

LAND PARTITION PLAT NO. 2012-01

SITUATED IN THE S1/2 SECTION 23, THE NW1/4 SECTION 25
AND THE NE1/4 SECTION 26, T.13S., R.30E., W.M.,
GRANT COUNTY, OREGON
SURVEY COMPLETED NOVEMBER 18, 2011

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1 AND 2 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY THE ENTIRE BOUNDARY OF PARCEL 3 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 30 E., W.M.:

SECTION 23: SE1/4;

TOGETHER WITH THAT PORTION OF SAID SECTION 23 CONVEYED TO MARILYN SMITH-KIGHT BY QUITCLAIM DEED RECORDED JANUARY 9, 2002, AS INSTRUMENT NO. 220081.

SAVE AND EXCEPT THAT PORTION OF SECTION 23 CONVEYED TO JESS FITZHUGH AND DAVE BALDWIN DBA EAGLE CAP RENTALS, BY DEED RECORDED MARCH 22, 2002, INSTRUMENT NUMBER 220810.

SECTION 25: NW1/4NW1/4; N1/2SW1/4NW1/4.

SAVE & EXCEPT THEREFROM THE FOLLOWING:

(A) THE RIGHT OF WAY OF THE OLD JOHN DAY HIGHWAY.

(B) BEGINNING AT A POINT WHERE THE WEST LINE OF SAID SEC. 25 INTERSECTS THE SOUTH RIGHT OF WAY LINE OF THE OLD JOHN DAY HIGHWAY;
SAID POINT BEING 1336.0 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SEC. 25;
THENCE SOUTH, ALONG THE WEST LINE OF SAID SEC. 25, 676.5 FEET;
THENCE N87°31'E, 1170.0 FEET;
THENCE N33°4'E, 43.5 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE SAID HIGHWAY;
THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, AS FOLLOWS: N86°26'W, 51.1 FEET, ON A 666.6 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH CURVE BEARS N73°09'W, 305.7 FEET) 308.3;
THENCE N59°56'W, 962.8 FEET TO THE PLACE OF BEGINNING.

(C) THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEEDS DATED AUGUST. 21, 1953, RECORDED AUGUST. 28, 1953 IN DEED BOOK 68, PAGES 334-335 FOR THE RE-LOCATED JOHN DAY HIGHWAY RIGHT OF WAY.

(D) ANY PORTION THEREOF LYING SOUTH OF THE RE-LOCATED JOHN DAY HIGHWAY RIGHT OF WAY.

SECTION 26: NE1/4NE1/4; NE1/4SE1/4NE1/4; AND A TRACT OF LAND IN THE NW1/4NE1/4 AND NE1/4NW1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NW1/4NE1/4 OF SAID SEC. 26; SAID POINT BEING 203.1 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NW1/4NE1/4;
THENCE S87°41'W, 315.5 FEET;
THENCE N66°30'W, 400.0 FEET;
THENCE N59°00'W, 493.0 FEET;
THENCE N71°30'W, 181.0 FEET;
THENCE WEST 196.0 FEET;
THENCE N42°00'W, 170.0 FEET;
THENCE N10°30'E, 137.0 FEET TO A POINT 396.0 FEET SOUTH OF THE NORTH LINE OF SAID SEC. 26;
THENCE EAST, PARALLEL WITH AND 396.0 FEET SOUTH OF SAID NORTH LINE, 1561.0 FEET TO THE EAST LINE OF SAID NW1/4NE1/4;
THENCE SOUTH, ALONG SAID EAST LINE, 720.9 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THE PROPERTY CONVEYED TO MARILYN SMITH-KIGHT BY QUITCLAIM DEED RECORDED MARCH 22, 2002, AS INST. NO. 220809, LYING AND BEING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

TWP. 13 S., R. 30 E., W.M.:

SECTIONS 23 AND 26: BEGINNING AT A 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP WHICH IS 563.17 FT. NORTH AND 2302.84 FT. WEST OF THE NE CORNER SAID SECTION 26;
THENCE S07°40'16"W, 1310.24 FEET TO A 5/8" IRON PIN AND THE TERMINUS OF SAID LINE.

ALL ACCORDING TO MAP OF SURVEY NO. 1624 ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

SAVE & EXCEPT THEREFROM THE FOLLOWING:

(A) ALL THAT PORTION OF THE SE1/4NE1/4NE1/4 AND NE1/4SE1/4NE1/4 LYING SOUTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE OLD HIGHWAY RIGHT OF WAY.

(B) THAT PORTION OF THE FOLLOWING TRACT LYING AND BEING IN THE S1/2NE1/4NE1/4 AND NE1/4SE1/4NE1/4 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE SE1/4NE1/4 OF SAID SEC. 26; SAID POINT BEING 511.0 FEET EAST OF THE NORTHWEST CORNER OF SAID SE1/4NE1/4;
THENCE EAST, ALONG THE NORTH LINE OF SAID SE1/4NE1/4, 20.0 FEET;
THENCE N87°04'E, 158.1 FEET;
THENCE S18°56'E, 32.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE OLD HIGHWAY;
THENCE S68°11'W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 169.1 FEET; THENCE N20°12'W, 90.6 FEET TO THE PLACE OF BEGINNING.

(C) THAT PORTION CONVEYED TO JESS FITZHUGH AND DAVE BALDWIN DBA EAGLE CAP RENTALS, BY DEED RECORDED MARCH 22, 2002, INSTRUMENT NUMBER 220810.

(D) THAT PORTION CONVEYED TO RONALD AND JANICE CHILDRESS, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 18, 2003, INSTRUMENT NUMBER 032481.

THIS PARTITION CONTAINS 260 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF SECTION 26, T.13S., R.30E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND/OR ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES AND/OR DITCH COMPANIES.
3. COVENANTS, BURDENS AND RESTRICTIONS, WITH CERTAIN LIMITED ACCESS GRANTED, IN DEEDS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED AUGUST 21, 1953, RECORDED AUGUST 28, 1953, IN DEED BOOK 68, PAGES 332-333; DATED AUGUST 21, 1953, RECORDED AUGUST 28, 1953, IN DEED BOOK 68, PAGE 176 AND PAGES 334-335; AND THAT CERTAIN INDENTURE OF ACCESS DATED DECEMBER 9, 1953, RECORDED FEBRUARY 4, 1954, IN DEED BOOK 69, PAGES 354-356; AND RELEASE OF USE RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED JANUARY 29, 1974, RECORDED FEBRUARY 8, 1974, IN DEED BOOK 111, PAGE 20.
4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY RIGHT OF WAY. GRANTED TO WEST COAST POWER CO., A CORP. RECORDED AUGUST 11, 1936 IN BOOK 41, PAGE 301. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY RIGHT OF WAY. GRANTED TO WEST COAST POWER CO., A CORP. RECORDED AUGUST 11, 1936 IN BOOK 41, PAGE 302. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY RIGHT OF WAY. GRANTED TO WEST COAST POWER CO., A CORP. RECORDED AUGUST 11, 1936 IN BOOK 41, PAGE 311. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY RIGHT OF WAY. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY. RECORDED DECEMBER 26, 1951 IN BOOK 64, PAGE 352. 40 FEET IN WIDTH, AS SHOWN HEREON.
8. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ANGLING ACCESS TO THE DREDGE PONDS. GRANTED TO THE STATE OF OREGON, ACTING BY AND THROUGH THE OREGON STATE GAME COMMISSION. RECORDED APRIL 9, 1958 IN BOOK 78, PAGE 525. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
9. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR LEVEES, EMBANKMENTS, REVETMENTS AND CANALS. GRANTED TO GRANT COUNTY, OREGON. RECORDED JULY 1, 1969 IN BOOK 101, PAGE 260. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
10. PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR LEVEES, EMBANKMENTS, REVETMENTS AND CANALS. GRANTED TO GRANT COUNTY, OREGON. RECORDED JULY 1, 1969 IN BOOK 101, PAGES 282-284. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
11. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY RIGHT OF WAY. GRANTED TO OREGON TELEPHONE CORPORATION RECORDED APRIL 12, 1974 IN BOOK 111, PAGE 316. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
12. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR WELL AND WATERLINE. GRANTED TO DANIEL B. MULLIN AND NANCY MULLIN, HUSBAND AND WIFE. RECORDED APRIL 20, 1994 AS INSTRUMENT NO. 940773. 20 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
13. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER LINES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., A COOPERATIVE CORP. RECORDED JULY 15, 1996 AS INSTRUMENT NO. 961307. 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
14. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 374, 1387 & 1624
DEED RECORD INSTRUMENT NO.'S 220080, 220081, 220809, 220810, 032481
DEED RECORD BOOK 112 PAGE 577
OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 7B-16-21
PRELIMINARY TITLE REPORT ORDER NO. 22340

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JAN 12 2012

BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2013

APPROVALS

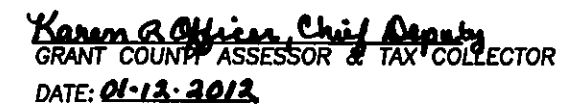
APPROVED THIS 3RD DAY OF JANUARY, 2012


DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 12TH DAY OF JANUARY, 2012


GRANT COUNTY PLANNING DIRECTOR

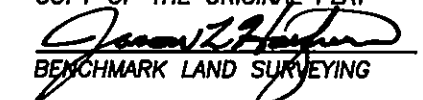
ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.


GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 01-13-2012

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 12TH DAY OF JANUARY, 2012 AT
5:07 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2012-01 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK, Deputy

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


BENCHMARK LAND SURVEYING

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, MARILYN G. SMITH KIGHT DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT, AND THAT I DO HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT "A"
A PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 1 OF THIS PARTITION TO CHILDRESS LOOP COUNTY ROAD NO. 47, CENTERED ALONG AN EXISTING ROAD AND BEING 15.0 FEET WIDE, 7.5 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT "B"
A PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 2 OF THIS PARTITION TO CHILDRESS LOOP COUNTY ROAD NO. 47, CENTERED ALONG AN EXISTING ROAD AND BEING 15.0 FEET WIDE, 7.5 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.


MARILYN G. SMITH KIGHT

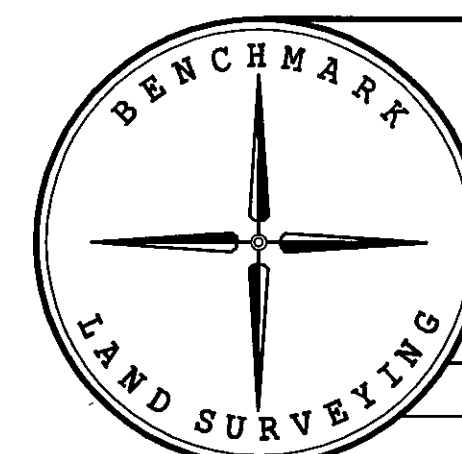
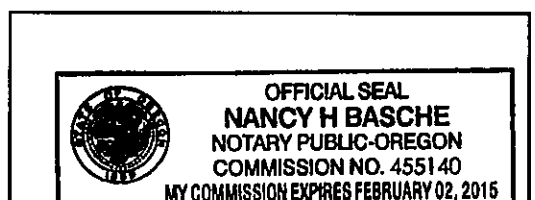
ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 10, 2012
BY MARILYN G. SMITH KIGHT.


NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Feb 2, 2015



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
SITUATED IN THE S1/2 SECTION 23, THE NW1/4 SECTION 25
AND THE NE1/4 SECTION 26, T.13S., R.30E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	LOOP RANCH, LLC. AND MARILYN KIGHT
SURVEYED BY	JLH & MCS
	11/18/2011
DRAWN BY:	JLH
	SHEET 3 OF 3