

LAND PARTITION PLAT NO. 99-03

A PARTITION OF A PORTION OF PARCEL 2 LAND PARTITION PLAT NO. 95-02
SITUATED IN THE SE1/4 OF SEC. 19 AND IN THE SW1/4 SEC. 20
AND IN THE SW1/4 AND NW1/4 OF SEC. 29 AND IN THE NE1/4 AND SE1/4 SEC. 30
AND IN THE NW1/4 OF SEC. 32
T9S, R26E, W.M.
GRANT COUNTY, OREGON

January 7, 1999

APPROVALS

Approved this 22 day of JAN, 1999

Robert D. Bayart
Grant County Surveyor

Approved this 25th day of Jan, 1999

BA Carpenter
Grant County Planning Director

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

Gene L. Sutter 01-22-1999
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 25th day of January, 1999 at 8:20 o'clock A.M., and recorded as Land Partition Plat No. 99-03 Grant County Records.

Kathy M. Munson
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 99-03

Jack L. Watson
Jack L. Watson

DECLARATION

Know all people by these present 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, roads and highways.
- 2) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., recorded in Book 133, Page 351-352, deed records of Grant County, Oregon, no width is stated, the easement is not shown due to insufficient data given in the deed description.
- 3) A private access easement, 30 feet wide, dedicated on the plat of Land Partition No. 1995-02 dated July 20, 1995, recorded August 4, 1995, in the office of the Grant County Clerk.
- 4) A private access easement, including the terms and provisions thereof, 30 feet wide, to Thomas Orchards, Inc., an Oregon Corp., recorded in Deeds Instrument No. 951118, deed records of Grant County, Oregon.
- 5) A private access easement, including the terms and provisions thereof, 30 feet wide, to Thomas Orchards, Inc., an Oregon Corp., recorded in Deeds Instrument No. 952110, deed records of Grant County, Oregon.

John Thomas
John Thomas
Vice President, Thomas Orchards, Inc.

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 22nd day of January, 1999, by Thomas Orchards, Inc., John Thomas, Vice President.

Karon S. Steinmetz
Notary Public of Oregon
My commission expires: Jan. 20, 2002



NOTES:

- 1) The high water line and the 100 year flood hazard along the North Fork of the John Day River have not been determined.
- 2) The area for this partition is taken from the Grant County Assessor's records, and may vary when the lines of these parcels are determined by survey.
- 3) The section lines and subdivision of section lines are protracted and shown for informational purposes only.
- 4) The North Fork of the John Day River was not located and is shown for informational purposes only.

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly mapped the land shown on this partition and that these parcels were not surveyed during this partition process. This is a partition of Parcel 2, Land Partition No. 1995-02, situated in the SE1/4 of Section 19, and in the SW1/4 of Section 20, and in the SW1/4 and NW1/4 of Section 29, and in the NE1/4 and SE1/4 of Section 30, and in the NW1/4 of Section 32, T9S, R26E, W.M., Grant County, Oregon, described as follows:

Beginning at the NW corner of Section 32, which I designate to be the Initial Point of this land partition;
thence South, along the west line of the NW1/4NW1/4 of Section 32, 1320 feet, more or less, to the SW corner of said NW1/4NW1/4;
thence East, along the south line of the NW1/4NW1/4 of Section 32, 1320 feet, more or less, to the SE corner of said NW1/4NW1/4;
thence South, along the west line of the SE1/4NW1/4 of Section 32, 1320 feet, more or less, to the SW corner of said SE1/4NW1/4;
thence East, along the south line of the SE1/4NW1/4 of Section 32, 1320 feet, more or less, to the SE corner of said SE1/4NW1/4;
thence North, along the east line of the SE1/4NW1/4 and the NE1/4NW1/4 of Section 32, 2640 feet, more or less, to the NE corner of said NE1/4NW1/4;
thence North, along the east line of the SE1/4SW1/4 and the NE1/4SW1/4 of Section 29, 2640 feet, more or less, to the NE corner of said NE1/4SW1/4;
thence West, along the north line of the NE1/4SW1/4 of Section 29, 1320 feet, more or less, to the NW corner of said NE1/4SW1/4;
thence North, along the east line of the SW1/4NW1/4 and the NW1/4NW1/4 of Section 29, 2640 feet, more or less, to the NE corner of said NW1/4NW1/4;
thence N89°44'W, along the north line of the NW1/4NW1/4 of Section 29, 662 feet, more or less, to the SE corner of the W1/2SW1/4SW1/4 of Section 20;
thence North, along the east line of the W1/2SW1/4SW1/4 of Section 20, 1320 feet, more or less, to the NE corner of said W1/2SW1/4SW1/4;
thence West, along the north line of the W1/2SW1/4SW1/4 of Section 20 and the north line of the SE1/4SE1/4 of Section 19, 870 feet, more or less, to the center line of the North Fork of the John Day River;
thence Southerly and downstream, along the center line of the North Fork of the John Day River, 1600 feet, more or less, to the west line of Deed Instrument No. 990001;
thence North, along the west line of Deed Instrument No. 990001, 135 feet, more or less, to the north corner of said Deed Instrument No. 990001;
thence S26°00'00"E, 719.51 feet;
thence N87°29'11"W, 52 feet, more or less, to the center line of the North Fork of the John Day River;
thence Southerly, and downstream, along the center line of the North Fork of the John Day River, 3100 feet, more or less, to a point which is south, 759.00 feet and west, 1121 feet, more or less, from the E1/4 corner of Section 30;
thence East, 1121.5 feet, more or less, to the east line of the NE1/4SE1/4 of Section 30;
thence South, along the east line of the NE1/4SE1/4 and the SE1/4SE1/4 of Section 30, 1881 feet, more or less, to the point of beginning.

This partition contains 453 acres, more or less.

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

