

LAND PARTITION PLAT NO. 97-32

A PARTITION OF PARCEL 1 LAND PARTITION PLAT NO. 95-02
IN THE SE1/4 OF SECTION 19 AND IN SECTION 30
T9S, R26E, W.M.

GRANT COUNTY, OREGON

November 19, 1997

APPROVALS

Approved this 3rd day of DEC., 1997

Robert D. Baggett
Grant County Surveyor

Approved this 12th day of December, 1997

BK Carpenter
Grant County Planning Director

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

Joe L. Burton 12-12-97
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 10th day of December, 1997 at 10:40 o'clock A.M., and recorded as Land Partition Plat No. 97-32 Grant County Records.

Kathy M. Kinnon
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-32

Kathy M. Kinnon
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 97-32

Jack L. Watson
Jack L. Watson, PLS

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 of this land partition and that Parcel 1 was not surveyed during this partition process. This is a partition of Parcel 1, Land Partition No. 95-02 situated in the SE1/4SE1/4 of Section 19, and in the NE1/4, SE1/4, and SW1/4 of Section 30, T9S, R26E, W.M., Grant County, Oregon, described as follows:

Beginning at the N1/4 corner of Section 30, T9S, R26E, which I designate to be the Initial Point of this Land Partition; thence S89°42'W, along the north line of the NW1/4NE1/4 of Section 30, 1320 feet, more or less, to the NE corner of said NW1/4NE1/4; thence North, along the west line of the SE1/4SE1/4 of Section 19, 1320 feet, more or less, to the NW corner of said SE1/4SE1/4; thence East, along the north line of the SE1/4SE1/4 of Section 19, 840 feet, more or less, to the easterly right of way line of the Kimberly-Monument Highway; thence S42°15'30"W, 595 feet, more or less, to a point 440 feet south of the north line of said SE1/4SE1/4; thence East, 225 feet, more or less, to the centerline of the North Fork of the John Day River; thence Southerly and downstream along the centerline of the North Fork of the John Day River, 1150 feet, more or less, to the north line of the S1/2NE1/4NW1/4NE1/4NE1/4 of Section 30; thence West, along the north line of the S1/2NE1/4NW1/4NE1/4NE1/4 of Section 30, 260 feet, more or less, to the NW corner of said S1/2NE1/4NW1/4NE1/4NE1/4; thence South, along the west line of the S1/2NE1/4NW1/4NE1/4NE1/4 and the west line of the N1/2SE1/4NW1/4NE1/4NE1/4 of Section 30, 330 feet, more or less, to the SW corner of said N1/2SE1/4NW1/4NE1/4NE1/4; thence East, along the south line of the N1/2SE1/4NW1/4NE1/4NE1/4 of Section 30, 330 feet, more or less, to the centerline of the North Fork of the John Day River; thence Southerly and downstream along the centerline of the North Fork of the John Day River, 3050 feet, more or less, to a point south, 754.00 feet and west, 1126 feet, more or less, of the E1/4 corner of Section 30; thence West, 50 feet, more or less, to a point 754.00 feet south and 1176.50 west of the E1/4 corner of Section 30; thence South, 247.50 feet; thence West, 148.50 feet, to a point 5.00 feet west of the east line of the NW1/4SE1/4 of Section 30; thence South, parallel with the east line of the NW1/4SE1/4 of Section 30, 110 feet, more or less, to the centerline of the North Fork of the John Day River; thence Southerly and downstream along the centerline of the North Fork of the John Day River, 1000 feet, more or less, to the northerly right of way line of Highway No. 19; thence Northwesterly, along the northerly right of way line of Highway No. 19, 1530 feet, more or less, to the SE corner of that particular tract described in deeds Book 125, Page 657, exception (c); thence along the lines of that particular tract described in deeds Book 125, Page 657, exception (c) as follows: N44°02'E, 209.2 feet, more or less; N45°58'W, 240.0 feet, to the easterly right of way line of the Kimberly-Monument Highway; thence S44°02'W, 309.2 feet, more or less, to a point where the easterly right of way line of the Kimberly-Monument Highway intersects the northerly right of way line of Highway No. 19; thence leaving the tract described in deeds Book 125, Page 657, exception (c), Northwesterly, along the northerly right of way line of Highway No. 19, 1050 feet, more or less, to the west line of the NE1/4SW1/4 of Section 30; thence North, along the west line of the NE1/4SW1/4 of Section 30, 700 feet, more or less, to the NW corner of said NE1/4SW1/4; thence East, along the north line of the NE1/4SW1/4 of Section 30, 1320 feet, more or less, to the NE corner of said NE1/4SW1/4; thence North, along the west line of the SW1/4NE1/4 and the west line of the NW1/4NE1/4 of Section 30, 2640 feet, more or less, to the point of beginning.

Excepting the following:

- (1) That portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Book 44, Page 504, deeds of Grant County, Oregon.
- (2) The tracts of land described in deed Book 125, Page 653, exceptions (b) and (e) deeds of Grant County, Oregon.
- (3) The tract described in deed Book 104, Page 179, deeds of Grant County, Oregon.

This partition contains 199.7 acres, more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, OR 97845
575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date 6/30/98

DECLARATION

Know all people by these presents that Thomas Orchards, Inc., does 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.

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets and roads.
- 2) A private utilities easement, no width stated, to Telephone Utilities of Eastern Oregon, Inc. recorded in Book 133, Page 351-352, deed records of Grant County. This easement is not shown on the map due to insufficient data given in the deed.
- 3) A private access easement, including the terms and provisions thereof, no width is stated, dated Aug. 26, 1970, recorded Aug. 27, 1970, in Book 104, Page 179, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.

John Thomas

John Thomas
Vice President of Thomas Orchards, Inc.

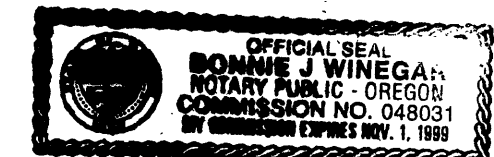
ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 4th day of Dec., 1997, by Thomas Orchards, Inc., John Thomas, Vice President.

Bonnie J. Winegar

Notary Public of Oregon
My commission expires: 11-1-99



NARRATIVE

This survey was performed at the request of John Thomas, acting on behalf of Thomas Orchards, Inc. The purpose of this survey was to partition Mr. Thomas's property, as described in Deed Book 125 Page 653-657, into 2 parcels. This is a partition of parcel 1, Land Partition No. 95-02, Grant County.

After searching the available records pertaining to this survey, I found Land Partition No. 95-02, and State Highway Drawing No.'s 5B-25-17 and 5B-10-23 appurtenant to this partition. The boundaries of parcel 1 were not surveyed during this partition. The boundaries of parcel 2 were established and monumented at the positions chosen by Mr. Thomas. I found the original marked corner stone at the NW corner of Section 30 and remonumented its position, see the Corner Restoration Record filed separately for the details concerning this section corner.

This survey was performed with a Topcon GTS-4 total station, with a closed loop random traverse.

I find no record or existence of a Geodetic Control monument within 1/2 mile of this land partition. The Approximate high water line and the 100 year flood hazard along the North Fork of the John Day River have not been determined.

RECORDED
INDEXED

DEC 16 1997

OFFICE OF COUNTY SURVEYOR
Donald E. Simpson