

NO SURVEY WAS PERFORMED  
FOR THIS PARTITION PROCESS

T9S R26E

T9S R27E

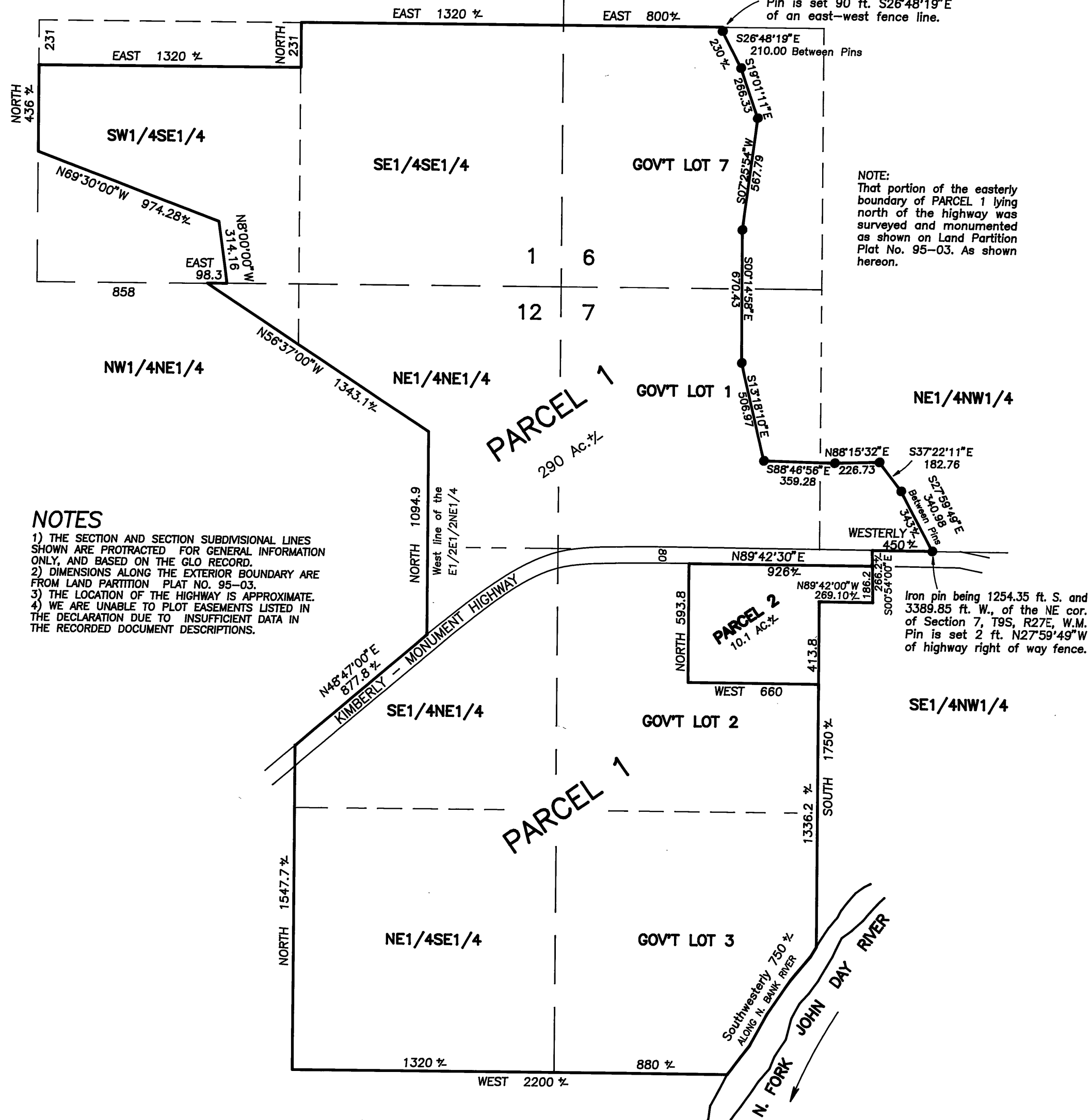
# LAND PARTITION PLAT NO. 96-01

SITUATED IN THE SE1/4 SEC. 1 AND IN THE NE1/4 AND SE1/4 SEC. 12, T9S, R26E,  
AND IN GOV'T LOT 7 SEC. 6 AND IN THE E1/2NW1/4 AND IN  
GOV'T LOTS 1, 2, 3, SEC. 7, T9S, R27E, W.M.

GRANT COUNTY, OREGON

January 2, 1996

Scale 1" = 500'



## NOTES

- 1) THE SECTION AND SECTION SUBDIVISIONAL LINES SHOWN ARE PROTRACTED FOR GENERAL INFORMATION ONLY, AND BASED ON THE GLO RECORD.
- 2) DIMENSIONS ALONG THE EXTERIOR BOUNDARY ARE FROM LAND PARTITION PLAT NO. 95-03.
- 3) THE LOCATION OF THE HIGHWAY IS APPROXIMATE.
- 4) WE ARE UNABLE TO PLOT EASEMENTS LISTED IN THE DECLARATION DUE TO INSUFFICIENT DATA IN THE RECORDED DOCUMENT DESCRIPTIONS.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, STEPHEN C. HOLMES, HAVE CAUSED THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED MAP.

SAID PARCELS SUBJECT TO THE FOLLOWING:

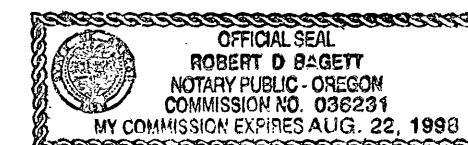
- (1) RIGHTS OF THE PUBLIC IN STREETS, ROADS, AND HIGHWAYS.
- (2) RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED, NOW OR AT ANY TIME LYING BELOW HIGH WATER MARK OF THE NORTH FORK OF THE JOHN DAY RIVER, INCLUDING ANY OWNERSHIP RIGHTS WHICH MAY BE CLAIMED BY THE STATE OF OREGON, AS TO ANY PORTION NOW OR AT ANY TIME BELOW THE HIGH WATER MARK.
- (3) ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT:  
(A) SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE ORDINARY HIGH WATER MARK OF THE NORTH FORK OF THE JOHN DAY RIVER.  
(B) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.  
(C) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE NORTH FORK OF THE JOHN DAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION. NOTE: PERTAINS TO LOT 3 OF SEC. 7, TWP. 9 S., R. 27 E., W.M.
- (4) SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING NOW OR AT ANY TIME BENEATH THE WATERS OF THE NORTH FORK OF THE JOHN DAY RIVER. NOTE: PERTAINS TO LOT 3 OF SEC. 7, TWP. 9 S., R. 27 E., W.M.
- (5) ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO THE BEYMER IRRIGATION DITCH, OR OTHER IRRIGATION DITCHES TRAVERSING THE SUBJECT PROPERTY.
- (6) RIGHTS AND INTERESTS OF JOSEPH SAMUEL TURNER, HIS HEIRS AND ASSIGNS, (VESTED WITH TITLE TO THE NW1/4; NE1/4SW1/4; NW1/4SE1/4; AND THE NORTH 7 ACRES OF THE SW1/4SE1/4 OF SECTION 1, T.9S., R.26E., W.M.) BY REASON OF THE PROVISIONS IN DEED DATED JUNE 10, 1919, RECORDED JUNE 13, 1919 IN BOOK 33 OF DEEDS, PAGE 226.
- (7) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO J.M. SIMAS, TRUSTEE, DATED JANUARY 28, 1919, RECORDED FEBRUARY 25, 1919, IN DEED BOOK 33, PAGE 134, RECORDS OF GRANT COUNTY, OREGON. AFFECTS THE N1/2SW1/4 OF SEC. 7, T.9S., R.27E., W.M.
- (8) PROVISIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN IN DEED TO DELMAN R. NEAL AND BELLE NEAL, HIS WIFE, DATED JAN. 28, 1948, RECORDED JAN. 30, 1948 IN BOOK 53 OF DEEDS, PAGE 299, TO-WIT: "EXCEPT IT BEING UNDERSTOOD THAT THE FENCE ALONG SAID RIVER FOR THE MATTER OF CONVENIENCE SHALL BE RUN ALONG THE NORTH BANK OF SAID RIVER TO BE MUTUALLY MAINTAINED BY THE ADJOINING OWNERS, BUT WITH ADEQUATE WATERING WAYS FOR STOCK." PERTAINS TO THE LAND IN LOT 3 OF SECTION 7, T.9S., R.27E., W.M. LYING NORTH AND SOUTH OF THE JOHN DAY RIVER.
- (9) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO COLUMBIA POWER COOPERATIVE ASSOCIATION, A COOPERATIVE CORP., DATED FEBRUARY 25, 1949, RECORDED JANUARY 28, 1953 IN DEED BOOK 67, PAGE 186, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (10) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO JOHN P. DAVIS AND BARBARA J. DAVIS, HUSBAND AND WIFE, DATED JULY 19, 1974, RECORDED JULY 23, 1974 IN DEED BOOK 111, PAGE 874. AN EASEMENT FOR ROADWAY PURPOSES ON AN EXISTING ROAD OVER AND ACROSS THE SE1/2SE1/4 OF SECTION 1 AND THE NW1/4NE1/4 OF SECTION 12, TWP. 9S., R.26E., W.M., TO PROVIDE INGRESS AND EGRESS TO GRANTEE'S PROPERTY IN THE NW1/4, NE1/4SW1/4, NW1/4SE1/4, AND THE NORTH SEVEN ACRES OF THE SW1/4SE1/4 OF SECTION 1, TWP. 9S., R.26E., W.M.
- (11) DEED FROM STEPHEN C. HOLMES TO JAMES L. HOLMES, AN UNDIVIDED ONE-THIRD INTEREST AND ROBERT E. HOLMES, AN UNDIVIDED ONE-THIRD INTEREST, IN AND TO ALL OF THE OIL, GAS, AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE PROPERTY DESCRIBED THEREIN; SAID DEED DATED DEC.19, 1975, RECORDED JAN. 12, 1976 IN DEED BOOK 114, PAGE 153.
- (12) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORP., DATED APRIL 23, 1986, RECORDED MAY 5, 1986, IN DEED BOOK 133, PAGE 345, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (13) AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORP., DATED APRIL 23, 1986, RECORDED MAY 5, 1986, IN DEED BOOK 133, PAGE 347, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES.
- (14) THE RIGHT OF WAY OF THE KIMBERLY-MONUMENT HIGHWAY, INCLUDING DEED TO STATE OF OREGON, DATED MARCH 9, 1948, RECORDED APRIL 15, 1948, IN DEED BOOK 54, PAGE 94.

*Stephen C. Holmes*  
STEPHEN C. HOLMES

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 16, 1996  
BY STEPHEN C. HOLMES.

*Robert D. Baggett*  
ROBERT D. BAGGETT  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES Aug 22, 1998



## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION PLAT, BEING A PARTITION OF PARCEL 1 OF PARTITION NO. 95-03, THE PLAT OF WHICH IS FILED IN THE OFFICE OF THE GRANT COUNTY CLERK, AND BEING SITUATED IN THE SE1/4SE1/4 AND SW1/4SE1/4 OF SECTION 1, AND IN THE NE1/4 AND NE1/4SE1/4 OF SECTION 12, T.9S., R.26E., AND IN GOV'T LOT 7 OF SECTION 6, AND IN THE NE1/4NW1/4 AND SE1/4NW1/4 AND IN GOV'T LOTS 1, 2, AND 3 OF SECTION 7, T.9S., R.27E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NE1/4SE1/4 OF SAID SECTION 12; THENCE NORTH, ALONG THE WEST LINE OF THE NE1/4SE1/4 AND THE SE1/4NE1/4, 1343.1 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE KIMBERLY-MONUMENT HIGHWAY; THENCE N.45°47'00"E., 1094.9 FEET, MORE OR LESS, TO THE WEST LINE OF THE E1/2NE1/4 OF SAID SECTION 12; THENCE NORTH, ALONG THE WEST LINE OF SAID E1/2NE1/4, 1094.9 FEET, MORE OR LESS, TO THE WEST LINE OF THE NE1/4SE1/4 OF SAID SECTION 12; THENCE NORTH, ALONG THE WEST LINE OF SAID NE1/4SE1/4, 1343.1 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 12, SAID POINT BEING 858.0 FEET EAST OF THE NORTHWEST CORNER OF THE NE1/4SE1/4 OF SAID SECTION 12; THENCE EAST, ALONG THE SOUTH LINE OF THE SW1/4SE1/4 OF SAID SECTION 1, 98.3 FEET; THENCE N.08°00'00"W., 314.16 FEET; THENCE N.69°30'00"W., 974.28 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SW1/4SE1/4; THENCE NORTH, ALONG THE WEST LINE OF SAID SW1/4SE1/4, 436 FEET, MORE OR LESS, TO A POINT WHICH IS 231 FEET SOUTH OF THE NORTH LINE OF SAID SW1/4SE1/4; THENCE EAST, PARALLEL WITH AND 231 FEET SOUTH OF THE NORTH LINE OF SAID SW1/4SE1/4, 231 FEET, TO THE NORTHWEST CORNER OF SAID SE1/4SE1/4; THENCE NORTH, ALONG THE WEST LINE OF SAID SE1/4SE1/4, 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF PARTITION NO. 95-03; THENCE S.26°48'19"E., 230 FEET, MORE OR LESS, THENCE S.19°01'11"E., 266.33 FEET; THENCE S.07°25'54"W., 567.79 FEET; THENCE S.00°14'58"E., 670.43 FEET; THENCE S.13°18'10"E., 506.97 FEET; THENCE S.68°46'56"E., 359.28 FEET; THENCE N.88°15'32"E., 226.73 FEET; THENCE S.37°22'11"E., 182.76 FEET; THENCE S.27°59'49"E., 343 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE KIMBERLY-MONUMENT HIGHWAY; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 450 FEET, MORE OR LESS, THENCE S.00°54'00"E., 266.2 FEET, MORE OR LESS, THENCE N.89°42'W., 269.1 FEET, MORE OR LESS, TO THE EAST LINE OF GOV'T. LOT 2 OF SAID SECTION 7; THENCE SOUTH, ALONG THE EAST LINE OF SAID GOV'T. LOT 2, 1750 FEET, MORE OR LESS, TO THE SOUTH LINE OF GOV'T. LOT 3 OF SAID SECTION 7; THENCE WEST, ALONG THE SOUTH LINE OF SAID GOV'T. LOT 3, 880 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID GOV'T. LOT 3; THENCE WEST, ALONG THE SOUTH LINE OF THE NE1/4SE1/4 OF SAID SECTION 12, 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NE1/4SE1/4 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINING 300 ACRES, MORE OR LESS.

BAGETT-GRIFFITH AND BLACKMAN  
217 N. CANYON BLVD.  
JOHN DAY, OREGON

## APPROVALS

APPROVED THIS 14th DAY OF JAN., 1996.

*Jackie Burrows*  
JACKIE BURROWS  
WALLA WALLA COUNTY SURVEYOR

APPROVED THIS 8th DAY OF JAN., 1996.

*Robert D. Baggett*  
ROBERT D. BAGGETT  
GRANT COUNTY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*Harold R. Office, Deputy*  
HAROLD R. OFFICE, DEPUTY  
GRANT COUNTY ASSESSOR AND TAX COLLECTOR  
DATE: 1-8-96

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 14th DAY OF JANUARY, 1996 AT 2:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 96-01 GRANT COUNTY RECORDS.

*Ruthy McInnis*  
RUTHY MCINNIS  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-01, AS FILED WITH THIS OFFICE.

*Ruthy McInnis*  
RUTHY MCINNIS  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 96-01.

*Robert D. Baggett*  
ROBERT D. BAGGETT  
BAGETT-GRIFFITH AND BLACKMAN

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Baggett*  
OREGON  
JULY 12, 1983  
ROBERT D. BAGGETT  
598

Renewal Date 12/31/97