

LAND PARTITION PLAT NO. 2007-25

BEING A PARTITION OF PARCEL 2 LP 95-05
SITUATED IN THE S1/2NE1/4 SECTION 11, T.13S., R.33E., W.M.,
GRANT COUNTY, OREGON
PARCELS 2 AND 3 ARE WITHIN THE CITY LIMITS OF PRAIRIE CITY

OCTOBER 31, 2007

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 2 AND PARCEL 3 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY PARCEL 1 OF THIS LAND PARTITION, AS SHOWN HEREON. SAID PARTITION BEING A PARTITION OF PARCEL 2, LAND PARTITION PLAT NO. 95-05 SITUATED IN THE S1/2NE1/4 SECTION 11, T.13S., R.33E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION PLAT NO. 95-05 ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON; SAID TRACT CONTAINING 32 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE E1/4 CORNER SECTION 11, T.13S., R.33E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

BAGETT, GRIFFITH AND BLACKMAN
PROFESSIONAL LAND SURVEYORS
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
(541) 575-1251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2008

RECEIVED AND
FILED

Nov. 28, 2007
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett
ATTEST: *James L. Hays*

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED AUGUST 28, 1951 IN BOOK 63, PAGE 466. 40 FEET IN WIDTH, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS. GRANTED TO VERN D. REYNOLDS AND BARBARA A. REYNOLDS, HUSBAND AND WIFE. RECORDED FEBRUARY 17, 1997 IN BOOK 116, PAGE 251; AND RECORDED FEBRUARY 7, 1978 IN BOOK 118, PAGE 310. 30 FEET IN WIDTH, AS SHOWN.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, REGARDING THE MUTUAL USE OF A DOMESTIC WATER RIGHT IN A SPRING, TOGETHER WITH ACCESS AND MAINTENANCE PROVISIONS AS MORE PARTICULARLY DESCRIBED THEREIN. RECORDED OCTOBER 1, 1981 IN BOOK 125, PAGE 404. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS. GRANTED TO PRAIRIE CEMETERY MAINTENANCE DISTRICT. RECORDED FEBRUARY 3, 1984 IN BOOK 129, PAGE 472. 30 FEET IN WIDTH, AS SHOWN.
- MATTERS DISCLOSED IN DECLARATION AND ON THE PLAT FOR LAND PARTITION PLAT NO. 95-05, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON DECEMBER 28, 1995.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF JUDY JACOBS. THE PURPOSE WAS TO CREATE THREE PARCELS AND TO SURVEY PARCEL 2 AND PARCEL 3 OF THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM RECORD SURVEY NO'S 801, 1377 AND 1498, LAND PARTITION NO. 95-05 AND ALSO THE 1-1/2 INCH IRON PIPE DISCUSSED IN THE 1933 PRAIRIE CITY CHARTER. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM THESE SURVEYS, UNLESS OTHERWISE NOTED.

THE CITY LIMITS IN THE VICINITY OF THIS LAND PARTITION WERE CREATED IN THE 1933 PRAIRIE CITY CHARTER. THE CHARTER STATES, IN PART: "... ALONG THE SOUTH SIDE OF TAYLOR'S ADDITION TO THE SOUTHEAST CORNER OF BLOCK 6; THENCE NORTH 61 DEGREES 68 MINUTES EAST 672.3 FEET; WHERE IS SET A ONE AND ONE HALF INCH GALVANIZED IRON PIPE TWO FEET LONG; THENCE NORTHERLY PARALLEL WITH THE WEST BOUNDARY OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, ...". WE FOUND THE 1-1/2" GALVANIZED IRON PIPE UNDISTURBED AS PREVIOUSLY FOUND BY ROBERT BAGETT DURING THE SURVEY OF LAND PARTITION NO. 95-05, WHICH IS A ESSENTIAL PART OF THIS SURVEY. FROM THIS PIPE I RAN TO THE CALCULATED POSITION OF THE SE CORNER OF BLOCK 6, TAYLOR'S ADDITION. FROM SAID PIPE I ALSO RAN N.00°05'31E., TO THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 62. SAID BEARING BEING THE PARALLEL TO THE CENTER OF SECTION LINE BETWEEN THE FOUND MONUMENTS AT THE S1/4 CORNER AND N1/4 CORNER OF SECTION 11, AS SHOWN.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MRS. JACOBS, AS SHOWN HEREON.

IT SHOULD BE NOTED THAT THERE ARE TWO OVERHEAD POWER LINES AND AN OVERHEAD TELEVISION CABLE LINE RUNNING THROUGH THIS PARTITION. THE LINES APPEAR TO HAVE NO EASEMENTS ASSOCIATED WITH THEM. I HAVE MADE THE JACOBS AND UTILITY COMPANIES AWARE OF THE SITUATION.

APPROVALS

APPROVED THIS 14 DAY OF November, 2007

Jim Kimbeling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 21 DAY OF November, 2007

Hilary McNamara
GRANT COUNTY PLANNING DIRECTOR

APPROVED THIS 19 DAY OF Nov, 2007

Suzette McCluskey
CITY OF PRAIRIE CITY, PLANNING COMMISSION

APPROVED THIS 19 DAY OF Nov, 2007

Alan Hurrell
CITY OF PRAIRIE CITY, MAYOR

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

Ann K. Smith
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11/28/2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 28 DAY OF Nov, 2007 AT 2:50 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2007-25 GRANT COUNTY RECORDS.

Debra J. Hays
GRANT COUNTY CLERK Deputy

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2007-25
Michael C. Springer
BAGETT-GRIFFITH AND BLACKMAN

REFERENCES

RECORD MAP OF SURVEY NO.'S 422, 801, 1377 AND 1498
RECORD LAND PARTITION PLAT NO. 95-05
PLAT OF STRAWBERRY ADDITION
PLAT OF TAYLOR'S ADDITION
DEED RECORD INSTRUMENT NO.'S 071831
PRELIMINARY TITLE REPORT ORDER NO. 20327

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ALAN S. JACOBS AND JUDY L. JACOBS, TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST, AS AN UNDIVIDED 48% INTEREST AND JAMES S. JACOBS AND KIMBERLY R. JACOBS, HUSBAND AND WIFE, AS AN UNDIVIDED 31% INTEREST AND JUSTIN A. JACOBS, AS AN UNDIVIDED 11% INTEREST AND VALLEY LIVESTOCK, LLC, AS AN UNDIVIDED 12% INTEREST, DO DECLARE THAT SAID TRUST IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID TRUST HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT. SAID TRUST DOES HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE ACCESS AND UTILITY EASEMENT, 30 FEET IN WIDTH, SAID EASEMENT IS TO THE BENEFIT OF PARCELS 2 AND 3 OF THIS LAND PARTITION, AND IS LOCATED OVER, ACROSS AND UNDER THE WEST 30 FEET OF PARCEL 2 OF THIS LAND PARTITION. SAID EASEMENT IS FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES FROM SAID PARCEL 3 TO COUNTY ROAD NO. 62.

Alan S. Jacobs
ALAN S. JACOBS, TRUSTEE

James S. Jacobs
JAMES S. JACOBS

Justin A. Jacobs
JUSTIN A. JACOBS

Judy L. Jacobs
JUDY L. JACOBS, TRUSTEE

Kimberly R. Jacobs
KIMBERLY R. JACOBS

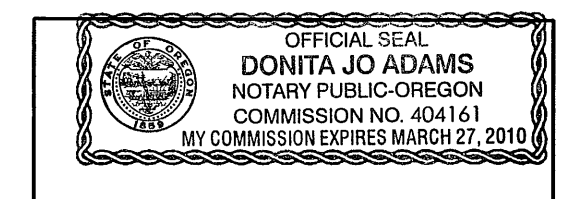
Justin A. Jacobs
PRESIDENT
VALLEY LIVESTOCK, LLC

ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-19, 2007, BY ALAN S. JACOBS AND JUDY L. JACOBS, TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST.

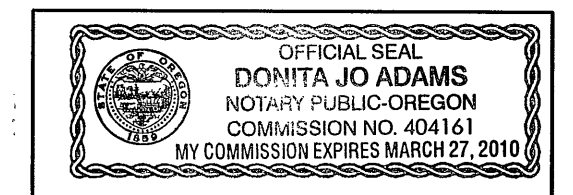
Donita Jo Adams
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-27-2010



STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-20, 2007, JAMES S. JACOBS AND KIMBERLY R. JACOBS, HUSBAND AND WIFE.

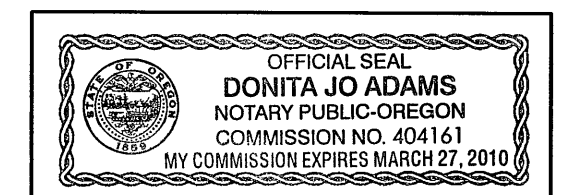
Donita Jo Adams
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-27-2010



STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-26, 2007, BY JUSTIN A. JACOBS.

Donita Jo Adams
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-27-2010



STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-26, 2007, BY J. Jacobs, PRESIDENT, VALLEY LIVESTOCK, LLC.

Donita Jo Adams
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 3-27-2010

