

LAND PARTITION PLAT NO. 2016-04

A PARTITION OF A PARCEL 2 OF LAND PARTITION NO. 2000-14 AND OTHER LANDS,
ALL BEING SITUATED IN THE NE1/4 SECTION 21 AND THE NE1/4 AND NW1/4
SECTION 22, T.13S., R.30E., 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 SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 1 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY PARCEL 2 OF THIS LAND PARTITION, BEING SITUATED IN GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

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

SECTION 21:

ALL THAT PORTION OF THE NE1/4 LYING SOUTH AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE RELOCATED PENDLETON-JOHN DAY HIGHWAY AS DESCRIBED IN THAT CERTAIN FINAL JUDGMENT OF CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF GRANT, ENTITLED STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, PLAINTIFF, VS. DANIEL LANGENFELD AND HILDA LANGENFELD, HUSBAND AND WIFE, ET AL, DEFENDANTS, CASE NO. L4203 FILE NO. JR 4483 ENTERED AND FILED SEPTEMBER 1, 1967;

SECTION 22:

PARCEL 2 OF LAND PARTITION NO. 2000-14, AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, ON AUGUST 14, 2000 (ALSO KNOWN AS THE NW1/4 AND THE N1/2NE1/4 SECTION 22);

CONTAINING 302 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NE CORNER OF SECTION 22, T.13S., R.30E., W.M. AS THE INITIAL POINT OF THIS PARTITION.

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 ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- PUBLIC RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO THE COUNTY OF GRANT, STATE OF OREGON, DATED JULY 14, 1926, RECORDED FEBRUARY 10, 1927 IN DEED BOOK 37, PAGE 9. THE ROAD DESCRIBED IN THIS DEED, KNOWN AT THAT TIME AS BEECH CREEK MARKET ROAD, WAS BROUGHT INTO THE STATE HIGHWAY SYSTEM IN 1966 TO BECOME WHAT IS NOW KNOWN AS THE PENDLETON-JOHN DAY HIGHWAY. SEE OREGON STATE HIGHWAY COMMISSION SURVEY RESOLUTION NO. 315 DATED JULY 11, 1966.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY RIGHT OF WAY, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED JUNE 7, 1946 IN BOOK 48, PAGE 486. THE DEED DOES NOT SPECIFY A WIDTH FOR THIS EASEMENT. EASEMENT IS NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. AFFECTS THE NE1/4 SECTION 21 AND THE NW1/4 SECTION 22.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER LINES, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED JULY 30, 1947 IN BOOK 51, PAGE 163. SAID EASEMENT BEING 30 FEET IN WIDTH. THIS EASEMENT WAS APPARENTLY INCLUDED ON THE TITLE REPORT DUE TO A SECTION NUMBER TYPO IN THE LEGAL DESCRIPTION. SAID EASEMENT ACTUALLY PERTAINS TO PROPERTY IN SECTION 27, T.13S., R.30E., WHICH IS OUTSIDE THE BOUNDARIES OF THIS PARTITION.
- OIL, GAS AND MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED BY MARGARET STOCKDALE, A SINGLE WOMAN; LAVELLE MULLENEX AND GORDON MULLENEX, HER HUSBAND. RECORDED MAY 4, 1950 IN BOOK 60, PAGE 36. AFFECTS THE NE1/4 SECTION 22.
- OIL, GAS AND MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED BY ELLEN STOCKDALE, A SINGLE WOMAN; J. GRETHEL BUTLER AND J. FRED BUTLER, HER HUSBAND. RECORDED MAY 4, 1950 IN BOOK 60, PAGE 37. AFFECTS THE NE1/4 SECTION 22.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY RIGHT OF WAY, GRANTED TO C.P. NATIONAL CORPORATION, RECORDED AUGUST 11, 1981 IN BOOK 125, PAGE 194. SAID EASEMENT BEING 30 FEET IN WIDTH. THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE ANNEXED PLAT.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO OREGON TELEPHONE CORPORATION, RECORDED AUGUST 14, 2000 IN DEED INSTRUMENT NO. 201913. SAID EASEMENT BEING 30 FEET IN WIDTH (AS SHOWN ON LAND PARTITION PLAT NO. 2000-14, RECORDS OF GRANT COUNTY, OREGON), THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE ANNEXED PLAT.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 23RD DAY OF August, 2016.

Nel G. Johnson
UNION COUNTY SURVEYOR

APPROVED THIS 29TH DAY OF August, 2016.

Hilary McElroy by Shannon
GRANT COUNTY PLANNING DIRECTOR

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

Karen A. Office
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 8-29-2016

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 29TH DAY OF August, 2016 AT 2:40 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2016-04 GRANT COUNTY RECORDS.

B. J. Perry
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

REFERENCES

RECORD MAP OF SURVEY NO.'S 118 & 1017
GRANT COUNTY CORNER RESTORATION RECORDS
O.S.H.D. DRAWING NO. 8B-35-25 AND SURVEY RESOLUTION NO. 315

DEED RECORD INSTRUMENT NO.'S 20120436 & 20120438
PRELIMINARY TITLE REPORT ORDER NO. 25214
LAND PARTITION PLAT NO. 2000-14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

SEP 01 2016
BY: [Signature]

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARK AND KRISTAL HANSEN ON BEHALF OF HANSEN FAMILY RANCH, LLC. THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF PARCEL 1 OF THIS PARTITION, AND TO LOCATE THE EASEMENT WHICH WILL SERVE PARCEL 1.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS AT THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 21. THE SOUTH QUARTER CORNER WAS REESTABLISHED ON MAP OF SURVEY NO. 118 BY DUANE GRIFFITH, COUNTY SURVEYOR IN 1968. THE SOUTHEAST CORNER WAS REESTABLISHED BY ROBERT BAGETT, COUNTY SURVEYOR, IN 1983. THE RELATIONSHIP OF THESE MONUMENTS IS SHOWN ON RECORD MAP OF SURVEY NO. 1017, WHICH PROVIDES THE BASIS OF BEARINGS FOR THIS SURVEY.

I UTILIZED OREGON STATE HIGHWAY DEPARTMENT DRAWING 8B-35-25 FOR THE HIGHWAY ALIGNMENT. NEW MONUMENTS WERE SET FOR THE DELINEATION OF PARCEL 1 AT LOCATIONS APPROVED BY MARK AND KRISTAL HANSEN.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT HANSEN FAMILY RANCH, LLC, DOES HEREBY DECLARE THAT SAID LLC IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

SAID LLC DOES HEREBY CREATE A PRIVATE ACCESS AND UTILITY EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER PARCEL 2 OF THIS LAND PARTITION PLAT, TO THE BENEFIT OF PARCEL 1 OF THIS LAND PARTITION PLAT. SAID EASEMENT BEING 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF THE SURVEYED CENTERLINE, AS SHOWN ON THE ANNEXED PLAT.

Joanne L. Hansen
JOANNE L. HANSEN, MANAGER

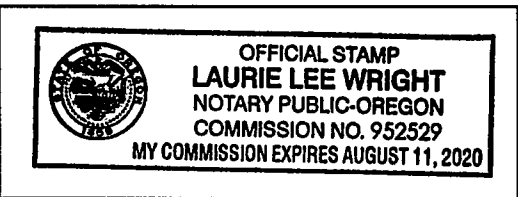
ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug. 29th, 2016, BY JOANNE L. HANSEN

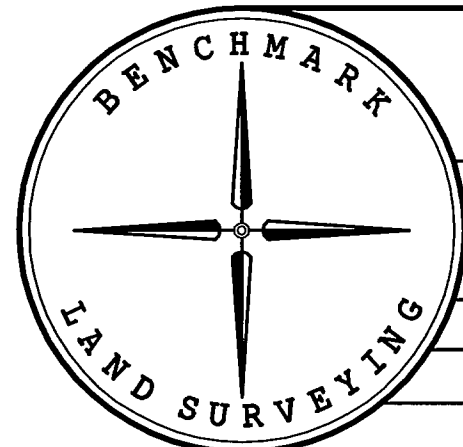
Laurie Lee Wright
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-11-2020



CONSENT TO DECLARATION

AN AFFIDAVIT OF CONSENT FROM OLD WEST FEDERAL CREDIT UNION HAS BEEN RECORDED AS DEED NO. 20161871, GRANT COUNTY RECORDS.



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 A PARTITION OF A PARCEL 2 OF LAND PARTITION NO. 2000-14 AND OTHER LANDS, ALL BEING SITUATED IN THE NE1/4 SECTION 21 AND THE NE1/4 AND NW1/4 SECTION 22, T.13S., R.30E., W.M., GRANT COUNTY, OREGON		
SURVEYED FOR	HANSEN FAMILY RANCH, LLC	
SURVEYED BY	JLH & MRT	8/11/2016
SCALE: 1"=1000'	DRAWN BY: JLH	SHEET 2 OF 2