

LAND PARTITION PLAT NO. 2016-11

SITUATED IN SECTION 13, T9S, R27E, W.M. AND IN
SECTIONS 7, 8, 17, 18, 19, 20, T9S, R28E, W.M.
GRANT COUNTY, OREGON

DECEMBER 21, 2016
SHEET 2 OF 2

NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS

APPROVALS

Approved this 23 day of December, 2016
[Signature]
Grant County Surveyor

Approved this 21st day of December, 2016
[Signature]
Grant County Planning Director

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

[Signature] Jonny Cate, CHIEF DEPUTY ASSESSOR
Grant County Assessor and Tax Collector
Date 12-27-16

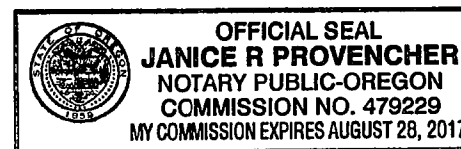
I do hereby certify that this plat was received on the 27th
of Dec, 2016 at 9:20 o'clock A.M., and recorded as Land
Partition Plat No. 2016-11 Grant County Records.

[Signature]
Grant County Clerk

DECLARATION

Know all people by these presents that I, Philip Wirth, managing member of the
Triple 7 Ranch, LLC, do hereby declare that Triple 7 Ranch, LLC is the owner of
the lands described in the Surveyor's Certificate, and have caused the same to
be partitioned into parcels in accordance with the provisions of ORS Chapter 92
as shown hereon.

[Signature]
Philip Wirth
Managing Member
Triple 7 Ranch, LLC



ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 23 day of December
2016, by Philip Wirth.

[Signature] Janice R. Provencher
Notary Public of Oregon
My commission expires: 8-28-2017

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 property.
- 3) Rights of the public and governmental bodies in and to any portion of the
premises herein described lying below the high water mark of Cottonwood Creek,
including any ownership rights which may be claimed by the State of Oregon below
the high water mark.
- 4) Such rights and easements for navigation and fishing as may exist over that
portion of the property lying beneath the waters of Cottonwood Creek of the East
Fork of Cottonwood Creek.
- 5) A private irrigation ditch easement, including the terms and conditions thereof,
to Beymer Irrigation company, 15 feet wide, recorded March 31, 1910, in Book 27,
Page 471, deeds of Grant County, Oregon.
- 6) A private access easement, including the terms and conditions thereof, to
Grant County, Oregon, 20 feet wide, for ingress and egress, recorded January 21,
1954, in Book 69, Page 288, deeds of Grant County, Oregon.
- 7) A public highway right of way, including the terms and conditions thereof, to
Oregon State Department of Transportation, no width is stated, for highway
purposes recorded December 29, 2000, in Instrument No. 203166, deeds of Grant
County, Oregon. Not shown due to insufficient data given in the deed.
- 8) A private utility easement, including the terms and conditions thereof, to
CenturyTel of Eastern Oregon, Inc., recorded December 29, 2000, in Instrument No.
203166, deeds of Grant County, Oregon. No width is given. Not shown due to
insufficient data given in the deed.
- 9) A private access easement, including the terms and conditions thereof, to
Wilburn Ranches, for ingress and egress over an existing road, recorded May 4,
2001, in Instrument No. 211046, deeds of Grant County, Oregon. No width is given.
Not shown due to insufficient data given in the deed.
- 10) A public right of way, including the terms and conditions thereof, to
Grant County, Oregon, variable in width, for public road purposes, recorded February
24, 1994, in Instrument No. 940313, deeds of Grant County, Oregon.
- 11) A private access easement, including the terms and conditions thereof, to
Wilburn Ranches, for ingress and egress over an existing road, recorded December
2, 2005, in Instrument No. 20053171, and re-recorded January 6, 2006, in
Instrument No. 20060046 deeds of Grant County, Oregon. No width is given. Not
shown due to insufficient data given in the deed.
- 12) A private access and utility easement, including the terms and conditions
thereof, to Cora M. Stubblefield and James M. Stubblefield, Trustees of the George
M. and Cora M. Stubblefield family trust, for ingress, egress and utilities, over an
existing road, recorded July 3, 2006, in Instrument No. 20061502, deeds of Grant
County, Oregon. No width is given. Not shown due to insufficient data given in the
deed.

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon,
hereby certify that I have mapped Parcels 1, 2 and 3 of this land partition. No
survey was performed for this partition. This partition is situated in Section 13,
T9S, R27E, W.M. and in Sections 7, 8, 17, 18, 19, and 20, T9S, R28E, W.M.
Grant County, Oregon. The Initial Point of this land partition is the SE corner of
Section 19, T9S, R28E, W.M. The property is described as follows:

T9S, R27E, W.M.
Section 13: S1/2NE1/4.

T9S, R28E, W.M.
Section 7: S1/2SE1/4 lying easterly of the following described line. Beginning at a
5/8" iron pin with a yellow plastic cap which is 83.62 feet North and 805.33
feet East of the S1/4 corner of said Section 7; thence South, 85 feet more or
less, to the south line of said Section 7 and the TRUE POINT OF BEGINNING;
thence North 85 feet more or less, to a 5/8" iron pin with a yellow plastic cap;
thence N23°44'11"E, 239.16 feet; thence N29°40'41"W, 376.77 feet; thence
N46°27'26"E, 789.96 feet; thence North, 145 feet more or less to the north line
of the S1/2SE1/4 of said Section 7.

Section 8: SW1/4SW1/4

Section 17: NW1/4NW1/4

Section 18: Gov't Lots 1, 2, 3 and 4; NE1/4; SE1/4; E1/2SW1/4; E1/2NW1/4
EXCEPT all that portion describe as follows: Beginning at the NE corner of the
E1/2NW1/4 thence South, 660.00 feet; thence West, 870 feet more or less, to
the easterly right of way line of the Kimberly-Long Creek Highway; thence
Northerly along the easterly right of way line of the Kimberly-Long Creek Highway
670 feet more or less, to the north line of the E1/2NW1/4; thence East along
the north line of the E1/2NW1/4 to the point of beginning.
ALSO EXCEPTING therefrom that portion conveyed to the State of Oregon, by and
through its State Highway Commission, by deed Book 54, Page 36, deeds of
Grant County, Oregon, for highway right of way.
ALSO EXCEPTING therefrom that portion conveyed to Grant County, Oregon, for a
stockpile site, by deed Book 89, Page 289, deeds of Grant County, Oregon.

Section 19: Gov't Lots 1, 2, 3 and 4; E1/2SW1/4; E1/2NW1/4; NE1/4; SE1/4.
EXCEPT that portion conveyed to the State of Oregon, by and through its State
Highway Commission, by deed Book 54, Page 36, deeds of Grant County, Oregon,
for highway right of way.
ALSO EXCEPTING that portion conveyed to Grant County, Oregon, by deed Book 84,
Page 251, deeds of Grant County, Oregon, for a public highway.
ALSO EXCEPTING that portion conveyed to Grant County, Oregon, by deed
Instrument No. 940313, deeds of Grant County, Oregon, for a public use and
right of way.

Section 20: NW1/4NW1/4; S1/2NW1/4; N1/2SW1/4, EXCEPT that portion conveyed
to the State of Oregon, by and through its State Highway Commission, by deed
Book 54, Page 36, deeds of Grant County, Oregon, for highway right of way.
And all that portion of the S1/2SW1/4 lying Southwesterly of the centerline of an
un-named fork of Cottonwood Creek described as follows: Beginning at a point of
the West line of the S1/2SW1/4 and on the centerline of the un-named fork of
Cottonwood Creek which is 587.77 feet north of the SW corner of Section 20;
thence along the centerline of un-named fork of Cottonwood Creek as follows:

S63°00'00"E, 90.00 feet;
N56°30'00"E, 60.00 feet;
S43°00'00"E, 245.00 feet;
S87°00'00"E, 75.00 feet;
S46°25'00"E, 152.00 feet;
S33°00'00"E, 105.00 feet;
S53°00'00"E, 140.00 feet;
N83°20'00"E, 45.00 feet;
S46°00'00"E, 120.89 feet;
S30°00'00"E, 47 feet more or less, to the South line of said Section 20 and the
terminus of this line.

This partition contains 1654.43 acres, more or less.

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

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

[Signature]
Jack L. Watson, PLS

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JAN 9 2017

BY: [Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2018