

LAND PARTITION PLAT NO. 2014-05

A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 95-01
SITUATED IN THE NE1/4SW1/4 SECTION 2, T.14S., R.31E., W.M.,
GRANT COUNTY, OREGON
SURVEY COMPLETED MAY 20, 2014

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, BEING SITUATED IN GRANT COUNTY, OREGON,
DESCRIBED AS FOLLOWS:

TWP. 14 S., R. 31 E., W.M.:

A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 SECTION 2, DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION NO. 95-01, ACCORDING TO THE PLAT THEREOF, FILED IN THE
OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON MARCH 31, 1995.

THIS PARTITION CONTAINS 5.00 ACRES.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS
LAND PARTITION.

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, FOR CARRIAGE OF WATER,
TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN.
GRANTED TO M.F. STOCKWELL, RECORDED JUNE 9, 1921 IN BOOK 34, PAGE 137. EASEMENT BEING
33 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JOHN A. LIVRAN AND IVA ELAINE LIVRAN,
AS TENANTS BY THE ENTIRETY, 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 ALSO DO HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT A: A 20' WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCELS 1 AND 2 OF
THIS LAND PARTITION, FOR THE PURPOSE OF PROVIDING ACCESS FROM SAID PARCELS 1 AND 2 TO
COUNTY ROAD NO. 74.

EASEMENT B: A PRIVATE DOMESTIC WELL AND WATER LINE EASEMENT, OVER, ACROSS AND UNDER
PARCEL 2 OF THIS PARTITION, TO THE BENEFIT OF PARCEL 1 OF THIS PARTITION, FOR THE USE
AND MAINTENANCE OF A DOMESTIC WELL, UNDERGROUND WATER PIPELINE AND APPURTENANCES
NECESSARY AND CONVENIENT THERETO.

John A. Livran
JOHN A. LIVRAN

Iva Elaine Livran
IVA ELAINE LIVRAN

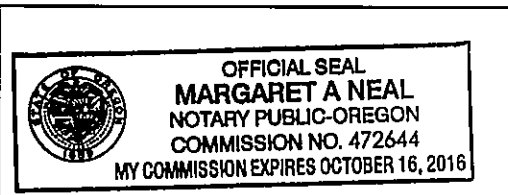
ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 20, 2014,
John A. Livran and Iva Elaine Livran, AS TENANTS BY THE ENTIRETY

Margaret A. Neal
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-16-16



APPROVALS

APPROVED THIS 14th DAY OF JUNE, 2014.

Nicholas G. Whelan
UNION COUNTY SURVEYOR

APPROVED THIS 20th DAY OF June, 2014.

Hilary McManus Hammond
GRANT COUNTY PLANNING DIRECTOR

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

Jonny Cates, Deputy Assessor
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 6/20/14

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 20 DAY OF June, 2014 AT
3:25 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2014-05 GRANT COUNTY RECORDS.

Vulke Ellison
GRANT COUNTY CLERK Deputy

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

Jason L. Hatfield
BENCHMARK LAND SURVEYING

REFERENCES

RECORD MAP OF SURVEY NO.'S 1040 & 1313

RECORD LAND PARTITION PLAT NO.'S 95-01,
96-04 & 2009-08

DEED RECORD INSTRUMENT NO. 052730

PRELIMINARY TITLE REPORT ORDER NO. 24146

LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM
CAP FROM MAP OF SURVEY NO. 1313
- FOUND 5/8" IRON PIN WITH NO CAP FROM MAP OF
SURVEY NO. 1313
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC
CAP MARKED BGB SURVEY MARKER FROM LAND
PARTITION NO. 95-01
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW
PLASTIC CAP MARKED BENCHMARK SURVEYING
- () RECORD BEARING AND DISTANCE FROM MAP OF
SURVEY NO. 1313
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION
PLAT NO. 95-01
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION
PLAT NO. 2009-08
- X-X FENCE LINE
- CENTERLINE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN AND
ELAINE LIVRAN. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT
PARCELS 1 AND 2 OF THIS PARTITION, AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO
THIS PARTITION. FIELD MEASUREMENTS WERE MADE TO LOCATE
CONTROLLING MONUMENTS FROM RECORD MAP OF SURVEY NO. 1313
AND RECORD LAND PARTITION PLAT NO. 95-01, WHICH WERE
ACCEPTED.

I SET NEW MONUMENTS AT POSITIONS APPROVED BY MR. AND MRS.
LIVRAN, AND ACCORDING TO THE SURVEY RECORD, AS SHOWN.

CURVE TABLE

MEASURED DIMENSIONS MATCH RECORD DIMENSIONS FROM
MAP OF SURVEY NO. 1313

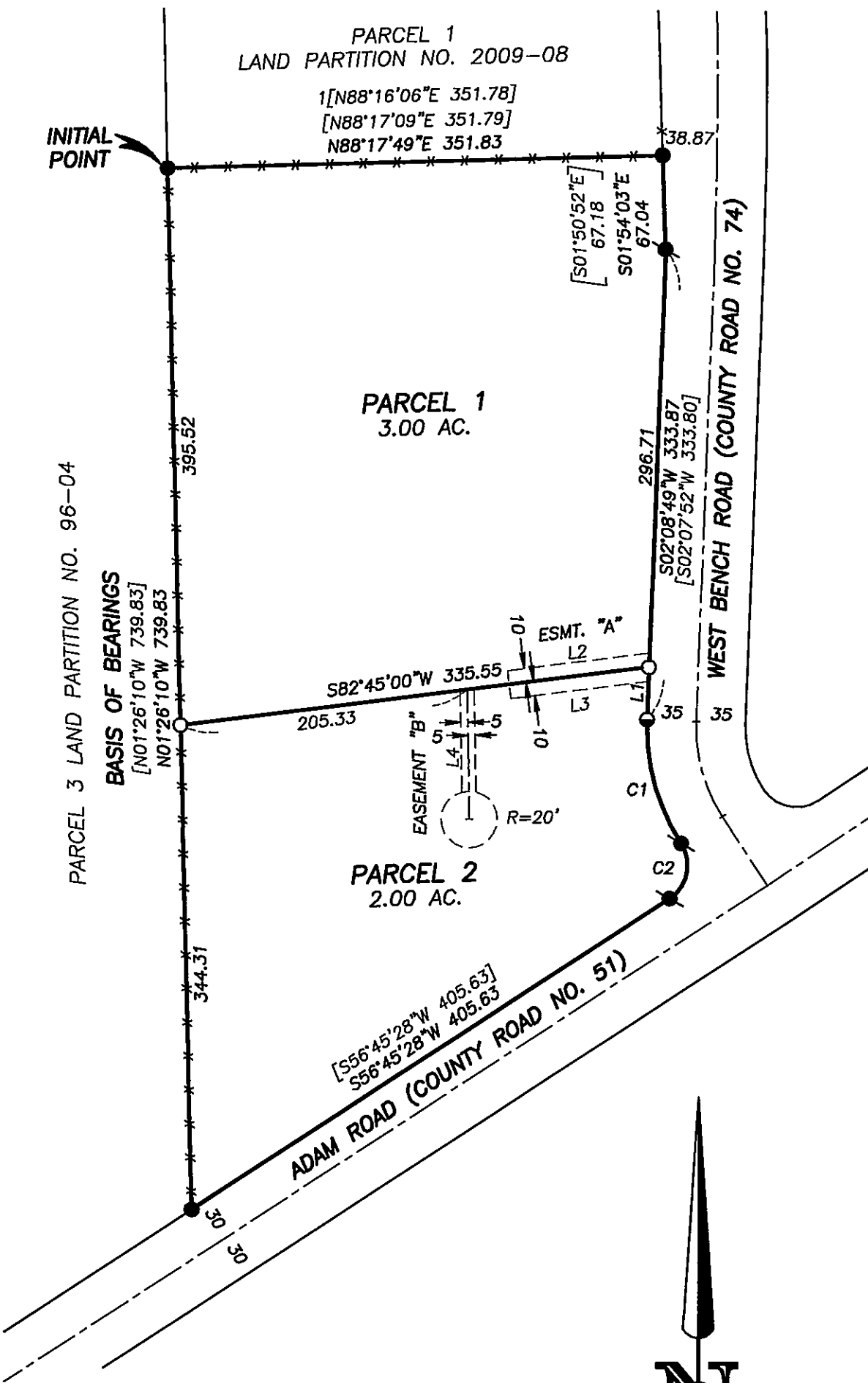
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	149.59	35°29'07"	92.65	S15°36'41"E 91.17
C2	28.32	90°06'43"	44.53	S11°42'07"W 40.08

LINE TABLE

LINE	BEARING	DIST.
L1	S02°08'49"W	37.16
L2	S82°45'00"W	101.67
L3	S82°45'00"W	98.36
L4	S01°00'00"E	92.00

BASIS OF BEARINGS

RECORD LAND PARTITION PLAT NO. 95-01
AS SHOWN



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2015