

LAND PARTITION PLAT NO. 2017-09

SITUATED IN SECTION 28 AND 33, T13S, R30E, W.M.
AND IN SECTIONS 2,3,4,9,10,11,14,15 AND 16, T14S, R30E, W.M.
GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that Parcel 1 was not surveyed and that I have correctly surveyed and marked with proper monuments, Parcels 2 and 3 of this land partition in accordance with the statutes of the State of Oregon. This partition is situated in Sections 28 and 33, T13S, R30E, W.M., and in Sections 2,3,4,9,10,11,14,15 and 16, T14S, R30E, W.M., a portion of which is in the City of Mt. Vernon and the remainder is in Grant County, Oregon, described as follows:

T13S, R30E, W.M.

Section 28: SW1/4SE1/4;

ALSO, the E1/2NW1/4SE1/4 SAVE AND EXCEPT a tract of land described as follows: Beginning at a point 275.0 feet East of the NW corner of the E1/2NW1/4SE1/4; thence East along the North line of said E1/2NW1/4SE1/4, 125.0 feet; thence South, to the Northerly right of way line of E. Riverside Street; thence Westerly, along the Northerly right of way line to a point South of the point of beginning; thence North to the point of beginning.

ALSO, A parcel of land situated in the NE1/4SE1/4 of said Section 28, more particularly described as follows: Beginning at the NW corner of the SE1/4 of said Section 28; thence 1620.0 feet East along the north line of said SE1/4 to the TRUE POINT OF BEGINNING; thence S35°00'W, 520 feet more or less, to the West line of said NE1/4SE1/4 of Section 28; thence North, along the West line of said NE1/4SE1/4, a distance of 430 feet more or less, to the NW corner of said NE1/4SE1/4; thence East, along the North line of said NE1/4SE1/4, a distance of 300 feet more or less, to the true point of beginning.

ALSO, the E1/2SE1/4 SAVE AND EXCEPT that portion lying East of the County Road.

Section 33: The E1/2 of Section 33 lying West of County Road No. 48.

T14S, R30E, W.M.

Section 2: S1/2SW1/4.

Section 3: Gov't Lots 1,2,3 and 4; NE1/4SW1/4; N1/2SE1/4; SW1/SW1/4; SE1/4SE1/4;

Sections 3 and 10: SE1/4SW1/4 and SW1/4SE1/4 of Section 3 and the N1/2NE1/4 of Section 10, SAVE AND EXCEPT the following described land:

Beginning at a point on the East right of way line of Ingle Creek County Road, aka County Road No. 48, said point being 63.27 feet South and 3537.76 feet West of the SE corner of said Section 3; thence leaving said right of way line, N88°58'13"E, 1898.16 feet; thence North, 969.70 feet; thence West, 1733.41 feet to the East right of way line of said County Road No. 48; thence Southerly, along the East right of way line of said County Road No. 48 to the point of beginning.

Section 4: E1/2SE1/4.

Section 9: E1/2NE1/4; NE1/4SE1/4; S1/2SE1/4.

Section 10: S1/2NE1/4 and the SE1/4 lying East of County Road No. 48.

Section 11: W1/2NW1/4; W1/2SW1/4.

Section 14: W1/2NW1/4; W1/2SW1/4.

Section 15: NW1/4; SE1/4SW1/4; SW1/4SW1/4; NW1/4SW1/4; All that portion of the NE1/4 and the SE1/4 lying East of County Road No. 48 and lying East of the Vacated right of way recorded in Deed Instrument No. 20130100, deeds of Grant County, Oregon.

Section 16: NE1/4; SE1/4; S1/2SW1/4.

SAVE AND EXCEPT the 40 foot wide street right of way for East Riverside Street and a 60 foot right of way for Ingle Creek County Road, County Road No. 48.

I designate the NE corner of Section 3, T14S, R30E, W.M. to be the Initial Point of this Land Partition.

This partition contains 2299.36 acres, more or less.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

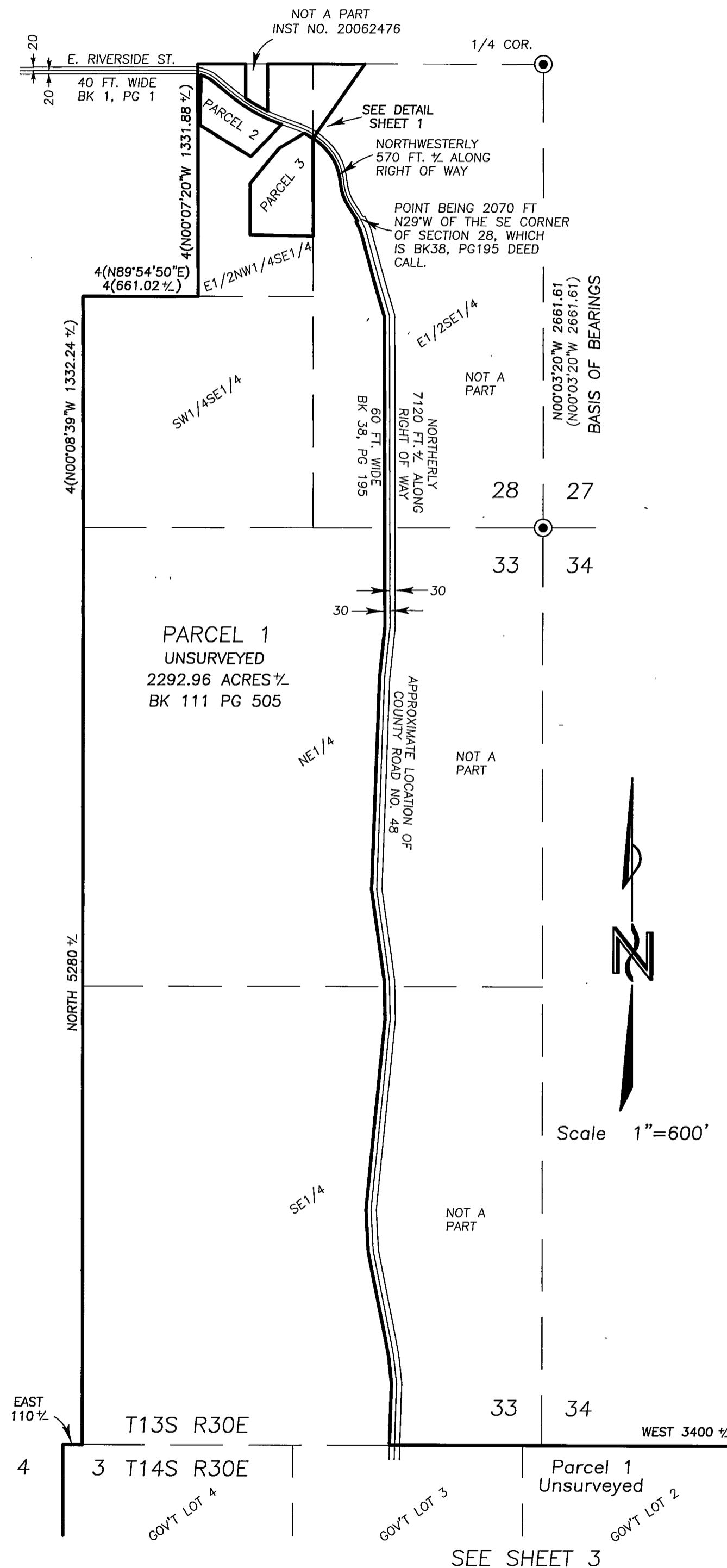
Jack L. Watson
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2018

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

Jack L. Watson
Jack L. Watson, PLS

SHEET 2 OF 3



DECLARATION

Know all people by these presents that Ingle Butte Ranches, Inc. an Oregon Corp. and the Inez G. Lemons Family Trust., do hereby declare they are the owners of the lands described in the Surveyor's Certificate, and that Ingle Butte Ranches, Inc. and the Inez G. Lemons Family Trust have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon. Ingle Butte Ranches, Inc. does hereby grant a 20 foot wide private access easement, over and across Parcel 2, for ingress and egress to Parcel 1. Ingle Butte Ranches, Inc. does hereby grant a 20 foot wide private irrigation ditch easement, over and across Parcel 3, for an existing irrigation ditch, to Parcel 1.

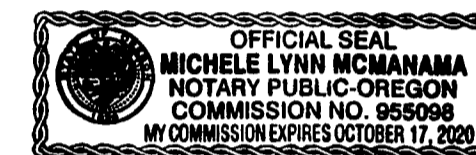
Kim A. Lemons
Ingle Butte Ranches, Inc.
Inez G. Lemons Family Trust.
Kim A. Lemons, Managing Member

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT

This instrument was acknowledged before me on this 10th day of December, 2017, by Kim A. Lemons.

Nichole S. McManama
Notary Public of Oregon
My commission expires: Oct 17, 2020



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 Enterprise Ditch or the Blue Mountain Ditch Company or other irrigation ditches traversing the subject property.
- 3) A public right of way for a County Road, including the terms and conditions thereof, 60 feet wide, recorded July 8, 1929 in Book 38, Page 195, deeds of Grant County, Oregon.
- 4) A public right of way for a County Road, including the terms and conditions thereof, 60 feet wide, recorded July 8, 1929 in Book 38, Page 196, deeds of Grant County, Oregon.
- 5) A public right of way for ditches, canals, and reservoir sites, including the terms and conditions thereof, to the State Land Board or the World War Veteran's State Aid Commission, the State of Oregon, within the SE1/4SW1/4NE1/4 of Section 10 and in the N1/2NE1/4SE1/4NE1/4 of Section 15, T14S, R30E, W.M., no width is given, recorded May 26, 1944, in Book 46, Page 592, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 6) A private easement for an irrigation ditch, including the terms and conditions thereof, 10 feet in width, lying in the NE1/4 of Section 10, T14S, R30E, W.M., recorded March 31, 1953, in Book 67, Page 382, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 7) A public right of way for ditches, canals, and reservoir sites, including the terms and conditions thereof, to the State Land Board or the World War Veteran's State Aid Commission, the State of Oregon, within the SE1/4 and the S1/2SW1/4 of Section 16, T14S, R30E, W.M., no width is given, recorded May 17, 1957, in Book 77, Page 23, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 8) A public right of way for a County Road, including the terms and conditions thereof, 60 feet wide, recorded December 11, 1963 in Book 89, Page 652, deeds of Grant County, Oregon.
- 9) A private access easement, for ingress and egress along existing irrigation ditches, including the terms and conditions thereof, no width is given, recorded May 16, 2008, in Instrument No. 20081172, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 10) A private easement for roadway purposes, including the terms and conditions thereof, no width is given, recorded July 22, 1999 in Instrument No. 992046 deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 11) A public right of way for roadway purposes, including the terms and conditions thereof, 60 feet in width, recorded December 11, 1963 in Book 89, Page 652, deeds of Grant County, Oregon.