

LAND PARTITION PLAT NO. 2010-01

BEING A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 2007-1
SITUATED IN THE SW1/4 SECTION 34, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

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, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID LAND BEING SITUATED IN SECTION 34, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 2007-1, AS SAID PLAT IS ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY OREGON.

I DO HEREBY DESIGNATE THE FOUND 5/8 INCH IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER" AT THE SE CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS PARTITION CONTAINS 19.40 ACRES.

SUBJECT TO THE FOLLOWING:

- 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, AS RESERVED IN DEED BY R L C INVESTMENTS, INC. FOR EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, OVER AND ALONG ROAD EASEMENT "F", TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. RECORDED JUNE 21, 1976, BOOK 114, PAGE 932. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR EASEMENT IN COMMON WITH OTHERS ENTITLED TO THE USE THEREOF, OVER AND ALONG ROAD EASEMENT "F", TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO JAMES MICHAEL MOORE AND BILLIE A. MOORE, RECORDED JULY 23, 1976, BOOK 115, PAGE 142. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL POWER LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY RECORDED SEPTEMBER 29, 1976 BOOK 115 PAGE 521 AFFECTS THAT PORTION AS MORE PARTICULARLY DESCRIBED THEREIN. 15 FEET IN WIDTH, AS SHOWN.
- PRIVATE EASEMENT AS SHOWN ON LAND PARTITION PLAT NO. 2007-1, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON JANUARY 30, 2007. FOR ACCESS AND UTILITIES. 30 FEET IN WIDTH, AS SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS CO-OPERATIVE, A CORP. RECORDED OCTOBER 3, 2007 AS DEED INSTRUMENT NO. 20072744. 30 IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

RECEIVED AND
FILED

January 21, 2010
OFFICE OF COUNTY SURVEYOR

ATTEST:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 8/30/2010

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LARRY WALTERS. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO PARCELS BY PARTITIONING THE WALTERS' PROPERTY, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING APPURTENANT MONUMENTS FROM LAND PARTITION NO. 2007-1, WHICH I PERFORMED IN 2007. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON. WE SET NEW MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. WALTERS.

AT THE REQUEST OF MR. WALTERS, WE ARE EXTINGUISHING A PORTION OF THE EXISTING ACCESS AND UTILITIES EASEMENT THAT WAS CREATED ON LAND PARTITION PLAT NO. 2007-1. THE PORTION TO BE EXTINGUISHED IS LOCATED EXCLUSIVELY IN PARCEL 2 OF LAND PARTITION NO. 2007-1 AND LIES SOUTH OF THE SOUTH LINE OF, AND THE 15 FOOT EASTERLY EXTENSION OF SAID SOUTH LINE OF PARCEL 1 OF LAND PARTITION NO. 2007-1, AS SHOWN HEREON.

THE WALTERS ARE THE OWNERS OF ALL LANDS AFFECTED BY THIS EASEMENT.

APPROVALS

APPROVED THIS 4 DAY OF January, 2010.

Jim Kinchling
MALHEUR COUNTY SURVEYOR

APPROVED THIS 19th DAY OF January, 2010.

Hilary McNary
GRANT COUNTY PLANNING DIRECTOR

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

Karen A. Oliver
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 01/19/2010

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 19 DAY OF January, 2010 AT
1:00 O'CLOCK P.M. AND RECORDED AS LAND PARTITION
PLAT NO. 2010-01, GRANT COUNTY RECORDS.

Kathy M. Houston
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF LAND PARTITION PLAT NO. 2010-01.
MCS
BENCHMARK LAND SURVEYING

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, LARRY WALTERS AND STEPHANIE WALTERS, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND 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 ON THE ANNEXED PLAT.

WE DO HEREBY CREATE THE FOLLOWING EASEMENT:
A 30 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT, 15 FEET ON EACH SIDE OF THE CENTERLINE SHOWN HEREON. SAID EASEMENT BEING OVER AND ACROSS A PORTION OF PARCELS 1 AND 2 OF THIS LAND PARTITION. SAID EASEMENT IS TO THE BENEFIT OF PARCELS 1 AND 2 OF THIS LAND PARTITION AND PARCEL 3 OF LAND PARTITION NO. 2007-1. SAID EASEMENT IS FOR PROVIDING ACCESS AND UTILITIES FROM SAID PARCELS TO THE EXISTING PRIVATE ACCESS AND UTILITIES EASEMENT CREATED ON LAND PARTITION PLAT NO. 2007-1, AS SHOWN HEREON.

WE DO HEREBY EXTINGUISH THE FOLLOWING EASEMENT:
THAT PORTION OF THE EXISTING PRIVATE ACCESS AND UTILITIES EASEMENT CREATED AND SHOWN ON LAND PARTITION PLAT NO. 2007-1 LYING SOUTH OF THE SOUTH LINE OF, AND THE 15 FOOT EASTERLY EXTENSION OF SAID SOUTH LINE OF PARCEL 1 OF SAID LAND PARTITION PLAT NO. 2007-1.

Larry Walters
LARRY WALTERS

Stephanie Walters
STEPHANIE WALTERS

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF GRANT

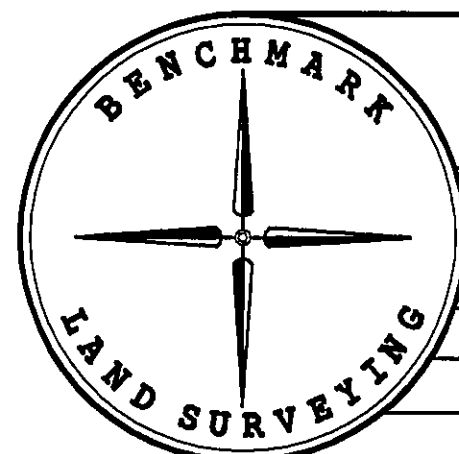
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 19, 2010
BY LARRY WALTERS AND STEPHANIE WALTERS, HUSBAND AND WIFE

James J. Kelley
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES July 31, 2011

OFFICIAL SEAL
LESLIE LINDLEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 418518
MY COMMISSION EXPIRES JULY 31, 2011

SHEET 2 OF 2



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

LAND PARTITION PLAT

BEING A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 2007-1
SITUATED IN THE SW1/4, SECTION 34, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	LARRY AND STEPHANIE WALTERS
SURVEYED BY	MCS & JLH
DATE SURVEYED	10/29/2009
Scale: 1"=100'	Drawn by: MCS