

LAND PARTITION PLAT NO. 2015-03

BEING A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION PLAT NO. 2003-17 AND OTHER LANDS
ALL SITUATED IN SECTIONS 23, 24, 25, 26, 34, 35, & 36, T.16S., R.30E.; IN SECTIONS 19, 28, 29, 30, 31, 32 & 33,
T.16S., R.31E.; IN SECTION 2, T.17S., R.30E. AND IN SECTIONS 4, 5, 6, 7 & 8, T.17S., R.31E., W.M.;
GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, BEING SITUATED IN TWP. 16 S., RANGE 30 E., TWP. 16 S., RANGE 31 E., TWP. 17 S., RANGE 30 E. AND TWP. 17 S., RANGE 31 E., GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 2003-17, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

SAVE AND EXCEPT THE FOLLOWING:

TWP. 16 S., R. 31 E., W.M.:
SECTION 28: E1/2SW1/4.
SECTION 33: E1/2NW1/4.

TWP. 17 S., R. 31 E., W.M.:
SECTION 4: GOVERNMENT LOT 3; SE1/4NW1/4.

TOGETHER WITH THE FOLLOWING:

TWP. 16 S., R. 31 E., W.M.:
SECTION 29: NW1/4NW1/4.
SECTION 30: N1/2NE1/4; NE1/4NW1/4; SE1/4NW1/4; SW1/4NE1/4.

TWP. 17 S., R. 31 E., W.M.:
SECTION 5: NE1/4SW1/4.

THIS PARTITION CONTAINS 7.054± ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE CORNER OF TOWNSHIPS 16 S. AND 17 S., RANGES 30 E. AND 31 E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

SUBJECT TO THE FOLLOWING:

- A PRIVATE RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE RIGHT IN PERPETUITY TO USE THE EXISTING RAILROAD RIGHT OF WAY, SOMETIMES KNOWN AS THE MURDER'S CREEK RAILROAD FOR THE PURPOSE OF AN AUTOMOBILE OR TRUCK ROAD AND TO CONSTRUCT TELEPHONE AND TELEGRAPH LINES THEREON. GRANTED TO EDWARD HINES LUMBER CO., A DELAWARE CORP. RECORDED NOVEMBER 9, 1951 IN DEED BOOK 64 PAGE 172. NO RIGHT OF WAY WIDTH SPECIFIED. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORP. RECORDED OCTOBER 26, 1992. INSTRUMENT NO. 922241. SAID EASEMENT BEING 10 FT. IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION. RECORDED OCTOBER 26, 1992. INSTRUMENT NO. 922242. SAID EASEMENT BEING 10 FT. IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION. RECORDED MARCH 19, 1996. INSTRUMENT NO. 960440. SAID EASEMENT BEING 15 FT. IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION. RECORDED MARCH 19, 1996. INSTRUMENT NO. 960441. SAID EASEMENT BEING 15 FT. IN WIDTH. (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION)
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION. RECORDED APRIL 10, 2002. INSTRUMENT NO. 221071. SAID EASEMENT BEING 15 FT. IN WIDTH, AS SHOWN.
- A PRIVATE ACCESS EASEMENT AS CREATED BY AND SHOWN ON LAND PARTITION PLAT NO. 2003-17, RECORDED DECEMBER 16, 2002. SAID EASEMENT BEING 30 FT. WIDTH, AS SHOWN.
- A PRIVATE EASEMENT FOR WATER RIGHTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN DEED BY SOUTHWORTH BROS., INC., RECORDED FEBRUARY 6, 2007 AS INSTRUMENT NO. 20070346. NO SPECIFIED 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.
- RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.

APPROVALS

APPROVED THIS 1st DAY OF June, 2015.

John G. Holman
UNION COUNTY SURVEYOR

APPROVED THIS 1st DAY OF June, 2015.

Helen McNamara by Shannon
GRANT COUNTY PLANNING DIRECTOR

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

Karen R. Officer Karen R. Officer, Chief Deputy
GRANT COUNTY ASSESSOR TAX COLLECTOR
DATE: 06-11-2015 DATE: 06-11-2015

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 11th DAY OF June, 2015 AT
1:35 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2015-03 GRANT COUNTY RECORDS.

Boo Perry
GRANT COUNTY CLERK

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

James B. Blythe
BENCHMARK LAND SURVEYING

NARRATIVE

THIS PARTITION WAS PREPARED AT THE REQUEST OF MAT CARTER ON BEHALF OF DRC LAND CO., LLC. THE PURPOSE OF THIS PLAT IS TO DIVIDE LANDS OWNED BY THE DRC LAND CO., LLC AND THE CREDIT SHELTER TRUST CREATED PURSUANT TO THE LAST WILL AND TESTAMENT OF GERALD A. CARTER, DATED 5/30/91 INTO THREE PARCELS. NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS.

LAND PARTITION PLAT PLAT NO. 2003-17 WAS PREPARED BY ROBERT BAGETT, PLS. AND RECORDED DECEMBER 16, 2003. IN 2007, A LAND TRADE WITH SOUTHWORTH BROS., INC., RESULTED IN TWO PROPERTY LINE ADJUSTMENTS WHICH WERE RECORDED IN DEED NO.'S 20070345 AND 20070346.

THE PARCEL DIMENSIONS SHOWN HEREON ARE DERIVED FROM G.L.O. FIELD NOTES, AND ARE APPROXIMATE. THE LOCATIONS OF ROADS AND EASEMENTS SHOWN HEREON ARE APPROXIMATE. THE AREAS WERE OBTAINED FROM COUNTY ASSESSMENT MAPS. ALL DIMENSIONS AND AREAS SHOWN MAY CHANGE IN THE EVENT OF AN ACTUAL SURVEY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2015

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DRC LAND CO., LLC., AN OREGON LIMITED LIABILITY COMPANY AND DONNA R. CARTER, TRUSTEE OF THE CREDIT SHELTER TRUST CREATED PURSUANT TO THE LAST WILL AND TESTAMENT OF GERALD A. CARTER, DATED MAY 30, 1991, 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, AND THAT WE DO HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE EASEMENT FOR AGRICULTURAL PURPOSES, OVER AND ACROSS PARCELS 1 AND 2 OF THIS PARTITION, BEING 20 FEET WIDE AND CENTERED ON AN EXISTING ROAD LEADING FROM COUNTY ROAD 64 TO PARCEL 3 OF THIS PARTITION, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE ANNEXED PLAT.

H. Matthew Carter
H. MATTHEW CARTER
MEMBER, DRC LAND CO., LLC

Jennifer Carter
JENNIFER CARTER
MEMBER, DRC LAND CO., LLC

Donna R. Carter
DONNA R. CARTER, TRUSTEE OF THE CREDIT
SHELTER TRUST CREATED PURSUANT TO THE
LAST WILL AND TESTAMENT OF GERALD A.
CARTER, DATED MAY 30, 1991

ACKNOWLEDGMENTS

STATE OF OREGON } SS
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6-9-15, 2015, BY
DONNA R. CARTER, TRUSTEE OF THE CREDIT SHELTER TRUST CREATED PURSUANT TO
THE LAST WILL AND TESTAMENT OF GERALD A. CARTER, DATED MAY 30, 1991.

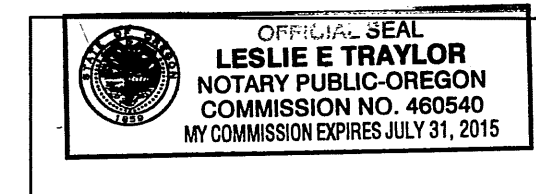
Leslie E. Traylor
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7-31-15



STATE OF OREGON } SS
COUNTY OF GRANT }

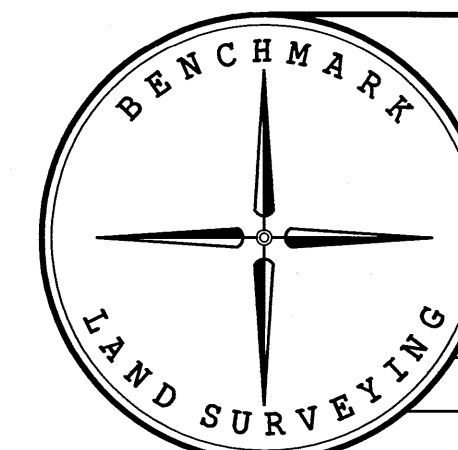
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 8, 2015, BY
H. MATTHEW CARTER AND JENNIFER CARTER, MEMBERS, DRC LAND CO., LLC.

Leslie E. Traylor
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7-31-15



REFERENCES

LAND PARTITION PLAT NO. 2003-17
DEED RECORD INSTRUMENT NO.'S 990835, 031672, 031674,
031284, 031285, 20070345 & 20070346
PRELIMINARY TITLE REPORT ORDER NO. 24587



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 SECTIONS 23, 24, 25, 26, 34, 35, & 36, T.16S., R.30E.; IN SECTIONS 19, 28, 29, 30, 31, 32 & 33, T.16S., R.31E.; IN SECTION 2, T.17S., R.30E. AND IN SECTIONS 4, 5, 6, 7 & 8, T.17S., R.31E.; W.M.; GRANT COUNTY, OREGON		
PREPARED FOR	DRC LAND CO., LLC	
PREPARED BY	JLH & MCS	5/26/2015
SCALE: 1"=2000'	DRAWN BY: JLH	SHEET 2 OF 2