

# LAND PARTITION PLAT NO. 99-07

SITUATED IN THE SE1/4 OF SECTION 19 AND IN SECTION 30  
T9S, R26E, W.M.

GRANT COUNTY, OREGON

January 26, 1999

## APPROVALS

Approved this 24 day of FEB, 1999

Robert D. Beyer  
Grant County Surveyor

Approved this 24th day of February, 1999

Bill Carpenter  
Grant County Planning Director

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

Gene A. Burton 02-24-99  
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 5th day of March, 1999 at 9:40 o'clock AM., and recorded as Land Partition Plat No. 99-07 Grant County Records.

Kathy McInerney  
Grant County Clerk

I do hereby certify that this is a true and exact copy of Land Partition No. 99-07

Jack L. Watson  
Jack L. Watson

## 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 a portion of Parcel 2, Land Partition No. 1995-02 and a portion of Parcel 1, Land Partition No. 97-32 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'E, 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, 1225 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, 1600 feet, more or less, to the west line of Deed Instrument No. 990001;  
thence along the lines of Deed Instrument No. 990001, as shown on Record Map of Survey No. 1483, as follows: South, 320 feet, more or less, to a 5/8" iron pin;  
thence S55°21'04"W, 76.84 feet;  
thence S01°37'00"E, 100.78 feet;  
thence S38°23'28"E, 38.58 feet;  
thence S87°29'11"E, 300 feet, more or less, to the centerline of the North Fork of the John Day River;  
thence leaving the lines of Deed Instrument No. 990001, 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 West, 50 feet, more or less, to a point which is 759.00 feet South and 1171.50 feet West of the E1/4 corner of Section 30;  
thence South, 247.50 feet;  
thence West, 148.50 feet;  
thence South, 1330 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, 2090 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;  
thence 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) Parcel 2 of Land Partition No. 97-32, dated November 19, 1997.

This partition contains 202 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 6/30/2000

## 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. We reserve a 20 foot wide private access easement, over and across Parcel 1 for ingress and egress to Parcel 2, 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.
- 4) A private access easement, including the terms and conditions thereof, 30 feet in width, to Louis J. Klein, recorded in Deeds Instrument No. 951117, deed records of Grant County, Oregon.
- 5) A private access easement, including the terms and conditions thereof, 30 feet in width, to Thomas Orchards, Inc., an Oregon corp., recorded in Deeds Instrument No. 951118, deed records of Grant County, Oregon.

John Thomas

John Thomas  
Vice President of Thomas Orchards, Inc.

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 26th day of February, 1999, by Thomas Orchards, Inc., John Thomas, Vice President.

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



## 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 a portion of Parcel 1 of Land Partition No. 97-32 and a portion of Parcel 2 of Land Partition No. 1995-02, which is a portion of the property described in Deed Book 125, Page 653-657, and Deed Instrument No.'s 990001 and 990166. Parcel 2 was to be surveyed and monumented during this partition process.

After searching the available records pertaining to this survey, I found several Land Partitions and two surveys which deal with the boundary of this land partition. Land Partition No. 1995-02, dated July 20, 1995, was the first partition of Mr. Thomas's property, which shows Parcel 1 as unsurveyed. Record Map of Survey No. 1483, dated June 11, 1998, is a boundary line adjustment of deed Book 104, Page 179. A deed reflecting the re-located lines of Book 104, Page 179, is recorded as Deed Instrument No. 990001 in the deeds of Grant County. Land Partition No. 97-32, dated November 19, 1997, partitioned a 2.00 acre parcel from Parcel 1, Land Partition No. 1995-02, and is shown as "Not A Part" on this partition. Record Map of Survey No. 1499, dated December 8, 1998, shows a boundary line adjustment in the NE corner of Parcel 1, Land Partition No. 1995-02. Land Partition No. 99-03, dated January 7, 1999, shows a boundary line adjustment along a portion of the easterly boundary of Parcel 1, Land Partition No. 97-32, and is recorded as Deed Instrument No. 990166 in the deeds of Grant County.

This partition is intended to delineate a 2.00 acre parcel from the remainder of Parcel 1, Land Partition No. 97-32. The division lines are at the positions which Mr. Thomas pointed out to me. The 20 foot wide private access road is along an existing road, and will provide access to the newly created 2.00 acre parcel of this partition.

The approximate high water line and the 100 year flood hazard are along the North Fork of the John Day River has not been determined.

RECEIVED AND  
FILED

MAR 9 1999

Attest: John S. Steinmetz