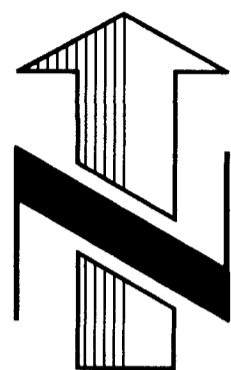


PLAT OF EMERT 2ND. ADDITION

TAX LOT 1S-24 407 (ACCT. #10657)
 PARCEL 2, PARTITION PLAT 2007-5
 IN SECTION 3, TOWNSHIP 1 S., RANGE 24 E., W.M.
 CITY OF IONE, MORROW COUNTY, OREGON
 APRIL 27, 2010



0' 50' 100' 200'

SCALE IN FEET

LEGEND:

- ⊙ SET 5/8" Ø X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- ◆ SET 5/8" Ø X 15" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA PLS 50800" 0.50' BELOW SURFACE AT ROAD CENTERLINE

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
 3313 W. 2nd Street, Suite 100
 The Dalles, Oregon. 97058
 Ph. 541-296-9177
 FAX 541-296-6657



OWNER:

GROW IONE, INC.
 P.O. BOX G
 IONE, OREGON 97843
 PH. 541-422-7410
 CONTACT: EDWARD C. ROLLINS, PRESIDENT

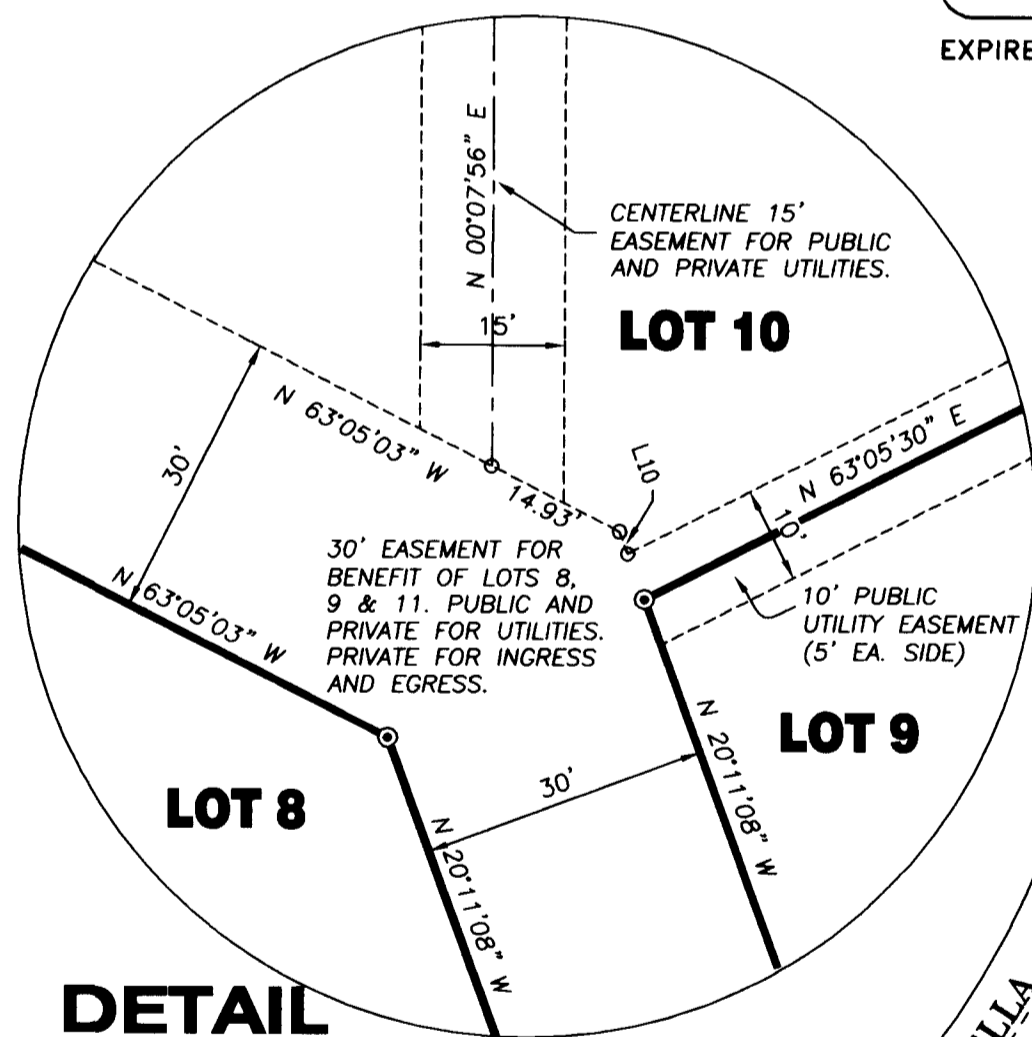
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

BENJAMIN B. BESEDA
 DATE 4/27/10

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/2011



DETAIL

SCALE: 1" = 20'

FND. 5/8" REBAR PER REF.#1 ON SOUTH LINE, EAST 1.13' FROM SW COR. ALSO FND. 5/8" REBAR PER REF.#2 ON SOUTH LINE 3.55' EAST FROM SW CORNER.

FND. 5/8" REBAR PER REF.#1, N86°26'44"E - 1.31'

FND. 5/8" REBAR LOT CORNER PER REF.#2 ON-LINE

LOT 13

FND. 5/8" REBAR LOT CORNER PER REF.#2 ON-LINE

LOT 11

FND. 5/8" REBAR LOT CORNER PER REF.#2 ON-LINE

LOT 10

FND. 5/8" REBAR LOT CORNER PER REF.#2 ON-LINE

LOT 9

FND. 5/8" REBAR PER REF.#1

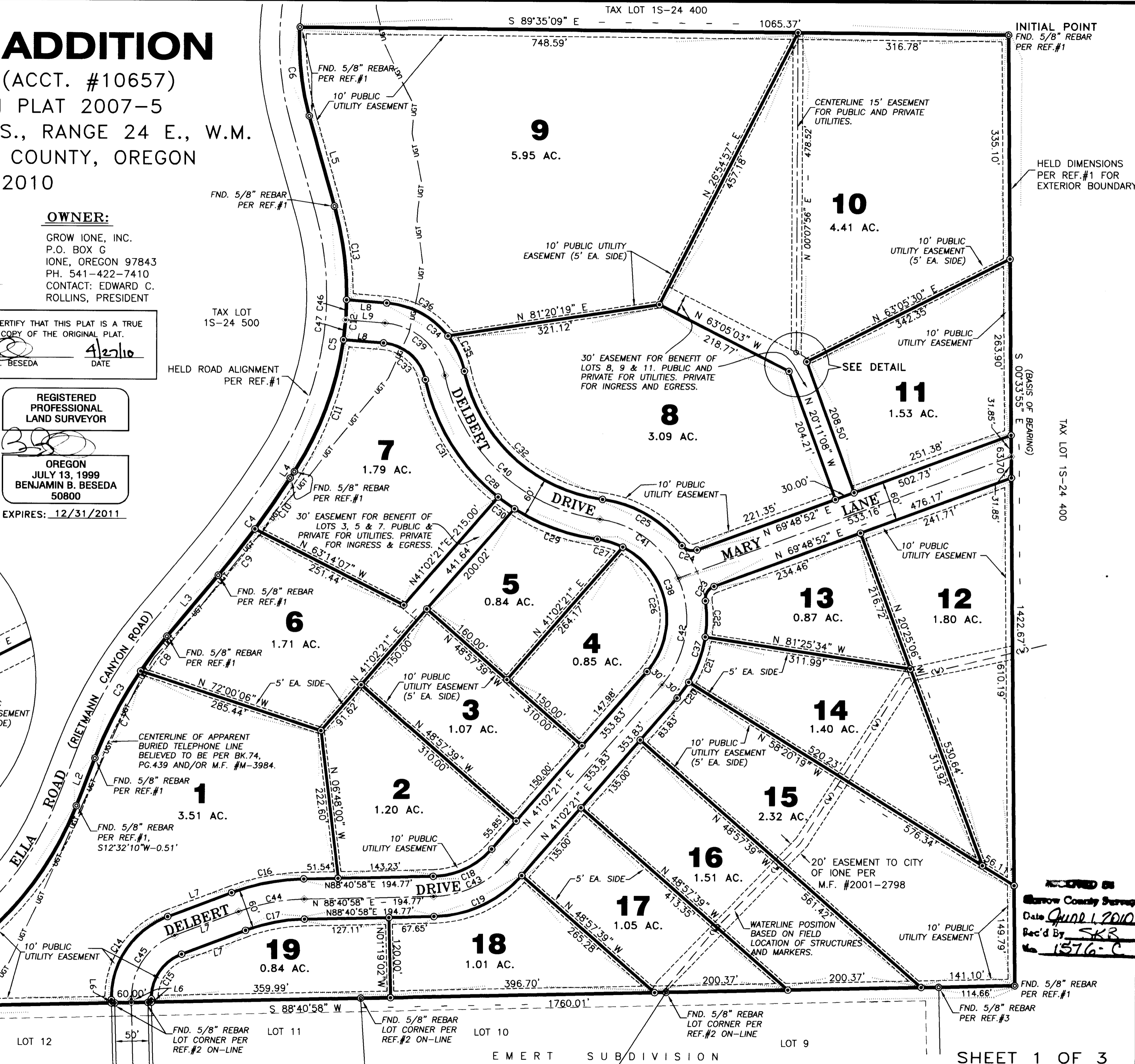
FND. 5/8" REBAR PER REF.#3

EMERT SUBDIVISION

SHEET 1 OF 3

W.O. #12847plat

1576



RECORDED IN
 Morrow County Survey
 Date April 1, 2010
 Rec'd By SKR
 No. 1576-C

FND. 5/8" REBAR PER REF.#1
 FND. 5/8" REBAR PER REF.#3

PLAT OF EMERT 2ND. ADDITION

TAX LOT 1S-24 407 (ACCT. #10657)
PARCEL 2, PARTITION PLAT 2007-5
IN SECTION 3, TOWNSHIP 1 S., RANGE 24 E., W.M.
CITY OF IONE, MORROW COUNTY, OREGON
APRIL 27, 2010

OWNER:

GROW IONE, INC.
P.O. BOX G
IONE, OREGON 97843
PH. 541-422-7410
CONTACT: EDWARD C.
ROLLINS, PRESIDENT

SPECIAL EXCEPTION LISTING:

THE FOLLOWING LISTING IS PER MID-COLUMBIA TITLE COMPANY, TITLE SEARCH UNDER FILE NO.7689, DATED APRIL 14, 2010.

1. UNPATENTED MINING CLAIMS OR MINERAL RESERVATIONS WHETHER OR NOT SHOWN BY PUBLIC RECORDS.
 2. CITY LIENS, FOR THE CITY OF IONE, IF ANY.
 3. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
 4. EASEMENT FOR GAS TRANSMISSION LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC GAS TRANSMISSION COMPANY, RECORDED FEBRUARY 19, 1960, IN BOOK 64, PAGE 521, MORROW COUNTY DEED RECORDS. NOT MAPPED. DOES NOT LIE ON THE SUBJECT PROPERTY.
- NOTICE OF LOCATION, RECORDED FEBRUARY 15, 1962, IN BOOK 67, PAGE 188, MORROW COUNTY DEED RECORDS. NOT MAPPED. DOES NOT LIE ON THE SUBJECT PROPERTY.
5. EASEMENT FOR COMMUNICATION LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OR PACIFIC NORTHWEST BELL TELEPHONE COMPANY, RECORDED FEBRUARY 10, 1967, IN BOOK 74, PAGE 439, MORROW COUNTY DEED RECORDS. SHOWN ON MAP.
 6. EASEMENT FOR COMMUNICATION LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY, RECORDED MAY 19, 1971, AS MICROFILM NO. M-3984, MORROW COUNTY MICROFILM RECORDS. SHOWN ON MAP.
 7. EASEMENT FOR UTILITY, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF CITY OF IONE, RECORDED NOVEMBER 21, 2001, AS MICROFILM NO. 2001-2798, MORROW COUNTY MICROFILM RECORDS. SHOWN ON MAP.
 8. DISCLAIMER STATEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 20, 2002, AS MICROFILM NO. 2002-6091, MORROW COUNTY MICROFILM RECORDS. NOT MAPPED. COVERS THE SUBJECT PROPERTY.
 9. OIL & GAS LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 6, 2006, AS MICROFILM NO. 2006-17981, MORROW COUNTY MICROFILM RECORDS. NOT MAPPED. COVERS THE SUBJECT PROPERTY.
 10. ANY BOUNDARY DISCREPANCIES CREATED BY DEED RECORDED IN BOOK 48, PAGE 195 AND BOOK 68, PAGE 394, MORROW COUNTY DEED RECORDS. NOT MAPPED. UNCLER FROM DOCUMENT HOW SUBJECT PROPERTY MAY BE IMPACTED.
 11. RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF COLUMBIA BASIN ELECTRIC COOP. RECORDED DECEMBER 18, 1996, AS MICROFILM M-49680, MORROW COUNTY MICROFILM RECORDS. BLANKET OVER SUBJECT PROPERTY. NOT FURTHER SHOWN OR NOTED ON THE MAP.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	01°38'52"	416.07'	11.97'	5.98'	N 69°55'12" E	11.97'
C2	49°38'48"	489.40'	424.06'	226.38'	N 45°55'14" E	410.92'
C3	18°53'14"	646.37'	213.07'	107.51'	N 30°32'27" E	212.11'
C4	07°08'59"	1454.60'	181.51'	90.87'	N 36°24'35" E	181.40'
C5	48°43'31"	487.12'	414.25'	220.58'	N 08°28'20" E	401.88'
C6	19°20'43"	397.36'	134.16'	67.73'	N 06°13'04" W	133.53'
C7	13°07'24"	646.37'	148.05'	74.35'	N 27°39'32" E	147.72'
C8	05°45'50"	646.37'	65.03'	32.54'	N 37°06'09" E	65.00'
C9	03°29'55"	1454.60'	88.82'	44.42'	N 38°14'07" E	88.81'
C10	03°39'04"	1454.60'	92.69'	46.36'	N 34°39'37" E	92.68'
C11	24°59'28"	487.12'	212.47'	107.95'	N 20°20'21" E	210.79'
C12	07°03'42"	487.12'	60.04'	30.06'	N 04°18'46" E	60.00'
C13	16°40'20"	487.12'	141.75'	71.38'	N 07°33'16" W	141.25'
C14	70°44'07"	130.00'	160.49'	92.28'	S 34°03'01" W	150.49'
C15	70°44'07"	70.00'	86.42'	49.69'	S 34°03'02" W	81.03'
C16	19°15'55"	330.00'	110.96'	56.01'	S 79°03'01" W	110.44'
C17	19°15'55"	270.00'	90.78'	45.82'	S 79°03'01" W	90.36'
C18	47°38'39"	120.00'	99.79'	52.98'	N 64°51'39" E	96.94'
C19	47°38'38"	180.00'	149.68'	79.47'	N 64°51'39" E	145.40'
C20	09°22'42"	180.00'	29.46'	14.76'	N 36°21'02" E	29.43'
C21	23°05'15"	180.00'	72.53'	36.76'	N 20°07'03" E	72.04'
C22	17°13'21"	180.00'	54.11'	27.26'	N 00°02'14" W	53.90'
C23	78°27'48"	20.00'	27.39'	16.33'	S 30°34'58" W	25.30'
C24	72°32'33"	20.00'	25.32'	14.68'	S 73°54'50" E	23.66'
C25	45°01'05"	180.00'	141.43'	74.59'	N 60°09'06" W	137.82'
C26	104°28'35"	120.00'	218.82'	154.92'	N 11°11'54" W	189.74'
C27	19°13'27"	120.00'	40.26'	20.32'	N 73°02'55" W	40.08'
C28	70°22'07"	305.00'	374.59'	215.03'	S 47°28'35" E	351.49'
C29	25°03'40"	305.00'	133.41'	67.79'	S 70°07'49" E	132.35'
C30	05°40'01"	305.00'	30.17'	15.10'	S 54°45'59" E	30.15'
C31	39°38'26"	305.00'	211.02'	109.93'	S 32°06'45" E	206.83'
C32	70°22'07"	245.00'	300.90'	172.73'	S 47°28'35" E	282.34'
C33	73°23'43"	70.00'	89.67'	52.17'	N 48°59'23" W	83.66'
C34	73°23'43"	130.00'	166.53'	96.89'	S 48°59'23" E	155.37'
C35	25°55'03"	130.00'	58.80'	29.91'	N 25°15'03" W	58.30'
C36	47°28'40"	130.00'	107.72'	57.17'	N 61°56'55" W	104.67'
C37	49°41'18"	180.00'	156.10'	83.34'	S 16°11'44" W	151.26'
C38	123°42'03"	120.00'	259.08'	224.28'	N 20°48'38" W	211.62'
C39	73°23'43"	100.00'	128.10'	74.53'	S 48°59'23" E	119.52'
C40	70°22'08"	275.00'	337.75'	193.88'	S 47°28'36" E	316.92'
C41	58°39'10"	150.00'	153.56'	84.27'	S 53°20'04" E	146.94'
C42	65°02'47"	150.00'	170.29'	95.65'	S 08°30'55" W	161.30'
C43	47°38'37"	150.00'	124.73'	66.23'	S 64°51'40" W	121.17'
C44	19°15'55"	300.00'	100.87'	50.92'	S 79°03'01" W	100.40'
C45	70°44'07"	100.00'	123.46'	70.98'	S 34°03'01" W	115.76'
C46	03°31'51"	487.12'	30.02'	15.01'	S 02°32'50" W	30.01'
C47	03°31'51"	487.12'	30.02'	15.01'	S 06°04'41" W	30.01'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A SUBDIVISION OF TAX LOT 1S-24 407 BEING PARCEL 2 OF PARTITION PLAT 2007-5. THE PLATTED PROPERTY WILL BE KNOWN AS EMERT 2ND ADDITION. PRIOR TO CONDUCTING THE FIELDWORK, MAPPING AND CALCULATIONS NECESSARY FOR THIS PLAT, RESEARCH WAS MADE TO OBTAIN COPIES OF AVAILABLE PRIOR SURVEYS CONDUCTED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY AND TO OBTAIN A COPY OF A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY. SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES. SURVEY REFERENCE #1 WAS THE PARTITION PLAT WHICH CREATED THE PROPERTY IN ITS CURRENT CONFIGURATION. THIS SURVEY ALSO MONUMENTED THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY.

IN THE FIELD, MONUMENTS WERE FOUND FROM THIS PARTITION AS SHOWN. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND THEREFORE WERE HELD AS FOUND AND THE RECORD DIMENSIONS FROM PARTITION PLAT 2007-5 UTILIZED AS THE EXTERIOR BOUNDARY OF THE SUBDIVISION. WITH THE COMPLETION OF THE ESTABLISHMENT OF THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY, IT WAS THEN PLATTED INTO 19 LOTS AS SHOWN ALONG WITH CREATION OF PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN. MONUMENTS WERE SET ON THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WHERE NOT FOUND AND AT ALL INDIVIDUAL LOT CORNERS AND ROAD RIGHT-OF-WAY ANGLE POINTS.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 50800", UNLESS NOTED OTHERWISE.

LINE	BEARING	DISTANCE
L1	N 70°44'38" E	43.72'
L2	N 21°05'50" E	76.21'
L3	N 39°59'04" E	119.78'
L4	N 32°50'05" E	11.54'
L5	N 15°53'26" W	140.25'
L6	N 01°19'02" W	4.94'
L7	N 69°25'04" E	102.63'
L8	N 85°41'14" W	60.53'
L9	S 85°41'14" E	59.60'
L10	N 20°11'08" W	2.46'

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3313 W. 2nd Street, Suite 100
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
(Signature)
BENJAMIN B. BESEDA
DATE 4/27/10

RECEIVED BY
Morrow County Surveyor
Date JUNE 1, 2010
Rec'd By SKB
No. 1576-C

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2011

SHEET 2 OF 3

PLAT OF
EMERT 2ND. ADDITION

TAX LOT 1S-24 407 (ACCT. #10657)

PARCEL 2, PARTITION PLAT 2007-5

IN SECTION 3, TOWNSHIP 1 S., RANGE 24 E., W.M.

CITY OF IONE, MORROW COUNTY, OREGON

APRIL 27, 2010

OWNER'S DECLARATION:

GROW IONE, INC., THE OWNERS OF THE LAND SHOWN ON THIS PLAT HEREBY ACKNOWLEDGE AND ESTABLISH THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "EMERT 2ND ADDITION".

WE ACKNOWLEDGE PARTITION PLAT NO. 2007-5 AND THE EASEMENT SHOWN THEREON. WE DEDICATE 60 FOOT WIDE DELBERT DRIVE AND MARY LANE, 10 FOOT EASEMENTS LYING ADJACENT TO AND PARALLEL WITH BOTH SIDES OF SAID ROADWAYS AND THE 10 FOOT EASEMENTS AS SHOWN ON THE SUBDIVISION BOUNDARY AND LOT LINES FOR PRIVATE AND/OR PUBLIC UTILITIES TO THE PUBLIC FOREVER. WE ALSO CREATE THE 15 FOOT AND 30 FOOT WIDE EASEMENTS AS SHOWN ON LOTS 6 AND 10 FOR PUBLIC AND/OR PRIVATE UTILITIES AND PRIVATE INGRESS AND EGRESS AS NOTED.

Edward C. Rollins
EDWARD C. ROLLINS, PRESIDENT OF GROW IONE, INC. DATE 04/29/2010

OWNER:

GROW IONE, INC.
P.O. BOX G
IONE, OREGON 97843
PH. 541-422-7410
CONTACT: EDWARD C.
ROLLINS, PRESIDENT

APPROVALS:

CITY OF IONE:

THE ACCOMPANYING PLAT OF EMERT 2ND ADDITION IS HEREBY APPROVED BY RESOLUTION AND ADOPTED THIS 13 DAY OF April, 2010 AND APPROVAL DULY FILED.

Gas Hall
MAYOR, CITY OF IONE

MORROW COUNTY COURT:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF EMERT 2ND ADDITION IS APPROVED FOR FILING AND PLACED IN THE RECORD OF COUNTY PLATS OF MORROW COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER DATED THIS 19 DAY OF MAY, 2010.

Servy K. Salzman
JUDGE

Ken A. Sieb
COMMISSIONER

Seann Rea
COMMISSIONER

MORROW COUNTY SURVEYOR:

THE ACCOMPANYING PLAT OF EMERT 2ND ADDITION IS HEREBY APPROVED THIS 6th DAY OF May, 2010.

John H. Logan
MORROW COUNTY SURVEYOR

MORROW COUNTY CLERK:

STATE OF OREGON)
) ss.
COUNTY OF MORROW)

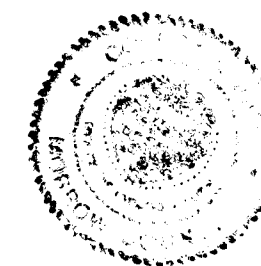
I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 20 DAY OF may, 2010, AT 328 P.M. AS FILE NO. 2010-26020

CLERK

DEPUTY

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3313 W. 2nd Street, Suite 100
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2011

SHEET 3 OF 3

REFERENCES :

- 1) PARTITION PLAT 2007-5 FOR EMERT RANCHES, INC. AND IONE EDUCATION FOUNDATION BY COPPOCK SURVEYING RECORDED MAY 4, 2007 FILE #2007-19281
- 2) EMERT SUBDIVISION FOR I.C.A.B.O. BY EDWARDS SURVEYING RECORDED JUNE 27, 1994 FILE #151139 C.S. #C-1019-E (791)
- 3) PARTITION PLAT 1994-4 FOR I.C.A.B.O. BY EDWARDS SURVEYING RECORDED APRIL 13, 1994 FILE #150427 C.S. #C-1010-E (782)

LEGEND :

- ⊙ SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- x— EXISTING FENCE LINE.

NOTES :

- 1) BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE GRID BY GPS OBSERVATION. NAD 83
- 2) CONTROL WORK AND BOUNDARY TIES COMPLETED WITH TRIMBLE R-8 RTK GPS RECEIVERS AND TSC-2 DATA COLLECTOR. CORNER SETTING COMPLETED WITH LEICA TCM-1100 TOTAL STATION OPERATED WITH HAND-HELD DATA COLLECTOR.
- 3) GROW IONE, INC. ACQUIRED TITLE IN BARGAIN AND SALE DEED RECORDED AS M.F. #2009-23800

STATE OF Oregon)
) ss.
COUNTY OF Morrow)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 29, 2010, BY Edward C Rollins

Anita Orem Commission no. 407406
Anita Orem
MY COMMISSION EXPIRES July 19, 2010
NOTARY PUBLIC FOR Oregon

SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR NO. 50800 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE CITY OF IONE SUBDIVISION ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF EMERT 2ND ADDITION, LYING IN PARCEL 2 OF PARTITION PLAT 2007-5, IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, CITY OF IONE, MORROW COUNTY, OREGON. THE INITIAL POINT FOR SAID PLAT IS THE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "PLS 2850" FOUND AT THE NORTHEAST CORNER OF SAID PARCEL 2. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

PARCEL 2 OF PARTITION PLAT 2007-5, AS RECORDED MAY 4, 2007, AT MICROFILM #2007-19281, DEED RECORDS OF MORROW COUNTY.

CONTAINS 40.00 ACRES.

Benjamin B. Beseda
BENJAMIN B. BESEDA, PLS 50800 DATE April 27, 2010

MORROW COUNTY ASSESSOR & TAX COLLECTOR:

I, Greg Sweek, AND I, Greg Sweek, RESPECTIVELY ASSESSOR AND TAX COLLECTOR OF MORROW COUNTY, OREGON, EACH HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT OF EMERT 2ND ADDITION AND ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD NOW CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT. DATED THE 13 DAY OF May, 2010.

Greg Sweek *Greg Sweek*
COUNTY ASSESSOR COUNTY TAX COLLECTOR