 OF SECTION 21, T13S, R30E, W.M.
GRANT COUNTY, OREGON

October 12, 2011
Sheet 2 of 2

APPROVALS

Approved this 9 day of NOVEMBER, 2011

[Signature]
Grant County Surveyor

Approved this 17th day of November, 2011

Hilary McNary by [Signature]
Grant County Planning Director

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

[Signature]
Grant County Assessor and Tax Collector
Date 11/17/2011

I do hereby certify that this plat was received on the
17 day of November, 2011 at 8:42 o'clock A.M., and
recorded as Land Partition Plat No. 2011-11 Grant
County Records.

Libby McClellan
Grant County Clerk Deputy

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

[Signature]
Jack L. Watson, PLS

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 that may traverse this property.
- 3) A private right of way, including the terms and conditions thereof, for an irrigation ditch and incidental purposes, no width is stated in the deed, recorded in Book I, Page 788, deeds of Grant County. 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, no width is stated in the deed, recorded in Book 43, Page 587, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 5) A private utility easement, including the terms and conditions thereof, to California Pacific Utilities Company, 15 feet in width, recorded in Book 85, Page 67, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 6) A private utility easement, including the terms and conditions thereof, to California Pacific Utilities Company, 10 feet in width, recorded in Book 102, Page 15, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 7) A private utility easement, including the terms and conditions thereof, to Oregon Telephone Corporation, recorded in deed Book 111, Page 322, records of Grant County, Oregon. No width is given. Not shown due to insufficient data given in the deed.
- 8) A private utility easement, including the terms and conditions thereof, to California Pacific Utilities Company, 15 feet in width, recorded in Book 116, Page 663, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 9) A private utility easement, including the terms and conditions thereof, to California Pacific Utilities Company, 30 feet in width, recorded in Book 120, Page 934, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 10) A public easement, including the terms and conditions thereof, to City of Mt. Vernon, titled a "Well Head - Restrictive Easement", 110 feet in width, recorded in Instrument No. 201199, deeds of Grant County, Oregon.

DECALARATION

Know all people by these presents that we, Pierre J. Jones and Elizabeth Y. Jones, trustees of the Pierre James Jones living trust and the Elizabeth Y. Jones living 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.

[Signature]
Pierre J. Jones, Trustee

[Signature]
Elizabeth Y. Jones, Trustee

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 14th day of
November, 2011, by Pierre J. Jones and Elizabeth Y. Jones.

[Signature]
Notary Public of Oregon
My commission expires: _____



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

DEC 1 2011

BY: [Signature]

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments Parcel 2 and that I have mapped Parcel 1 of this land partition. This partition is situated in Sections 20 and 21, T13S, R30E, W.M., Grant County, Oregon, described as follows:

The Initial Point of this land partition is the N1/4 corner of Section 20, T13S, R30E, W.M., which is a 2½" aluminum pipe with attached aluminum cap.

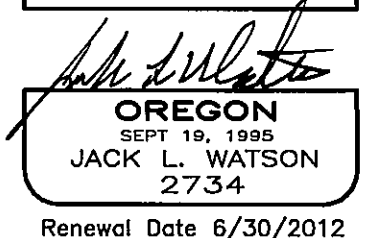
Boundary Description:

Parcel 1 of Land Partition No. 98-31, recorded in the office of the Grant County Clerk. Except that portion described in Deed Instrument No. 990094 which is described as follows: Beginning at a point which is 48.47 feet, North and 1006.04 feet, West of the S1/4 corner of Section 21, said point being on the northerly right of way line of the John Day Highway; thence N1°34'00"E, 203.70 feet to a point on the southerly line of the School District No. 6 tract; thence S60°32'00"E, along the southerly line of the School District tract, 17.84 feet; thence S00°25'W, 194.9 feet to a point on the northerly right of way line of the John Day Highway; thence S89°58'41"W, along said right of way line, 19.68 feet to the point of beginning.

This partition contains 546.29 acres, more or less.

Cornerstone Surveying, Inc.

233 S. Canyon Blvd.
John Day, Oregon 97845



NARRATIVE

This survey was performed at the request of Matt Jones on behalf of Pierre and Elizabeth Jones. The purpose of this survey was to delineate and monument Parcel 2 as shown hereon. This is a partition of a portion of Parcel 1 of Land Partition No. 98-31, the boundary of which has been modified and described in Instrument No.'s 990094 and 992388, deeds of Grant County, Oregon.

This survey was performed using static GPS receivers and Electronic Total Station. The bearings for this survey are based on the GPS survey. The state plane bearings were rotated clockwise 00°58'34" to true north at the SE corner of Section 20. These bearings are relative to this local north meridian.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and the new corner positions chosen by Mr. Jones. I found the original marked corner stone at the N1/4 corner of Section 20 and re-monumented the position as shown. I searched for the original corner monument at the NE corner of Section 20. I did not find the original corner stone but the corner position is not lost. I found a fence corner running east-west and north which I accept as the best available evidence of the corner position. This position fits well with the known corner positions 2 miles north, ½ mile west and 1 mile south. I accept the found corner monuments shown hereon and subdivided Section 20 in accordance with the 2009 BLM Manual of Surveying Instructions.

The northerly 50 feet of the John Day highway is described in Grant County Deed Book 73, Page 380. I rotated the deed bearings clockwise 00°09'45" to fit the found monument on the north right of way line established on Land partition Plat No. 98-31.

I established the new line between Parcel 1 and Parcel 2 at locations approved by Mr. Jones.