

LAND PARTITION PLAT NO. 2014-07

SITUATED IN THE SE1/4 SECTION 11, THE NE1/4, SE1/4, SW1/4 AND THE
NW1/4 SECTION 12 AND IN THE NW1/4 SECTION 13, T.8S., R.27E., W.M.,
GRANT COUNTY, OREGON
SURVEY COMPLETED JULY 8, 2014

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE DIVISION LINE BETWEEN PARCELS 1 AND 2, AND THAT I DID NOT SURVEY THE EXTERIOR BOUNDARY OF THIS LAND PARTITION, DESCRIBED AS FOLLOWS:

TWP. 8 S., RANGE 27 E., W.M., GRANT COUNTY, OREGON:

SECTION 11: E1/2SE1/4; SAVE & EXCEPT THE FOLLOWING:

- (A) THAT PORTION (IF ANY) CONVEYED TO GRANT COUNTY, OREGON, BY DEED DATED APRIL 24, 1961, RECORDED APRIL 25, 1961 IN DEED BOOK 85, PAGE 74, FOR RIGHT OF WAY ON COUNTY ROAD NO. 3 KNOWN AS THE TOP COUNTY ROAD.
- (B) THAT PORTION (IF ANY) CONVEYED TO GRANT COUNTY, OREGON, BY DEED DATED NOVEMBER 13, 1963, RECORDED NOVEMBER 13, 1963 IN DEED BOOK 89, PAGE 540, FOR RIGHT OF WAY.

SECTION 12: S1/2NE1/4; SE1/4NW1/4; N1/2S1/2; S1/2SW1/4.

SECTION 13: N1/2N1/2N1/2NW1/4.

SAVE & EXCEPT THE FOLLOWING:

A TRACT OF LAND IN THE SE1/4SE1/4 OF SEC. 11, SW1/4SW1/4 OF SEC. 12, W1/2NW1/4 OF SEC. 13, AND E1/2NE1/4 OF SEC. 14, TWP. 8 S., R. 27 E., W.M., DESCRIBED AS FOLLOWS:
BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD AT A 5/8" X 30" IRON PIN; SAID PIN BEING 6099.71 FEET NORTH AND 6584.01 FEET WEST OF THE SOUTHEAST CORNER OF SEC. 13, T.8S., R.27E., W.M.; THENCE N.89°57'27"E., 1662.92 FEET (RECORD: N.89°56'40"E., 1662.72 FEET); THENCE S.01°16'28"W., 2731.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD, AS SAID RIGHT OF WAY IS DESCRIBED IN DEED RECORDED DECEMBER 13, 1963 IN DEED BOOK 90, PAGE 9; THENCE WESTERLY AND NORTHERLY, ALONG THE NORTH AND EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD, AS SAID RIGHT OF WAY IS FURTHER DESCRIBED IN DEED RECORDED NOVEMBER 8, 1963 IN DEED BOOK 89, PAGE 523, AND IN DEED RECORDED NOVEMBER 13, 1963 IN DEED BOOK 89, PAGE 540, TO THE POINT OF BEGINNING.

ALL ACCORDING TO MAP OF SURVEY NO. 351 AS FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

TOGETHER WITH:

LAND IN TWP. 8 S., RANGE 27 E., W.M., GRANT COUNTY, OREGON AS FOLLOWS:
THAT PORTION OF THE W1/2SE1/4 SECTION 11 LYING EAST OF THE CENTERLINE OF THE GRANT COUNTY MONUMENT TO MORROW COUNTY ROAD (ALSO KNOWN AS TOP ROAD), THE ALIGNMENT OF WHICH IS DESCRIBED IN DEED BOOK 89, PAGE 540, AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A 5/8" IRON PIN WHICH IS 1605.56 FEET SOUTH AND 254.83 FEET EAST OF THE EAST 1/4 CORNER SAID SECTION 11;
THENCE S.89°57'27"W., 1662.92 FEET TO A 5/8" IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD;
THENCE CONTINUING S.89°57'27"W., 30.01 FEET TO THE CENTERLINE OF SAID COUNTY ROAD AND THE TERMINUS OF THIS LINE.

SAVE & EXCEPT THEREFROM, A TRACT OF LAND SITUATED IN THE NW1/4SE1/4 AND IN THE NE1/4SE1/4 SAID SECTION 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF THE GRANT COUNTY MONUMENT TO MORROW COUNTY ROAD (ALSO KNOWN AS TOP ROAD), THE CENTERLINE ALIGNMENT OF WHICH IS DESCRIBED IN DEED BOOK 89, PAGE 540, SAID PIN BEING 434.52 FEET SOUTH AND 1,434.03 FEET WEST OF THE EAST 1/4 CORNER SAID SECTION 11;
THENCE WEST, 30.01 FEET TO THE CENTERLINE OF SAID COUNTY ROAD;
THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:
N.01°16'03"W. (RECORD: N.01°04'W.), 115.65 FEET;
145.02 FEET ALONG THE ARC OF A 716.20 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.04°32'00"E., 144.77 FEET);
THENCE LEAVING SAID CENTERLINE, S.88°26'38"E., 30.37 FEET TO A 5/8" IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD;
THENCE CONTINUING S.88°26'38"E., 154.29 FEET;
THENCE SOUTH, 194.93 FEET;
THENCE 94.25 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.45°00'00"W., 84.85 FEET);
THENCE WEST, 103.47 FEET TO THE POINT OF BEGINNING.

ALL ACCORDING TO RECORD MAP OF SURVEY NO. 2003, FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR.

THIS PARTITION CONTAINS 410 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE E1/4 CORNER OF SECTION 11, T.8S., R.27E., W.M. 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 RIGHT OF WAY OF COUNTY ROAD NO. 3.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO COLUMBIA POWER COOPERATIVE ASSOCIATION, A COOPERATIVE CORPORATION. RECORDED MARCH 20, 1957 IN DEED BOOK 76, PAGE 500. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO COLUMBIA POWER COOPERATIVE ASSOCIATION, A COOPERATIVE CORPORATION. RECORDED MARCH 20, 1957 IN DEED BOOK 76, PAGE 513. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO COLUMBIA POWER COOPERATIVE ASSOCIATION, A COOPERATIVE CORPORATION. RECORDED MARCH 20, 1957 IN DEED BOOK 76, PAGE 514. NO WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, DARRELL HOWE (WHO ACQUIRED TITLE AS DARREL D. HOWE, AND APPEARS OF RECORD AS DARRYL HOWE AND DARRELL DEAN HOWE), AND ROSE HOWE, 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.

Darrell Howe
DARRELL HOWE

Rose Howe
ROSE HOWE

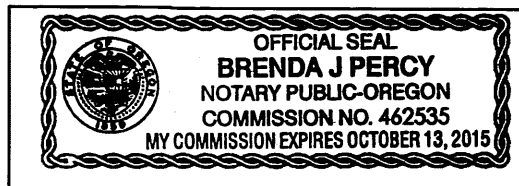
ACKNOWLEDGMENT

STATE OF OREGON } ss
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08-27, 2014,
BY DARRELL HOWE AND ROSE HOWE, HUSBAND AND WIFE.

Brenda J Percy
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-13-2015



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DARRELL AND ROSE HOWE. THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 OF THIS LAND PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE SURVEY RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM RECORD SURVEY NO.'S 351, 1411, 1971 AND 2003. I ACCEPT THE FOUND MONUMENTS FROM SAID SURVEYS.

I SET A NEW MONUMENT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD AND THE DIVISION LINE BETWEEN PARCELS 1 AND 2. THIS WAS DONE IN CONFORMANCE WITH THE DIMENSIONAL REQUIREMENTS FOR FLAGLOTS AS SET OUT IN SECTION 71.020(B)(1) OF GRANT COUNTY'S LAND DEVELOPMENT CODE.

REFERENCES

RECORD MAP OF SURVEY NO.'S 351, 1411, 1913,
1971 AND 2003

DEED RECORD INSTRUMENT NO.'S 982318, 20072384,
20122247, 20131059, 20141597, 20141598 & 20141784

GRANT COUNTY CIRCUIT COURT CASE NO. 97-07181CV

DEED RECORD BOOK 74 PAGE 535
BOOK 85 PAGE 74
BOOK 89 PAGE 523
BOOK 89 PAGE 540
BOOK 89 PAGE 544
BOOK 90 PAGE 9

APPROVALS

APPROVED THIS 22nd DAY OF August, 2014.
Nick G. Hain
GRANT COUNTY SURVEYOR

APPROVED THIS 25th DAY OF August, 2014.
Hilary McHenry by Shannan Dyer
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
Gene R. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 08/27/2014

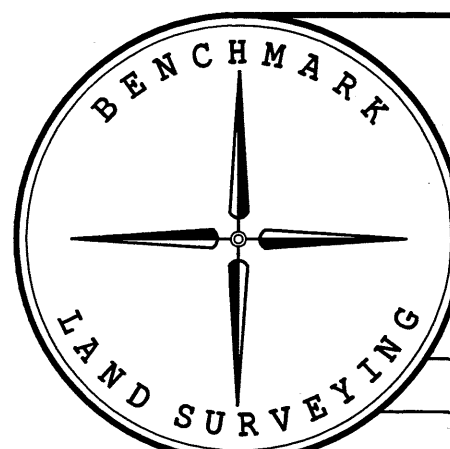
I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 27th DAY OF August, 2014 AT
10:40 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2014-07, GRANT COUNTY RECORDS.
B. J. Percy
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT.
Jason L. Hatfield
BENCHMARK LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2015



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 SE1/4 SECTION 11, THE NE1/4, SE1/4, SW1/4 AND THE NW1/4 SECTION 12 AND IN THE NW1/4 SECTION 13, T.8S., R.27E., W.M., GRANT COUNTY, OREGON		
SURVEYED FOR	DARRELL & ROSE HOWE	
SURVEYED BY	JLH	7/8/2014
SCALE:	DRAWN BY: JLH	SHEET 3 OF 3