

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

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THE UNSURVEYED PARCELS OF THIS LAND PARTITION PLAT, SAID PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, AS FOLLOWS:

T 17 S., R 27 E., W.M., GRANT COUNTY, OREGON:
SECTION 12: SE1/4SE1/4;

SECTION 13: E1/2E1/2, SW1/4NE1/4;

SECTION 24: E1/2E1/2, NW1/4NE1/4 AND ALL THAT PART OF THE SW1/4SE1/4 LYING NORTH AND EAST OF THE COUNTY ROAD RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED TO GRANT COUNTY DATED SEPT. 8, 1952, RECORDED SEPT. 9, 1952 IN BOOK 66, PAGE 345, DEED RECORDS OF GRANT COUNTY, OREGON, SAVE AND EXCEPT THAT PORTION CONDEMNED AND APPROPRIATED BY GRANT COUNTY, OREGON, IN 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;

SECTION 25: ALL THAT PORTION OF THE N1/2NE1/4 LYING NORTH AND EAST OF THE COUNTY ROAD RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED TO GRANT COUNTY DATED SEPT. 8, 1952, RECORDED SEPT. 9, 1952 IN BOOK 66, PAGE 345, DEED RECORDS OF GRANT COUNTY, OREGON; SAVE AND EXCEPT THAT PORTION CONDEMNED AND APPROPRIATED BY GRANT COUNTY, OREGON, IN 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

T.17 S., R 28 E., W.M., GRANT COUNTY, OREGON
SECTION 17: W1/2W1/2;

SECTION 18: E1/2SE1/4;

SECTION 19: LOT 4, E1/2E1/2,

SECTION 20: E1/2NE1/4, S1/2SE1/4, W1/2W1/2,

SECTION 21: NE1/4NE1/4, W1/2E1/2, W1/2,

SECTION 28: W1/2, SAVE AND EXCEPT THAT PORTION CONDEMNED AND APPROPRIATED BY GRANT COUNTY, OREGON, IN 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;

SECTION 29: E1/2, SW1/4, SW1/4NW1/4, N1/2NW1/4, SAVE AND EXCEPT THAT PORTION CONDEMNED AND APPROPRIATED BY GRANT COUNTY, OREGON, IN 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,

SECTION 30: LOT 1, NE1/4NE1/4, S1/2, AND THAT PORTION OF LOT 2 LYING NORTH AND EAST OF THE COUNTY ROAD RIGHT OF WAY AS SAID RIGHT OF WAY IS DESCRIBED IN DEED TO GRANT COUNTY, DATED SEPT. 8, 1952, RECORDED SEPT. 9, 1952 IN BOOK 66, PAGE 345, DEED RECORDS OF GRANT COUNTY, OREGON; SAVE AND EXCEPT THAT PORTION CONDEMNED AND APPROPRIATED BY GRANT COUNTY, OREGON, IN 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;

SECTION 31: LOTS 1, 2, 3, AND 4, E1/2W1/2, E1/2,

SECTION 32: N1/2, N1/2S1/2.

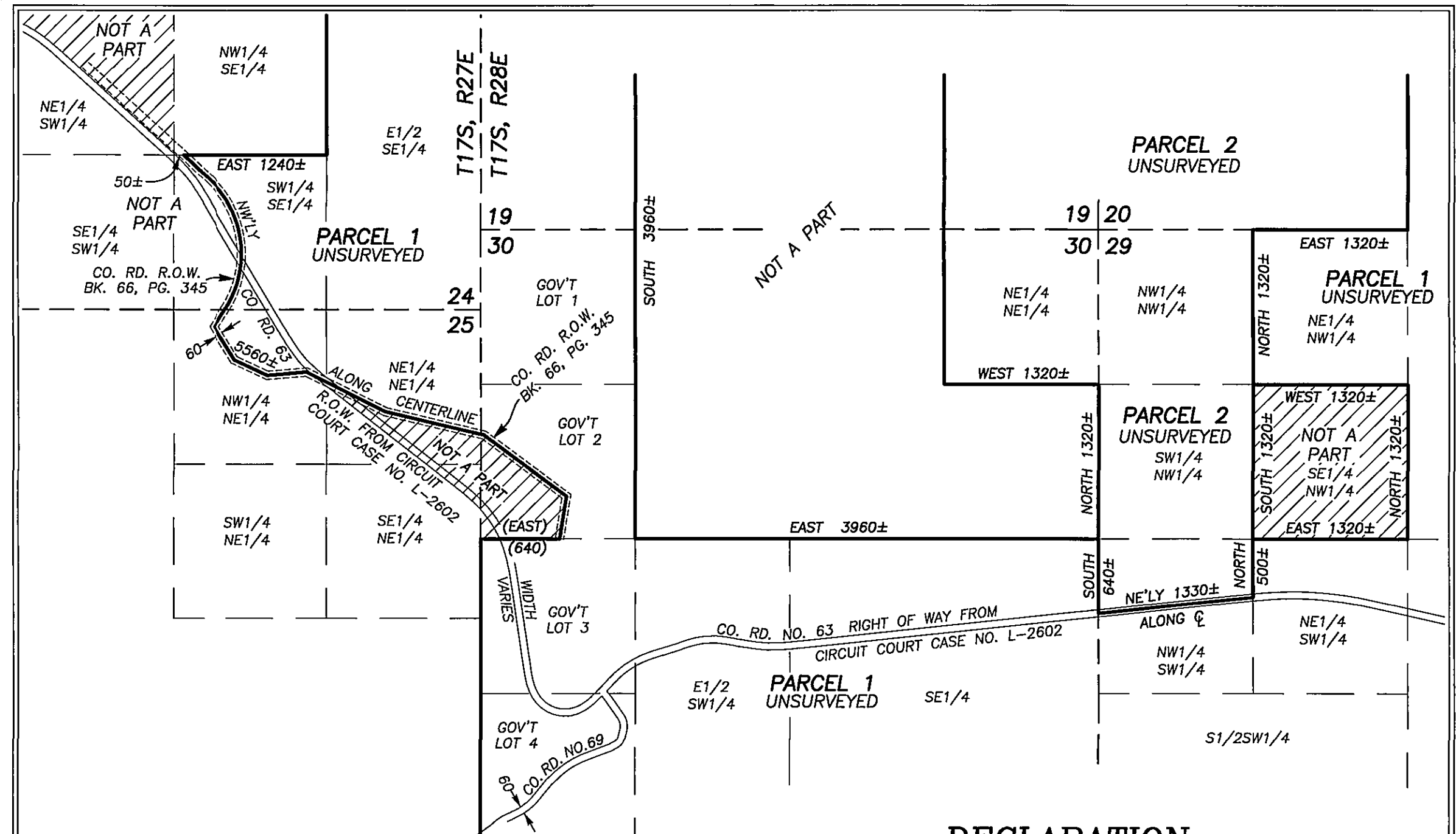
I DO HEREBY DESIGNATE THE NE CORNER OF SECTION 18, T.17S., R.28E. AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS PARTITION CONTAINS 4,260 ACRES, MORE OR LESS.

EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES 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.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES GRANTED TO CENTRAL ELECTRIC COOPERATIVE, INC. A COOPERATIVE CORPORATION, RECORDED AUGUST 6, 1955 IN BOOK 72, PAGE 533. THERE IS NO SPECIFIED WIDTH FOR THIS EASEMENT EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES GRANTED TO CENTRAL ELECTRIC COOPERATIVE, INC. A COOPERATIVE CORPORATION, RECORDED SEPTEMBER 22, 1955 IN BOOK 73, PAGE 110. THERE IS NO SPECIFIED WIDTH FOR THIS EASEMENT. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS FOR CHANNEL CHANGES; IRRIGATION DITCHES, AND APPROACH ROADS CONDEMNED AND APPROPRIATED BY GRANT COUNTY, OREGON IN 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.
- EASEMENT, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD

DETAIL
SCALE: 1"=1000'



APPROVALS

APPROVED THIS 7TH DAY OF NOVEMBER, 2016.

M. C. Springer
UNION COUNTY SURVEYOR

APPROVED THIS 15TH DAY OF November, 2016.

Hilary McNary
GRANT COUNTY PLANNING DIRECTOR

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

Karen B. Office
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11-15-2016

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 15 DAY OF Nov, 2016 AT 9:30 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2016-10 GRANT COUNTY RECORDS.

Julie Ellison Deputy
GRANT COUNTY CLERK

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

M. C. Springer
BENCHMARK LAND SURVEYING

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 16 2016

BY: M. C. Springer

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2018

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE MIRIAM J. ST. CLAIR REVOCABLE LIVING TRUST UNDER THAT CERTAIN TRUST AGREEMENT DATED AUGUST 16, 2005, DOES HEREBY DECLARE THAT SAID TRUST IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT SAID TRUST HAS CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON HEREON.

Deborah St. Clair
DEBORAH ST. CLAIR, TRUSTEE

Noel Reier
NOEL REIERSON, TRUSTEE

ACKNOWLEDGMENTS

STATE OF Oregon
COUNTY OF Washington SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/14, 2016,
BY DEBORAH ST. CLAIR

Megan Nusley
NOTARY PUBLIC FOR OREGON

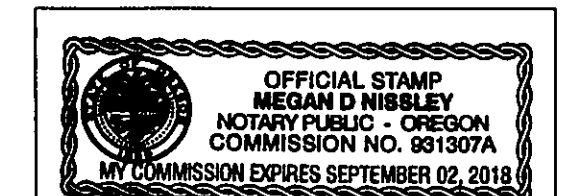
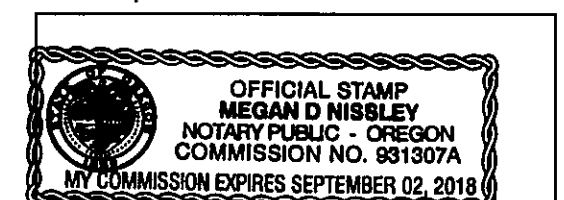
MY COMMISSION EXPIRES 9-2-18

STATE OF Oregon
COUNTY OF Washington SS

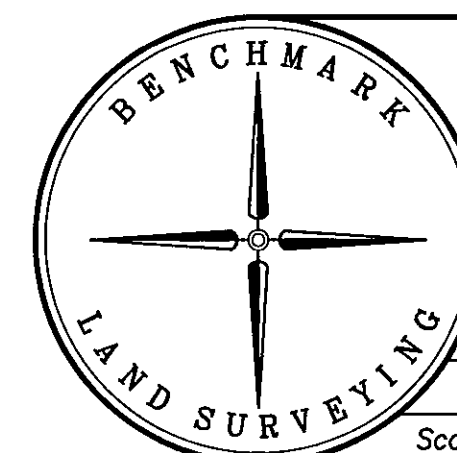
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/14, 2016,
BY NOEL REIERSON, TRUSTEE

Megan Nusley
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 9-2-18



SHEET 2 OF 2



BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-675-1251 ~ 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:	MCS	11/2/2016
Scale: 1"=1000' (DETAIL)	MCS	