

LAND PARTITION PLAT NO. 2014-10

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2007-25
SITUATED IN THE S1/2NE1/4 SECTION 11, T.13S., R.33E., 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 LAND PARTITION PLAT. SAID PARTITION BEING SITUATED IN THE S1/2NE1/4 SECTION 11, T.13S., R.33E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION PLAT NO. 2007-25 ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON.

SAID TRACT CONTAINING 28.51 ACRES.

I DO HEREBY DESIGNATE THE E1/4 CORNER SECTION 11, T.13S., R.33E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

EASEMENTS

- 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 A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED AUGUST 28, 1951 IN BOOK 63, PAGE 466. 40 FEET IN WIDTH, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS. GRANTED TO VERN D. REYNOLDS AND BARBARA A. REYNOLDS, HUSBAND AND WIFE, RECORDED FEBRUARY 17, 1997 IN BOOK 116, PAGE 251; AND RECORDED FEBRUARY 7, 1978 IN BOOK 118, PAGE 310. 30 FEET IN WIDTH, AS SHOWN.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, REGARDING THE MUTUAL USE OF A DOMESTIC WATER RIGHT IN A SPRING, TOGETHER WITH ACCESS AND MAINTENANCE PROVISIONS AS MORE PARTICULARLY DESCRIBED THEREIN. RECORDED OCTOBER 1, 1981 IN BOOK 125, PAGE 404. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS. GRANTED TO PRAIRIE CEMETERY MAINTENANCE DISTRICT. RECORDED FEBRUARY 3, 1984 IN BOOK 129, PAGE 472. 30 FEET IN WIDTH, AS SHOWN.
- MATTERS DISCLOSED IN DECLARATIONS AND ON THE PLATS FOR LAND PARTITION PLAT NO.'S 95-05 AND 2007-25, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 422, 801, 1377, 1498, 1918 AND 1988
RECORD LAND PARTITION PLAT NO.'S 95-05 & 2007-25

PLAT OF STRAWBERRY ADDITION
PLAT OF TAYLOR'S ADDITION

DEED RECORD INSTRUMENT NO.'S 071831
PRELIMINARY TITLE REPORT ORDER NO. 24347

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

DEC 1 2014

BY: *[Signature]*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2016

NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF JIM JACOBS. THE PURPOSE OF THIS LAND PARTITION WAS TO CREATE THREE PARCELS FROM PARCEL 1 OF LAND PARTITION PLAT NO. 2007-25, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM RECORD SURVEY NO'S 1377, 1498 AND 1918 AND LAND PARTITION NO.'S 95-05 AND 2007-25 AND ALSO THE 1-1/2 INCH IRON PIPE DISCUSSED IN THE 1933 PRAIRIE CITY CHARTER. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM THESE SURVEYS, UNLESS OTHERWISE NOTED.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. JACOBS, AS SHOWN HEREON. AS NOTED IN THE DETAIL ON SHEET 1, I WAS UNABLE TO SET ONE OF THE PINS ON THE NORTH BOUNDARY OF PARCEL 1, THE POINT IS OCCUPIED BY A 3" IRON GATE POST THAT IS CONCRETED INTO THE GROUND.

THE DESCRIPTION FOR THE CENTERLINE OF COUNTY ROAD 62 FROM DEED BOOK 85, PAGE 125 DESCRIBES AN ALIGNMENT WITH BACK-TO-BACK SPIRALS RATHER THAN THE TYPICAL SPIRAL-CURVE-SPIRAL ALIGNMENT SHOWN HEREON. AFTER SEVERAL UNSUCCESSFUL ATTEMPTS AT USING THE ALIGNMENT FROM SAID DEED, I DECIDED THAT THE DESCRIPTION WAS IN ERROR. I LOCATED THE EXISTING CENTERLINE OF COUNTY ROAD NO. 62 AND CALCULATED A NEW CENTERLINE ALIGNMENT THAT MATCHES THE EXISTING CONDITIONS.

AS MENTIONED IN THE NARRATIVE ON PARTITION PLAT 2007-25, THERE ARE TWO OVERHEAD POWER LINES AND AN OVERHEAD TELEVISION CABLE LINE RUNNING THROUGH THIS PARTITION. THE LINES APPEAR TO HAVE NO EASEMENTS ASSOCIATED WITH THEM.

APPROVALS

APPROVED THIS 25TH DAY OF NOVEMBER, 2014.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 1ST DAY OF DECEMBER, 2014.

[Signature]
CITY OF PRAIRIE CITY, MAYOR

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

[Signature]
JONNA CATER-DEPUTY ASSESSOR
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12-1-14

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 1ST DAY OF DECEMBER, 2014 AT
4:10 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2014-10 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT.
[Signature]
BENCHMARK LAND SURVEYING

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ALAN S. JACOBS AND JUDY L. JACOBS, TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST, AS AN UNDIVIDED 50% INTEREST AND JAMES S. JACOBS AND KIMBERLY R. JACOBS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY AS AN UNDIVIDED 50% INTEREST, DO 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. SAID TRUST DOES HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE ACCESS EASEMENT 20 FEET IN WIDTH. SAID EASEMENT IS TO THE BENEFIT OF PARCELS 1 AND 2 OF THIS LAND PARTITION, AND IS LOCATED OVER AND ACROSS SAID PARCELS 1 AND 2. SAID EASEMENT IS FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO COUNTY ROAD 62, AS SHOWN HEREON.

[Signature]
ALAN S. JACOBS, TRUSTEE
[Signature]
JAMES S. JACOBS

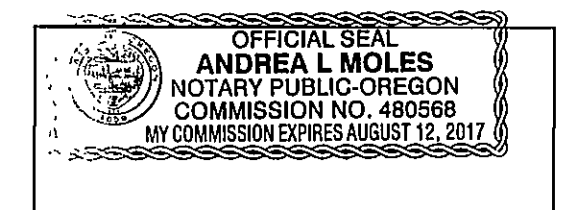
[Signature]
JUDY L. JACOBS, TRUSTEE
[Signature]
KIMBERLY R. JACOBS

ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-1, 2014,
BY ALAN S. JACOBS AND JUDY L. JACOBS, TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST.

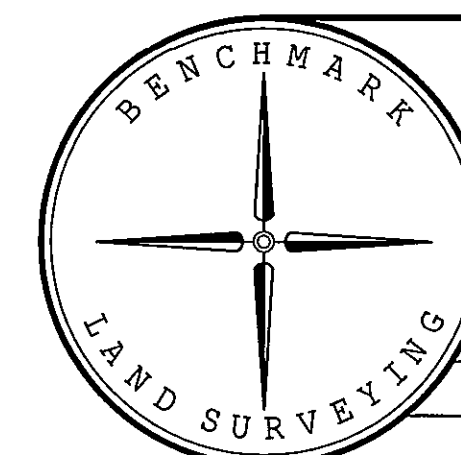
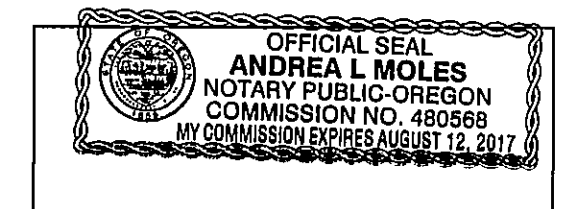
[Signature]
ANDREA L. MOLES
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES AUG 12, 2017



STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-1, 2014,
JAMES S. JACOBS AND KIMBERLY R. JACOBS.

[Signature]
ANDREA L. MOLES
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES AUG 12, 2017



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

A PARTITION OF PARCEL 1,
LAND PARTITION NO. 2007-25
SITUATED IN THE S1/2NE1/4 SEC. 11, T.13S., R.33E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	ALAN, JUDY, JIM AND KIM JACOBS
SURVEYED BY	MCS & JLH
Scale: 1"=200'	Drawn by: MCS
	11/19/2014
	SHEET 2 OF 2