

LAND PARTITION PLAT NO. 2015-02

BEING A REPLAT OF PARCELS 2 AND 3 OF 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 FEBRUARY 11, 2015

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, PARCEL 2 OF THIS REPLAT, AND THAT I HAVE CORRECTLY SHOWN, BUT HAVE NOT SURVEYED PARCEL 3 OF THIS REPLAT, SAID REPLAT BEING SITUATED IN GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

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

LAND IN THE S1/2 SECTION 23, THE NW1/4 SECTION 25 AND THE NE1/4 SECTION 26 AS FOLLOWS:

PARCEL 2 AND PARCEL 3 OF LAND PARTITION NO. 2012-01 AS SHOWN ON THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON.

THIS REPLAT CONTAINS 265 ACRES, MORE OR LESS.

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

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/OR ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES AND/OR DITCH COMPANIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PRIVATE EASEMENTS, FOR THE PURPOSE OF INGRESS AND EGRESS, SHOWN AS EASEMENT "A" AND EASEMENT "B" ON LAND PARTITION PLAT NO. 2012-01. SAID EASEMENTS BEING 15 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF BOB ARMSTRONG ON BEHALF OF LOOP RANCH, LLC., WITH THE PURPOSE OF REPLATING PARCELS 2 AND 3 OF LAND PARTITION PLAT NO. 2012-01.

IN NOVEMBER OF 2011, I PREPARED LAND PARTITION PLAT NO. 2012-01. DURING THE SURVEY FOR SAID PARTITION, I LOCATED CONTROLLING MONUMENTS FROM RECORD MAP OF SURVEY NO.'S 374, 1387 AND 1624 AND ALSO SET MONUMENTS AT THE CORNERS OF PARCELS 1 AND 2. THE MONUMENTS I FOUND AND SET AND THE DEED AND SURVEY REFERENCES I USED DURING SAID PARTITION PLAT NO. 2012-01 WERE USED AS A BASIS OF CONTROL FOR THIS PARTITION.

I ACCEPT THE FOUND CONTROLLING MONUMENTS FROM THE AFOREMENTIONED SURVEYS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. ARMSTRONG, AS SHOWN HEREON.

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 374, 1387 & 1624
RECORD LAND PARTITION PLAT NO. 2012-01
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. 24449

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2015

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

FEB 25 2015

BY: 

APPROVALS

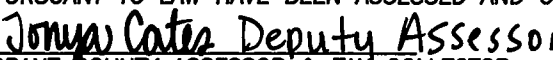
APPROVED THIS 19th DAY OF FEBRUARY, 2015.


UNION COUNTY SURVEYOR

APPROVED THIS 25th DAY OF February, 2015.


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: 2/25/15

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 25th DAY OF February, 2015 AT 4:09 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2015-02 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 REPLATED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

I DO HEREBY EXTINGUISH A PORTION OF EASEMENT "B", WHICH WAS CREATED ON LAND PARTITION PLAT NO. 2012-01, THE PORTION OF WHICH TO BE EXTINGUISHED IS SHOWN ON THE ANNEXED PLAT.

I DO HEREBY CREATE EASEMENT "C", WHICH IS A NEW PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FROM PARCEL 2 OF THIS REPLAT TO EASEMENT "B" CONNECTING TO CHILDRESS LOOP COUNTY ROAD NO. 47, SAID EASEMENT BEING 15.0 FEET WIDE, 7.5 FEET ON EACH SIDE OF THE CENTERLINE AS SHOWN ON THE ANNEXED PLAT.


MARILYN G. SMITH KIGHT NKA Marilyn G. Smith

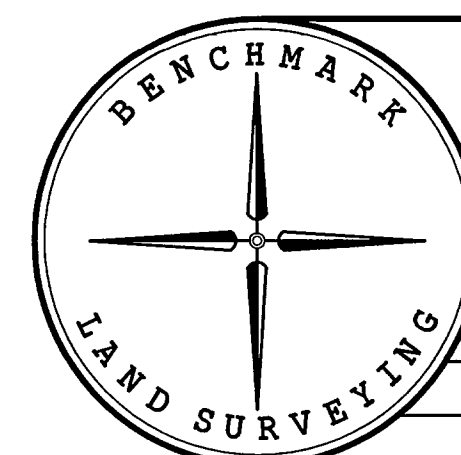
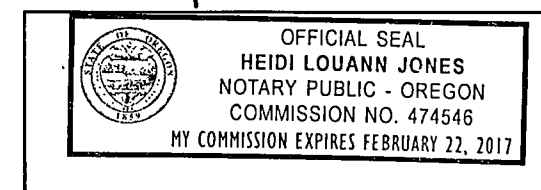
ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF Baker

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 24, 2015, BY MARILYN G. SMITH KIGHT.


NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES February 22, 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

| REPLAT | | |
|--|------------------------------------|--------------|
| PARCELS 2 AND 3 OF 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 | | |
| SURVEYED FOR | LOOP RANCH, LLC. AND MARILYN KIGHT | |
| SURVEYED BY | JLH & MCS | 2/11/15 |
| DRAWN BY: JLH | | SHEET 3 OF 3 |