

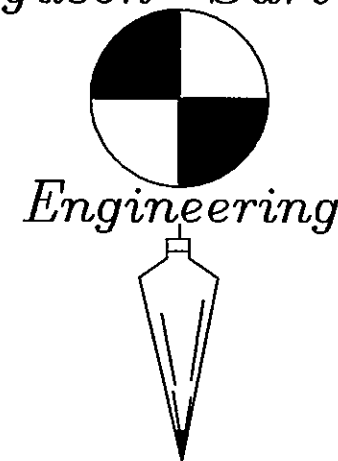
LAND PARTITION PLAT 2016-2

SHEET 1 OF 2

A PARTITION OF PARCEL 1 OF LAND  
PARTITION PLAT NO. 2007-28  
SITUATED IN T.12S., R.34E., AS FOLLOWS:  
SECTION 31- SE1/4 SE1/4  
AND IN T.13S., R.34E., AS FOLLOWS:  
SECTION 6- NE1/4

GRANT COUNTY, OREGON.  
SURVEY COMPLETED FEBRUARY 16, 2016

Ferguson Surveying



P.O. BOX 519, 210 E. MAIN  
MT. VERNON, OR 97865  
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FAX (541)932-4430  
EMAIL DFSE@ORTELCO.NET



NARRATIVE

This survey was requested by Jim Jacobs in order to Partition Parcel 1 of Grant County Partition Plat #2007-28 as shown herein.

This partition is based on said Plat #2007-28. The right of way of U.S. Highway 26 was resolved as shown on Grant County Map of Survey #1579 and monumented as shown on Plat #2007-28. The Centerline alignment geometry as shown herein is the Relocated Centerline as shown on said map of survey #1579. The Engineer's Station and right of way offsets as shown herein are identical to the said relocated centerline from Map of Survey #1579. No further changes or modifications to that right of way are made during the course of this partition. For clarity purposes, the Oregon State Highway Department monuments shown on Map #1579 and Partition Plat #2007-28 are not shown on this partition plat.

All pertinent record courses from said Plat #2007-28 are identical to the courses shown on this partition.

The Parcel boundaries are located and monumented at the direction of Owner.

REFERENCES

GRANT COUNTY MAP OF SURVEY 1579  
GRANT COUNTY PARTITION PLAT #2007-28  
GRANT COUNTY DEED INSTRUMENT #20142007

SURVEYORS CERTIFICATE

I, KENNETH H. DELANO JR., PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MONUMENTED THE PARCELS AS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, THE EXTERIOR BOUNDARY OF WHICH IS RECORDED IN DEED INSTRUMENT NO. 20142007, OF THE GRANT COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF GRANT COUNTY LAND PARTITION PLAT NO. 2007-28, AS SHOWN ON SAID PLAT, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, OREGON.

CONTAINING 56.06 ACRES AS SURVEYED

I HEREBY DESIGNATE THE ALUMINUM PIPE MONUMENT MARKING THE E1/4 CORNER OF SECTION 6, T.13S., R.34E., W.M., AS THE INITIAL POINT FOR THIS PARTITION.

KENNETH H. DELANO JR., PLS  
STAFF SURVEYOR

APPROVALS

APPROVED THIS 19<sup>th</sup> DAY OF February, 2016.  
  
GRANT COUNTY SURVEYOR

APPROVED THIS 23<sup>rd</sup> DAY OF February, 2016.  
  
GRANT COUNTY PLANNING DIRECTOR

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

KAREN OFFICER  
GRANT COUNTY ASSESSOR/TAX COLLECTOR  
DATE: 02-23-2016

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 23 DAY OF February, 2016 AT 3:24 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2016-2 GRANT COUNTY RECORDS.

JULIE ELLISON  
GRANT COUNTY CLERK Deputy

OWNER DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES S. JACOBS IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DOES HEREBY CREATE A 30 FOOT WIDE PRIVATE EASEMENT ACROSS PARCEL 2 AS SHOWN, FOR ACCESS AND UTILITIES TO PARCELS 1 AND 3. THIS PARTITION IS SUBJECT TO EASEMENTS AND CONDITIONS AS FOLLOWS:

- 1) THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF HIGHWAYS, ROADS OR PUBLIC WAYS.
- 2) ALL EASEMENTS AND RIGHTS OF WAY THAT EXIST THAT MAY OR MAY NOT BE SHOWN IN THE PUBLIC RECORD.
- 3) PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, RECORDED FEBRUARY 2, 1925 IN DEED BOOK 35, PAGE 555 OF THE GRANT COUNTY DEED RECORDS, FOR ROAD RIGHT OF WAY AND INCIDENTALS. NOT SHOWN DUE TO INSUFFICIENT INFORMATION.
- 4) PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED AUGUST 28, 1951 IN DEED BOOK 63, PAGE 469 OF THE GRANT COUNTY DEED RECORDS, TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRICAL POWER LINES. NOT SHOWN DUE TO INSUFFICIENT INFORMATION.
- 5) RESERVATIONS AND EXEPTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE EASTERN OREGON LAND COMPANY, RECORDED APRIL 19, 1926 IN DEED BOOK 36, PAGE 351 OF THE GRANT COUNTY DEED RECORDS, PERTAINING TO CERTAIN RIGHTS FOR EXPLORATION AND DEVELOPMENT OF MINERALS AND OILS AS DEFINED THEREIN. (ONLY AFFECTS THAT PORTION OF PARCEL 1 LYING IN THE SE1/4 SE1/4 SECTION 31, T.12S., R.34E.)

JAMES S. JACOBS  
OWNER

ACKNOWLEDGMENT

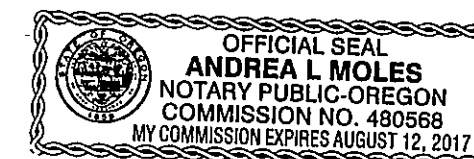
STATE OF OREGON) SS  
COUNTY OF GRANT)

THIS INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME ON Feb 22, 2016, BY JAMES S. JACOBS.

ANDREA J. MOHS  
NOTARY SIGNATURE

ANDREA L. MOLES  
NOTARY PUBLIC - OREGON  
(Print Name)

COMMISSION # 480568 MY COMMISSION EXPIRES Aug 12 2017



RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

MAY 2 2016

BY: