

# 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

NO SURVEY WAS CONDUCTED FOR THIS PARTITIONING PROCESS



## 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 AREA OF PARCEL 1

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

## REFERENCES

RECORD MAP OF SURVEY NO. 1316  
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

### 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  
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SURVEYED FOR: MIRIAM J. ST. CLAIR REVOCABLE LIVING TRUST

DRAWN BY: MCS

11/2/2016

Scale: 1"=2000'

MCS

## LEGEND

NOT A PART

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

BENCHMARK LAND SURVEYING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2018

