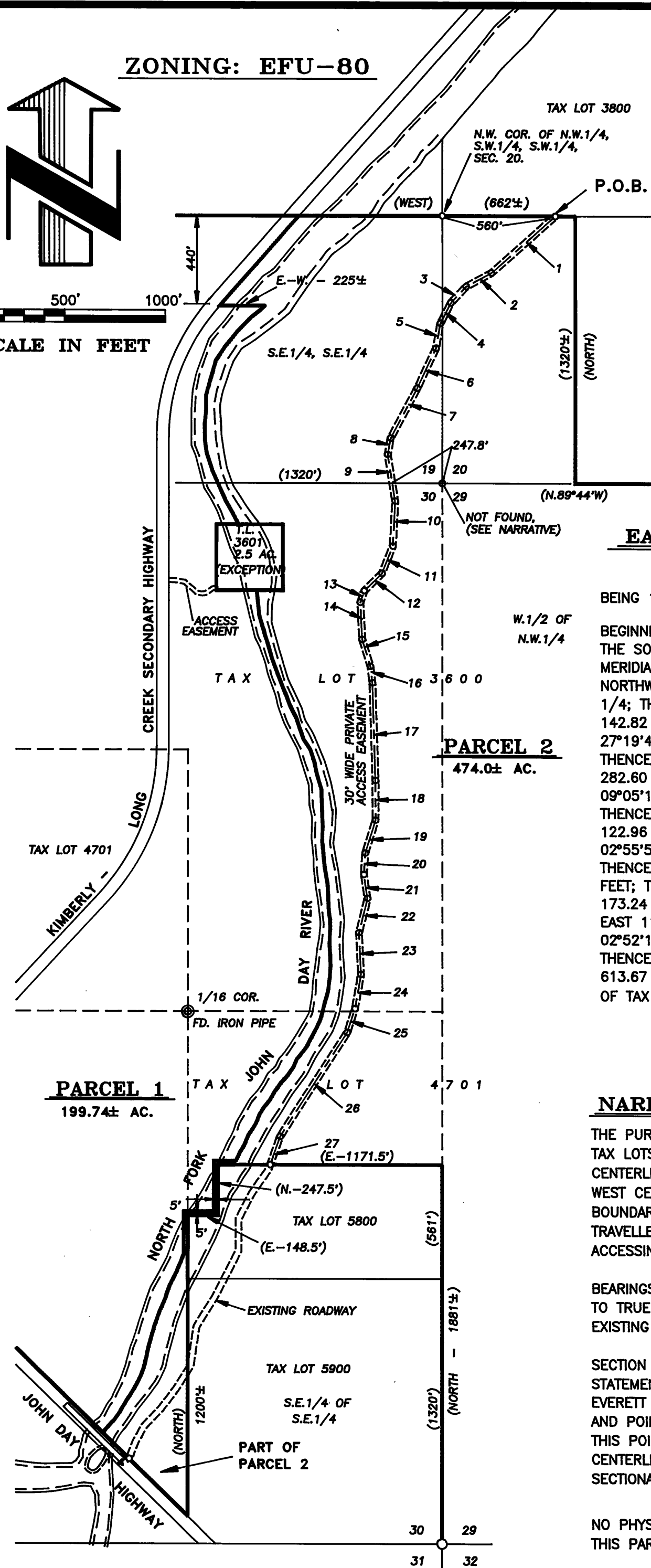
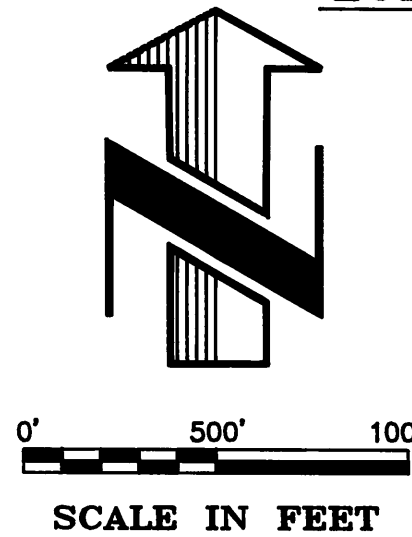


ZONING: EFU-80



# PARTITION PLAT #1995-02

IN SECTIONS 19, 20, 29, 30 AND 32,  
TOWNSHIP 9 S., RANGE 26 E., W.M.

GRANT COUNTY, OREGON

JULY 20, 1995

## OWNER:

THOMAS ORCHARDS, INC.  
P.O. BOX 496,  
KIMBERLY, OREGON. 97848  
PH. (503) 934-2870

## EASEMENT DESCRIPTION:

A 30 FOOT INGRESS AND EGRESS ACCESS EASEMENT  
BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON, SAID POINT BEING 560 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 48°38'22" WEST 421.97 FEET; THENCE SOUTH 61°37'44" WEST 142.82 FEET; THENCE SOUTH 43°43'10" WEST 109.58 FEET; THENCE SOUTH 27°19'43" WEST 112.55 FEET; THENCE SOUTH 10°11'06" WEST 125.03 FEET; THENCE SOUTH 25°02'17" WEST 217.16 FEET; THENCE SOUTH 27°59'21" WEST 282.60 FEET; THENCE SOUTH 10°10'00" WEST 81.80 FEET; THENCE SOUTH 09°05'19" EAST 236.30 FEET; THENCE SOUTH 03°07'08" WEST 223.25 FEET; THENCE SOUTH 21°16'14" WEST 147.64 FEET; THENCE SOUTH 45°37'32" WEST 122.96 FEET; THENCE SOUTH 18°37'27" WEST 61.69 FEET; THENCE SOUTH 02°55'53" EAST 184.89 FEET; THENCE SOUTH 17°05'41" EAST 139.94 FEET; THENCE SOUTH 08°50'24" EAST 80.98 FEET; THENCE SOUTH 01°52'52" EAST 477.95 FEET; THENCE SOUTH 00°00'57" EAST 196.59 FEET; THENCE SOUTH 17°08'17" WEST 173.24 FEET; THENCE SOUTH 03°32'50" WEST 108.03 FEET; THENCE SOUTH 08°46'12" EAST 119.47 FEET; THENCE SOUTH 13°58'45" WEST 176.16 FEET; THENCE SOUTH 02°52'12" EAST 206.52 FEET; THENCE SOUTH 10°13'21" WEST 172.25 FEET; THENCE SOUTH 17°43'16" WEST 123.91 FEET; THENCE SOUTH 32°47'07" WEST 613.67 FEET; THENCE SOUTH 19°42'10" WEST 155.60 FEET TO THE NORTH LINE OF TAX LOT 5800 AND TERMINUS OF THIS EASEMENT.

## NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION THE DESCRIBED TRACT, ALSO KNOWN AS TAX LOTS 3600 AND 4701, INTO TWO DIFFERENT PARCELS UTILIZING THE CENTERLINE OF THE JOHN DAY RIVER AS THE NORTH-SOUTH BOUNDARY AND THE EAST-WEST CENTERLINE OF SECTIONS 29 AND 30, LYING EAST OF THE RIVER, AS THE OTHER BOUNDARIES AND PROVIDE A SURVEYED ALIGNMENT DESCRIPTION OF THE EXISTING TRAVELLED ROAD EASTERLY OF THE RIVER, RUNNING FROM THE JOHN DAY HIGHWAY ACCESSING PROPERTY TO THE NORTH OF THE SUBJECT TRACT, PARCEL 2.

BEARINGS WERE TAKEN FROM USGS STATION KIMBERLY AND KIMBERLY AZIMUTH CONVERTED TO TRUE. TRAVERSE WAS RUN FROM KIMBERLY AZIMUTH MARK UP THE CENTERLINE OF THE EXISTING ACCESS ROAD EASEMENT AS PER ATTACHED SURVEY PLAT.

SECTION CORNER 19,20,29,30, (NO MONUMENT FOUND) WAS ESTABLISHED FROM PAROLE STATEMENT BY OWNER, MR. THOMAS, WHO STATED TO DAVID TUTTLE (SURVEYOR) THAT EVERETT WHEELER SHOWED HIM WHERE THE ORIGINAL STONE WAS SET FOR THIS CORNER AND POINTED OUT THE LOCATION FORMERLY OCCUPIED BY THE SECTION CORNER STONE. THIS POINT AND A FOUND 1/2" IRON PIPE AT THE EAST 1/16 CORNER ON THE EAST-WEST CENTERLINE AT SECTION 30 WERE TIED AND USED TO ASSIST IN DEVELOPMENT OF THE SECTIONAL SUBDIVISION LAYOUT RELATIVE TO THE ROAD TRAVERSE.

NO PHYSICAL MONUMENTATION WAS SET AROUND THE EXTERIOR OR PARTITION LINES OF THIS PARTITION PLAT.

THIS PARTITION WAS NOT SURVEYED, ONLY THE ROAD EASEMENT WAS SURVEYED.

## RECORDING INFORMATION

File Number 95-02  
Instrument received on the 4  
day of August, 1995,  
at 2:30 P.M.

Kathy McKinnon  
Grant County Clerk  
B. Mary Moulton

## SURVEYOR'S CERTIFICATE:

I, DAVID L. TUTTLE, REGISTERED LAND SURVEYOR #872 FOR THE STATE OF OREGON, PERFORMED A PARTITION PLAT FOR A TRACT OF LAND LYING IN SECTIONS 19,20,29,30 AND 32, TOWNSHIP 9 SOUTH, RANGE 26 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

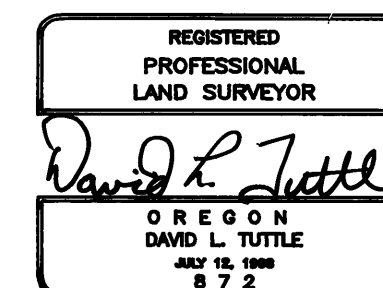
BEGINNING AT THE NORTHWEST CORNER OF SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 1,320 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 1320 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 32, 2640 FEET, MORE OR LESS TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE CONTINUING NORTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, 1320 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, 2640 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 29; THENCE NORTH 89°44' WEST ALONG THE NORTH LINE OF SAID SECTION 29, 662 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF THE SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 662 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 20; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 89°42' WEST ALONG THE NORTH LINE OF SECTION 30 A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 2,640 FEET, MORE OR LESS, TO THE CENTER 1/4 CORNER OF SAID SECTION 30; THENCE WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 30 A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 700 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY OF THE JOHN DAY HIGHWAY; THENCE SOUTHEASTERLY ALONG THE SAID RIGHT-OF-WAY OF THE JOHN DAY HIGHWAY, 902 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY OF SAID JOHN DAY HIGHWAY WITH THE SOUTHERLY RIGHT-OF-WAY OF THE LINE OF THE KIMBERLY LONG CREEK SECONDARY HIGHWAY, SAID POINT BEING 1,666.9 FEET NORTH AND 424.8 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE NORTH 44°02' EAST ALONG THE SOUTHERLY RIGHT-OF-WAY 309.2 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 45°58' EAST 240.00 FEET; THENCE SOUTH 44°02' WEST 209.2 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID JOHN DAY HIGHWAY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID JOHN DAY HIGHWAY, 2125 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1,200 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 313.5 FEET; THENCE EAST 148.5 FEET; THENCE NORTH 247.5 FEET; THENCE EAST 1,171.5 FEET TO THE INTERSECTION WITH THE EAST LINE OF SECTION 30, SAID POINT BEING 759.0 FEET SOUTH OF THE EAST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH ALONG THE COMMON SECTION LINE OF 29 AND 30, A DISTANCE OF 1,881 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 29 AND THE POINT OF BEGINNING.

LESS AND EXCEPT TAX LOTS 3601, 4700, 5000 AND ALL RIGHTS-OF-WAY OF RECORD. (SEE SHEET 1) CONTAINS 673.74 ACRES.

NOTE: THIS DESCRIPTION WAS NOT SURVEYED.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

David L. Tuttle July 20, 95  
DAVID L. TUTTLE DATE



ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 296-9177

EXPIRES: 6/30/96

SHEET 2 OF 2