

LAND PARTITION PLAT NO. 2018-05

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2014-10
SITUATED IN THE S1/2NE1/4 SECTION 11, T.13S., R.33E., W.M.,
GRANT COUNTY, OREGON

NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF JIM JACOBS, WITH THE PURPOSE OF DIVIDING PARCEL 1 OF LAND PARTITION NO. 2014-10 INTO TWO PARCELS, AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE CONTROLLING MONUMENTS FROM RECORD MAP OF SURVEY NO.'S 422 AND 1377, LAND PARTITION NO.'S 95-05, 2007-25, 2014-10, AND THE 1933 PRAIRIE CITY CHARTER. I ACCEPT ALL BUT ONE OF THE FOUND MONUMENTS. THE PIN FROM 2014-10 AT THE SOUTHWEST CORNER OF THIS PARTITION WAS FOUND OUT OF POSITION BY THE AMOUNT SHOWN HEREON.

AS NOTED ON PREVIOUS LAND PARTITION PLAT NO.'S 95-05, 2007-25 AND 2014-10, THERE ARE OVERHEAD POWER LINES AND AN OVERHEAD TV CABLE CROSSING THE SUBJECT PROPERTY, AS SHOWN HEREON, WHICH APPARENTLY HAVE NO EASEMENTS ASSOCIATED.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY JIM JACOBS.

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, THE LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, BEING SITUATED IN THE S1/2NE1/4 SECTION 11, T.13S., R.33E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2014-10, ACCORDING TO THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

THIS PARTITION CONTAINS 15.79 ACRES.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 1 OF THIS PARTITION AS THE INITIAL POINT, SAID POINT BEING S.89°56'49"W., 1021.86 FEET FROM THE EAST 1/4 CORNER OF SECTION 11, T.13S., R.33E., W.M.

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.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED AUGUST 28, 1951 IN BOOK 63, PAGE 466. SAID EASEMENT BEING 40 FEET IN WIDTH, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO VERN D. REYNOLDS AND BARBARA A. REYNOLDS, HUSBAND AND WIFE. RECORDED FEBRUARY 17, 1977 IN BOOK 116, PAGE 251 AND BOOK 118, PAGE 310. SAID EASEMENT BEING 30 FEET WIDE AS SHOWN.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED, REGARDING THE MUTUAL USE OF A DOMESTIC WATER RIGHT IN A SPRING, TOGETHER WITH A PRIVATE WATER LINE EASEMENT WITH ACCESS AND MAINTENANCE PROVISIONS AS MORE PARTICULARLY DESCRIBED THEREIN. BETWEEN ALVIA J. PICKLE AND BONNIE L. PICKLE, ET AL AND MARY RAENETTE CARROLL. RECORDED OCTOBER 1, 1981 IN BOOK 125, PAGE 404. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO VISIBLE EVIDENCE OF THE WATER LINE WAS FOUND DURING THE COURSE OF THE SURVEY FOR THIS PARTITION. ACCORDING TO JIM JACOBS, THE WATER LINE IS LOCATED ACROSS PARCEL 1 OF THIS PARTITION.
- PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS, GRANTED TO PRAIRIE CEMETERY MAINTENANCE DISTRICT. RECORDED FEBRUARY 3, 1984 IN BOOK 129, PAGE. 472. SAID EASEMENT BEING 30 FEET WIDE AS SHOWN.
- MATTERS DISCLOSED IN DECLARATION AND ON THE PLAT OF LAND PARTITION NO. 2014-10, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON DECEMBER 1, 2014.
- PRIVATE ACCESS EASEMENT, AS CREATED BY DECLARATION ON THE PLAT OF LAND PARTITION NO. 2014-10, AND AS DEPICTED THEREON, SAID PLAT BEING FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON DECEMBER 1, 2014. SAID EASEMENT BEING 20 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 3 DAY OF APRIL, 2018.

[Signature]
DEPUTY
UNION COUNTY SURVEYOR

APPROVED THIS 16 DAY OF APRIL, 2018.

[Signature]
MAYOR, CITY OF PRAIRIE CITY

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

[Signature] Deputy Tax Collector
GRANT COUNTY ASSESSOR TAX COLLECTOR
DATE: 4-19-2018 DATE:

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 19th DAY OF April, 2018 AT 3:53 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2018-05 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

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

[Signature]
BENCHMARK LAND SURVEYING

REFERENCES

RECORD MAP OF SURVEY NO.'S 422 AND 1377
RECORD LAND PARTITION PLAT NO.'S 95-05, 2007-25, AND 2014-10
DEED RECORD INSTRUMENT NO.'S 20071831, 2014008 AND 20142009
DEED RECORD BOOK 63 PAGE 466
BOOK 8.
BOOK 116 PAGE 251
BOOK 118 PAGE 310
BOOK 125 PAGE 404
BOOK 129 PAGE 472

PRELIMINARY TITLE REPORT ORDER NO. 25904
CORNER RESTORATION RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2019

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 20 2018

BY: *[Signature]*

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ALAN S. JACOBS AND JUDY L. JACOBS, TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST, AS AN UNDIVIDED 50% INTEREST; AND JAMES S. JACOBS AND KIMBERLY R. JACOBS, AS TENANTS BY THE ENTIRETY, AS AN UNDIVIDED 50% INTEREST, 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.

[Signature]
ALAN S. JACOBS, TRUSTEE
[Signature]
JAMES S. JACOBS

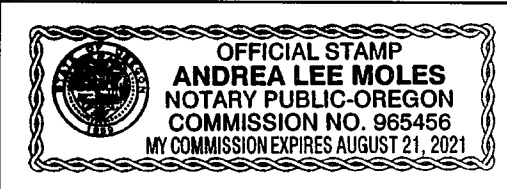
[Signature]
JUDY L. JACOBS, TRUSTEE
[Signature]
KIMBERLY R. JACOBS

ACKNOWLEDGMENTS

STATE OF OREGON } SS
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-16-18, 2018, BY ALAN S. JACOBS AND JUDY L. JACOBS, TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST.

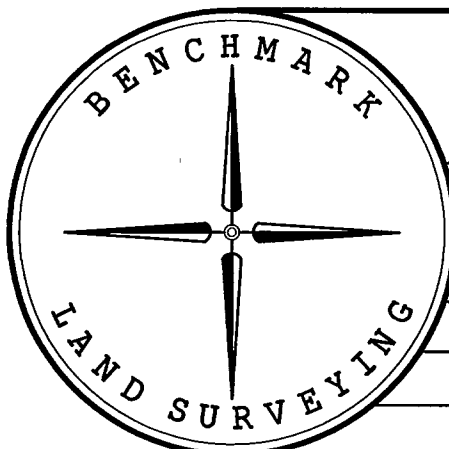
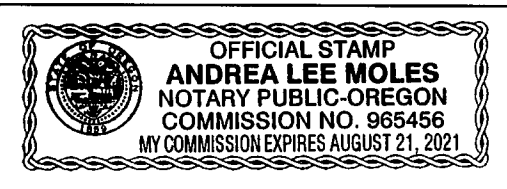
[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Aug 21, 2021



STATE OF OREGON } SS
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-16-18, 2018, BY JAMES S. JACOBS AND KIMBERLY R. JACOBS, AS TENANTS BY THE ENTIRETY.

[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Aug 21, 2021



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION
BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2014-10
SITUATED IN THE S1/2NE1/4 SECTION 11, T.13S., R.33E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	ALAN, JUDY, JIM AND KIM JACOBS	
SURVEYED BY	JLH	3/30/2018
DRAWN BY:	JLH	SHEET 2 OF 2