

# LAND PARTITION PLAT NO. 2012-09

SITUATED IN THE NW1/4 SECTION 12, T.13S., R.26E., W.M.,  
GRANT COUNTY, OREGON

## NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF WENDY RUSH, ACTING ON BEHALF OF LAWRENCE AND VIRGINIA JOHNSON. THE PURPOSE OF THIS LAND PARTITION WAS TO CREATE TWO PARCELS FROM THE LAND DESCRIBED IN DEED INSTRUMENT NO. 210053, 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 RECORD SURVEY NO.'S 76, 1050, 1604 AND LAND PARTITION PLAT NO. 2011-03. THE E1/4 CORNER OF SECTION 12 IS BURIED APPROXIMATELY 44 INCHES IN THE GROUND IN A HAY FIELD. RATHER THAN DIG DOWN TO THE MONUMENT, I CALCULATED THE POSITION OF THE CORNER FROM TWO REFERENCE POINTS. I ALSO LOCATED CONNER CREEK AND THE EXISTING ROAD TRAVERSING PARCEL 2 AS SHOWN HEREON. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED.

THE WEST LINE AND THE MAJORITY OF THE NORTH LINE OF THE JOHNSTONS' PROPERTY WERE SURVEYED AND MONUMENTED BY KENNY DELANO, JR. DURING LAND PARTITION NO. 2011-03.

THE SOUTH AND EAST LINES OF THE JOHNSTONS' PROPERTY ARE ALONG THE SOUTH AND EAST LINES OF THE NW1/4 SECTION 12. IN ORDER TO MONUMENT THE JOHNSTONS' BOUNDARY LINES, IT WAS NECESSARY TO ESTABLISH THE C1/4 CORNER OF SECTION 12.

WE SEARCHED FOR, BUT DID NOT FIND THE GLO STONE AT THE S1/4 CORNER OF SECTION 12. THE SOUTHWEST CORNER OF SECTION 12 WAS SET BY JACK WATSON IN 2001. THE CORNER IS INVOLVED IN AN INVESTIGATION BY THE OREGON STATE BOARD OF EXAMINERS FOR ENGINEERING AND LAND SURVEYING (OSBEELS). I FEEL IT WOULD BE INAPPROPRIATE TO ACCEPT THIS CORNER PENDING THE OUTCOME OF THE INVESTIGATION BY OSBEELS. THEREFOR, I ESTABLISHED THE C1/4 CORNER OF SECTION 12 AT THE INTERSECTION OF AN EXISTING NORTH-SOUTH FENCELINE AND THE EAST-WEST CENTER LINE OF SECTION 12.

I SET THE CORNERS OF PARCEL 2 AT POSITIONS APPROVED BY WENDY RUSH AND THE JOHNSTONS AND AT POSITIONS DETERMINED BY THIS SURVEY.

I DID NOT SURVEY THE ENTIRE BOUNDARY OF THIS PARTITION. THE LOCATIONS OF ALL UNSURVEYED ROADS AND EASEMENTS ARE APPROXIMATE. THE UNSURVEYED LINES AND AREAS SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF A COMPLETE SURVEY OF THIS PROPERTY.

SEE CORNER RESTORATION RECORDS FILED IN THE OFFICE OF THE GRANT COUNTY FOR DETAILS ON THE C1/4 CORNER AND ACCESSORIES TAKEN.

## EASEMENTS

### 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.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- THE RESERVATIONS, CONDITIONS AND PROVISIONS CONTAINED IN DEED DATED APRIL 30, 1937, RECORDED JANUARY 20, 1938 IN BOOK 42, PAGE 300 OF DEEDS. INCLUDING A PIPE LINE RIGHT OF WAY. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A RIGHT OF WAY FOR A ROAD. GRANTED TO THE CITY OF DAYVILLE, OREGON. RECORDED NOVEMBER 23, 1970, BOOK 104, PAGE 541. 20 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ROAD PURPOSES. GRANTED TO OREGON RANCHES, A CALIFORNIA PARTNERSHIP. RECORDED NOVEMBER 14, 2000, INSTRUMENT NO. 202770. 50 FEET IN WIDTH, AS SHOWN HEREON.
- RECIPROCAL PRIVATE EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GEORGE R. BEGGS, INC., A CALIFORNIA CORPORATION AND OREGON RANCHES, A CALIFORNIA PARTNERSHIP. RECORDED JANUARY 5, 2001, INSTRUMENT NO. 210051. 50 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 76, 1050 & 1604  
LAND PARTITION PLAT NO. 2011-03  
DEED RECORD INSTRUMENT NO. 210053  
GRANT COUNTY CORNER RESTORATION RECORDS  
PRELIMINARY TITLE REPORT ORDER NO. 23086

## APPROVALS

APPROVED THIS 3<sup>RD</sup> DAY OF AUGUST, 2012.

Neil G. Johnson  
DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 2<sup>TH</sup> DAY OF August, 2012.

Hilary McHenry by Sharon  
GRANT COUNTY PLANNING DIRECTOR

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

Paul R. Sutton  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 08/27/2012

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 3<sup>RD</sup> DAY OF August, 2012 AT 1:45 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2012-09 GRANT COUNTY RECORDS.

Shelby McClellan  
GRANT COUNTY CLERK Deputy

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

Michael C. Springer  
BENCHMARK LAND SURVEYING

## 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 OF THIS LAND PARTITION AND THAT I DID NOT SURVEY THE ENTIRE BOUNDARY OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE NW1/4, SECTION 12, T.13S. R.26E., W.M., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.13S., R.26E., W.M.:

SECTION 12: THAT PORTION OF THE NW1/4 WHICH LIES SOUTH OF AN EXISTING FENCE WHICH COMMENCES APPROXIMATELY 985 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SECTION 12, AND RUNS DIAGONALLY IN AN EASTERLY DIRECTION TO THE NORTHEAST CORNER OF THE SE1/4NW1/4 OF SAID SECTION 12.

THIS PARTITION CONTAINS 72 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE W1/4 CORNER OF SECTION 12 AS THE INITIAL POINT OF THIS PARTITION.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, LAWRENCE JOHNSON AND VIRGINIA JOHNSON, 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 HEREON.

Lawrence Johnson  
LAWRENCE JOHNSON

Virginia Johnson  
VIRGINIA JOHNSON

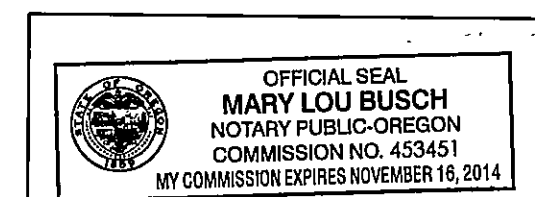
### ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF Columbia SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug. 14, 2012, BY LAWRENCE JOHNSON AND VIRGINIA JOHNSON

Mary Lou Busch  
NOTARY PUBLIC FOR OREGON

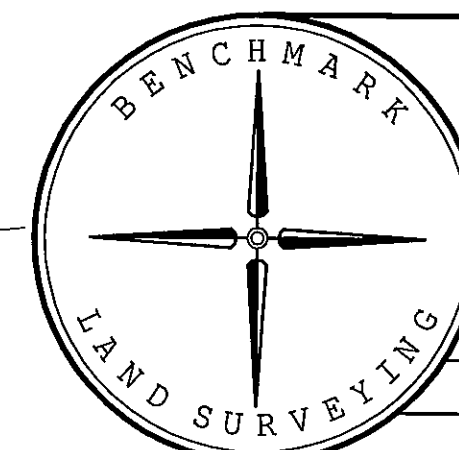
MY COMMISSION EXPIRES 11/16/2014



SHEET 2 OF 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Michael C. Springer  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2014



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 NW1/4 SECTION 12, T.13S., R.26E., W.M.,  
GRANT COUNTY, OREGON

SURVEYED FOR	LAWRENCE & VIRGINIA JOHNSON
SURVEYED BY	MCS & JLH
Scale: 1"=500'	Drawn by: MCS
	7/30/2012