

LAND PARTITION PLAT NO. 2017-06

SITUATED IN THE SE1/4 AND SW1/4 SECTION 10, THE SW1/4 SECTION 11, THE NW1/4 SECTION 14 AND IN THE NE1/4 SECTION 15, T.8S., R.31E., 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 PARCELS 1, 2 AND 3 OF THIS LAND PARTITION AND THAT NO SURVEY WAS CONDUCTED FOR THIS PARTITIONING PROCESS. SAID LAND PARTITION BEING DESCRIBED AS FOLLOWS:

T.8 S., R.31 E., W.M., GRANT COUNTY, OREGON:
SECTION 10 SE1/4SE1/4, SW1/4SE1/4, NW1/4SE1/4, S1/2SW1/4, NE1/4SW1/4;
SECTION 11: SW1/4SW1/4;
SECTION 14: NW1/4NW1/4;
SECTION 15: NE1/4NE1/4.

SAID LAND PARTITION CONTAINS 360 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE S1/4 CORNER OF SECTION 10, T.8S., R.31E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION

EASEMENTS

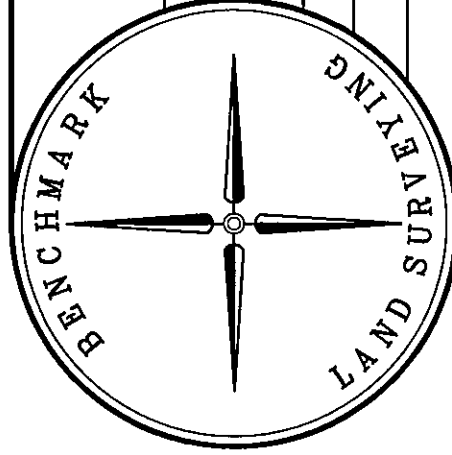
- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PUBLIC RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GEORGE HINTON AND FERNIE HINTON, HUSBAND AND WIFE AND THE UNITED STATES OF AMERICA, RECORDED JULY 31, 1962 IN BOOK 87, PAGE 262. SAID EASEMENT BEING 66 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROAD GRANTED TO GEORGIA-PACIFIC CORPORATION, RECORDED JANUARY 13, 1967 IN BOOK 95, PAGE 623. SAID EASEMENT BEING 66 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE TELEPHONE LINE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, AN OREGON CORPORATION, RECORDED SEPTEMBER 12, 1983 IN BOOK 128, PAGE 799. NO WIDTH IS SPECIFIED FOR THIS EASEMENT. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OF SYSTEM, GRANTED TO COLUMBIA POWER COOPERATIVE ASSOCIATION, A COOPERATIVE CORPORATION, RECORDED JUNE 8, 1989 IN BOOK 138, PAGE 931. NO WIDTH IS SPECIFIED FOR THIS EASEMENT. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROAD, GRANTED TO WILLIAM A. AND D'ANNE REHDER, HUSBAND AND WIFE, RECORDED AUGUST 15, 2003 AS INSTRUMENT NO. 030124, RECORDS OF GRANT COUNTY, OREGON. NO WIDTH IS SPECIFIED FOR THIS EASEMENT. APPROXIMATE LOCATION SHOWN HEREON.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROAD, GRANTED TO WILLIAM A. AND D'ANNE REHDER, HUSBAND AND WIFE, RECORDED AUGUST 19, 2010 AS INSTRUMENT NO. 20101582, RECORDS OF GRANT COUNTY, OREGON. NO WIDTH IS SPECIFIED FOR THIS EASEMENT. APPROXIMATE LOCATION SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF KATHRYN MOSTEIT AND JUDITH WILSON. THE PURPOSE OF THIS PLAT IS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. S 20080820 AND 2011763 INTO THREE PARCELS, AS SHOWN HEREON.

GRANT COUNTY SURVEYOR'S RECORDS SHOW THAT IN 1980 DOUGLAS FERGUSON, PLS SURVEYED THE EAST LINE OF SECTION 10 AND SUBDIVIDED SECTIONS 11 AND 14, AS SHOWN ON RECORD SURVEY NO. 645. SURVEY NO. 1707 SHOWS THAT IN JULY 2004 MR. FERGUSON RETRACTED PORTIONS OF SECTION 14. IN 2004, WILLIAM WELLS, PLS ALSO SURVEYED THE WEST LINE OF SECTION 14 AS SHOWN ON SURVEY NO. 1706. I UTILIZED THE RECORD MEASUREMENTS FROM SURVEY NO. 645 FOR THE MAPPING OF THE SW1/4SW1/4 SECTION 11, THE NW1/4NW1/4 SECTION 14 AND PORTIONS OF THE EAST LINES OF SECTIONS 11 AND 15, AS SHOWN HEREON. I USED THE RECORD DIMENSIONS FROM GENERAL LAND OFFICE FIELD NOTES TO CONTROL THE SUBDIVISION OF SECTION 10

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



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-676-1251 ~ 541-623-5852

LAND PARTITION PLAT
SITUATED IN THE SE1/4 AND SW1/4 SEC. 10, THE SW1/4 SEC. 11, THE NW1/4 SEC. 14 AND IN THE NE1/4 SEC. 15, T.8S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR KATHRYN MOSTEIT AND JUDITH WILSON
SURVEYED BY MCS
Scale: 1"=500'

Drawn by: MCS

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 645, 1706, 1707
DEED RECORD INSTRUMENT NO.'S 20080820, 2011763
GENERAL LAND OFFICE FIELD NOTE BY F.W. CAMPBELL
UNDER JOINT CONTRACT NO. 380, DATED 3/19/1881
AFFIDAVIT OF FACT INSTRUMENT NO. 20171597
PRELIMINARY TITLE REPORT ORDER NO. 25677

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2022
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2018

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

AUG 2 8 2017

BY: [Signature]

APPROVALS

APPROVED THIS 23RD DAY OF August, 2017.
[Signature] RICHARD L. HOBBS
GRANT COUNTY PLANNING DIRECTOR

APPROVED THIS 28TH DAY OF August, 2017.
[Signature] Helen McHenry
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature] Janna Kaba
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 8-28-17

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 28TH DAY OF August, 2017, AT
10:13 O'CLOCK A.M. AND RECORDED AS LAND PARTITION
PLAT NO. 2017-06, GRANT COUNTY RECORDS.
[Signature] David G. Brown
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT.
[Signature] [Signature]
BENCHMARK LAND SURVEYING

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, KATHRYN HINTON MOSTEIT (WHO ALSO APPEARS OF RECORD AS KATHERINE HINTON MOSTEIT) AND JUDITH HINTON WILSON DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

WE DO HEREBY CREATE THE FOLLOWING EASEMENT:

A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCELS 2 AND 3 TO THE BENEFIT OF PARCELS 1, 2 AND 3. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM SAID PARCELS TO FOREST ROADS 680 AND 3980 AND COUNTY ROAD NO. 21. SAID EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN HEREON

[Signature] Kathryn Hinton Mosteit
KATHRYN HINTON MOSTEIT

[Signature] Judith H. Wilson
JUDITH HINTON WILSON

ACKNOWLEDGMENT

STATE OF OREGON, SS
COUNTY OF GRANT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 22, 2017,
BY KATHRYN HINTON MOSTEIT

[Signature] David Gerstner
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6/14/2021

ACKNOWLEDGMENT

STATE OF OREGON, SS
COUNTY OF GRANT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 22, 2017,
BY JUDITH HINTON WILSON

[Signature] David Gerstner
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6/14/2021

LEGEND

- G () GLO RECORD BEARING AND DISTANCE
[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 645

