LAND PARTITION PLAT NO. 2016-10 SITUATED IN SECTIONS 12, 13, 24 AND 25; T.17S.; R.27E.; W.M.; AND IN SECTIONS 17, 18, 19, 20, 21, 28, 29, 30, 31 AND 32; T.17S.; R.28E.; W.M.; GRANT COUNTY, OREGON EAST 1320± / NO SURVEY WAS CONDUCTED FOR THIS PARTITIONING PROCESS 8 9 17 16 SE1/4 NW1/4 1320± +0 SW1/4 ** NE1/4 ** WEST

EAST 6600±

–**PARCEL 1** — UNSURVEYED

W1/2 SE1/4

1320±

1320±

21 | 22

28 27

28 27

33 34

20 21

29 28

32 33 WEST 2640±

32 _| 33

T.17S.

EAST 2640±

NE1/4



NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF PHIL ST. CLAIR ACTING ON BEHALF THE MIRIAM J. ST. CLAIR REVOCABLE LIVING TRUST. THE PURPOSE OF THIS PLAT IS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 20052695 INTO TWO PARCELS, AS SHOWN HEREON

THE LOCATION OF COUNTY ROAD NO 63, AS SHOWN HEREON IS BASED ON THAT CERTAIN JUDGMENT ENTITLED "GRANT COUNTY, OREGON, ET AL, PLAINTIFF, VS. E P. SMITH AND GRETA SMITH, HUSBAND AND WIFE, ET AL, DEFENDANTS" IN THE CIRCUIT COURT OF THE STATE OF OREGON, CASE NO. L-2602, FILE NO. JR2845 FILED JAN. 2, 1959 IN BOOK 27, PAGE 601 OF THE CIRCUIT COURT JOURNAL OF GRANT COUNTY OREGON A PROPOSED CENTERLINE AND RIGHT OF WAY ALIGNMENT FOR COUNTY ROAD 63 ARE SHOWN ON RECORD MAP OF SURVEY NO 1316, BUT NO DEEDS WERE EVER RECORDED CONVEYING THIS PROPOSED RIGHT OF WAY.

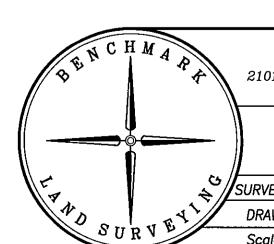
THE 1952 LOCATION OF THE COUNTY ROAD AS DESCRIBED IN DEED BOOK 66, PAGE 345 INTERSECTS THE SOUTH LINE OF THE NW1/4SE1/4, SECTION 24, T 17S , R 27E APPROXIMATELY 50 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NW1/4SE1/4 THEREFORE, THE LAND IN THE N1/2SW1/4, SECTION 24, T 17S , R 27E IS NONCONTIGUOUS WITH THE REST OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THE ALIGNMENT OF SAID COUNTY ROAD AS SHOWN HEREON, IS DEPICTED SIMILARLY ON RECORD SURVEY NO. 1316. THE AREA IN THE N1/2SW1/4 OF SECTION 24 IS NOT INCLUDED IN THE TOTAL AREA OF THE LAND PARTITION OR THE

THE LOCATIONS OF ALL ROADS AND EASEMENTS ARE APPROXIMATE. THE SECTION AND SECTION SUBDIVISION LINES SHOWN HEREON ARE PROTRACTED FOR GENERAL INFORMATION ONLY. THE AREAS, BEARINGS AND DISTANCES SHOWN HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY

DEED RECORD INSTRUMENT NO. 20052695 DEED RECORD BOOK 66 PAGE 345 CIRCUIT COURT CASE NO. L-2602, BK. 27, PG. 601 CIRCUIT COURT JOURNAL PRELIMINARY TITLE REPORT ORDER NO. 25313

SHEET 1 OF 2

REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON MICHAEL C. SPRINGER #70918 EXPIRES: 6/30/2018



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 PLAT SITUATED IN SECTIONS 12, 13, 24 AND 25; T.17S.;

R.27E.; W.M.; AND IN SECTIONS 17, 18, 19, 20, 21, 28, 29, 30, 31 AND 32; T.17S.; R.28E.; W.M.; GRANT COUNTY, OREGON

SURVEYED FOR: MIRIAM J. ST. CLAIR REVOCABLE LIVING TRUST DRAWN BY: 11/2/2016 Scale: 1"=2000' MCS

LEGEND

__T.17S._ T.18S.

EAST

1320±

1410±

GOV'T LOT 4

GOV'T

LOT 1

GOV'T LOT 2

GOV'T

GOV'T LOT 1

GOV'T LOT 2

GOV'T LOT 3

GOV'T LOT 4

27E. 28E. مزامز

SE1/4

SEE DETAIL SHEET 2

E1/2 NW1/4

SW1/4

WEST 5360±

SW1/4 CO. RD. 63 R.O.W. CIRCUIT COURT CASE

NO. L-2602

SE1/4

NORTH 13204 NE1/4 WEST

N1/2 SW1/4 NW1/4 SEE NARRATIVE / SE1/4

SW1/4

DESCRIBED IN NW1/4 BK.66, PG. 345 | NE1/4

|NOT A PART

NOT A PART

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT

EAST 1320±

E1/2 SE1/4

18 | 17

19 20

E1/2 | W1/2 NE1/4 | NW1/4

PARCEL 2

UNSURVEYED 700 AC. ±

E1/2 | W1/2 SE1/4 | SW1/4

19 | 20

30 29

31 32

PARCEL 1 UNSURVEYED 3560 AC. ±

WEST

1320±

30 29 1320± NE1/4 NW1/4 80 NE1/4 NE1/4 NW1/4 0 NW1/4

4 SW1/4

WEST

1320±

NW1/4 NE1/4 SW1/4 SW1/4

SW1/4

WEST 5280±

W1/2SW1/4

COPY OF THE ORIGINAL PLAT. BENCHMARK LAND SURVEYING