

LAND PARTITION PLAT NO. 2019-06

BEING A PARTITION OF A PORTION OF PARCEL 1 OF LAND PARTITION NO. 99-11
AND OTHER LANDS, SITUATED IN SECTIONS 9, 10, 11, 14, 15 & 16,
T.7S., R.29E., W.M., GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF MR. PATRICK O'CONNOR ON BEHALF OF COUNTY CLAIR PROPERTIES, LLC, THE SUSAN K. WELSH TRUST AND DANIEL WELSH, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20182533. THE PURPOSE OF THIS PROJECT WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, AS SHOWN ON THE ANNEXED PLAT. I HAVE SURVEYED THE DIVISION LINE BETWEEN THE PARCELS, BUT A COMPLETE EXTERIOR BOUNDARY SURVEY WAS NOT CONDUCTED FOR THIS PARTITIONING PROCESS.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT GENERAL LAND OFFICE (GLO) EVIDENCE AND MONUMENTS SET BY DENNIS GAYLORD, PLS.

THE ORIGINAL GLO SURVEY OF THIS TOWNSHIP WAS CONDUCTED BY FRANK W. CAMPBELL, U.S. DEPUTY SURVEYOR UNDER CONTRACT NO. 380, DATED MARCH 19, 1881. DENNIS GAYLORD, PLS, REMONUMENTED SEVERAL SECTION AND 1/4 SECTION CORNERS IN THIS TOWNSHIP IN 2001. MR. GAYLORD RECORDED CORNER RESTORATION REPORTS WITH THE GRANT COUNTY SURVEYOR'S OFFICE. HIS REPORTS SHOW THAT ALL OF THE CORNERS HE REFURBISHED WERE BASED ON HIS RECOVERY OF ORIGINAL GLO EVIDENCE. I FIND NO MAP SHOWING THE RELATIONSHIP BETWEEN GAYLORD'S MONUMENTS FILED WITH GRANT COUNTY, THE BLM OR U.S. FOREST SERVICE.

AT THE LOCATION OF THE SOUTH 1/4 CORNER OF SECTION 14, I FOUND GAYLORD'S PIPE AND CAP INCORPORATED INTO A ROCK-JACK FENCE SUPPORT. I COMPARED THE POSITION OF THIS MONUMENT TO THREE OF GAYLORD'S BEARING TREES. THE MONUMENT IS FOUND TO BE S.49°42'W., 1.93 FEET FROM THE RECORD POSITION ESTABLISHED IN 2001. I DO NOT ACCEPT THIS MONUMENT. THE BEARINGS AND DISTANCES SHOWN ON THE ANNEXED MAP ARE TO THE RECORD POSITION AS DETERMINED FROM THE BEARING TREES.

AT THE EAST 1/4 CORNER OF SECTION 9, I FOUND AN EMBEDDED MOUND OF APPROXIMATELY SIX STONES WITH ONE STONE MEASURING 16"x8"x4" (GLO RECORD= 17"x8"x5") IN THE CENTER OF THE MOUND. THE MOUND OF STONES APPEARED TO BE MAN MADE AND THE LARGEST STONE HAD SEVERAL CHISEL MARKS, BUT I COULD NOT CONCLUSIVELY READ THEM. THERE BEING NO OTHER CALL SIZE STONES FOR NEARLY 50 FEET IN EVERY DIRECTION AND DUE TO THE HARMONIOUS RELATIONSHIP WITH THE WEST 1/4 CORNER OF SECTION 15, I ACCEPT THIS MOUND OF STONES AS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL POSITION FOR THIS CORNER.

I SEARCHED FOR, BUT DID NOT FIND EVIDENCE OF THE NORTHWEST CORNER OF SECTION 15. I SUSPECT EVIDENCE OF THIS CORNER HAS BEEN DESTROYED BY LOGGING ACTIVITIES IN THIS AREA. I PLACED THE NORTHWEST CORNER OF SECTION 15 BY DOUBLE PROPORTIONATE MEASURE BETWEEN NEAREST FOUND CORNERS TO THE NORTH, EAST, SOUTH AND WEST. PER MR. O'CONNOR REQUEST, THE DIVISION LINE BETWEEN THE TWO PARCELS HAS BEEN SURVEYED, MARKED WITH MONUMENTS AND POSTED WITH STEEL POSTS AND FLAGGING.

ACCESS TO THE SUBJECT PROPERTY IS PROVIDED BY A PRIVATE ACCESS EASEMENT DESCRIBED IN DEED INSTRUMENT NO. 030123 AND DEED BOOK 116, PAGES 774-780, DEED RECORDS OF GRANT COUNTY, WHICH CONNECT TO COUNTY ROAD NO. 15.

APPROVALS

APPROVED THIS 8 DAY OF July, 2019.

[Signature]
COUNTY SURVEYOR

APPROVED THIS 21st DAY OF August, 2019.

[Signature]
GRANT COUNTY PLANNING DIRECTOR

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

[Signature] CHIEF DEPUTY TAX COLLECTOR
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 9-9-19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 10 DAY OF September, 2019 AT
2:34 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2019-06 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

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

BENCHMARK LAND SURVEYING

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DANIEL WELSH; COUNTY CLAIR PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND SUSAN K. WELSH, AS TRUSTEE OF THE SUSAN K. WELSH TRUST DO HEREBY DECLARE THAT WE ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND 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 A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 2, TO THE BENEFIT OF PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCEL 1 TO THAT CERTAIN PRIVATE ACCESS EASEMENT DESCRIBED IN BOOK 116, PAGE 774, DEED RECORDS OF GRANT COUNTY, OREGON. SAID NEW EASEMENT IS 24 FEET IN WIDTH, 12 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN HEREON.

[Signature]
DANIEL WELSH

[Signature]
SUSAN K. WELSH,
TRUSTEE OF THE SUSAN K. WELSH TRUST

[Signature]
PATRICK J. O'CONNOR,
COUNTY CLAIR PROPERTIES, LLC

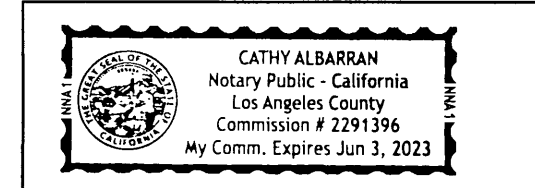
[Signature]
REBECCA O'CONNOR
COUNTY CLAIR PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF CALIFORNIA SS
COUNTY OF Los Angeles

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 18, 2019, BY
DANIEL WELSH.

[Signature]
NOTARY PUBLIC FOR OREGON CA
MY COMMISSION EXPIRES 6-3-2023

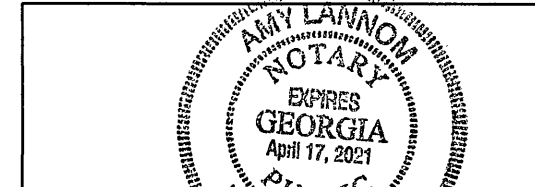


ACKNOWLEDGMENT

STATE OF Georgia SS
COUNTY OF Fulton

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 12th, 2019, BY
PATRICK J. O'CONNOR AND REBECCA O'CONNOR.

[Signature]
NOTARY PUBLIC FOR OREGON GA
MY COMMISSION EXPIRES 4-17-21

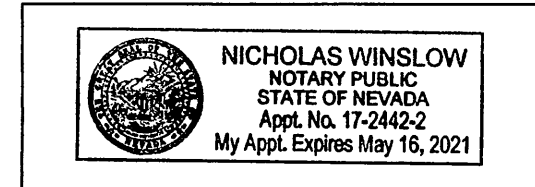


ACKNOWLEDGMENT

STATE OF NEVADA SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 8th, 2019, BY
SUSAN K. WELSH

[Signature]
NOTARY PUBLIC FOR OREGON NEVADA
MY COMMISSION EXPIRES May 16, 2021



SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2, THAT I HAVE CORRECTLY MAPPED THE EXTERIOR BOUNDARY OF THIS LAND PARTITION AND THAT A COMPLETE SURVEY WAS NOT CONDUCTED FOR THIS PARTITIONING PROCESS. SAID PARTITION BEING A PORTION OF PARCEL 1 OF LAND PARTITION NO. 99-11, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, AND OTHER LANDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.7S., R.29E., W.M., GRANT COUNTY, OREGON:

SECTION 9: SE1/4, S1/2SW1/4, NE1/4SW1/4;
SECTION 10: SE1/4SE1/4, W1/2SW1/4, SE1/4SW1/4;
SECTION 11: S1/2SW1/4;
SECTION 14: SW1/4, NW1/4;
SECTION 15: ALL;
SECTION 16: N1/2NE1/4.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF SECTION 14, T.7S., R.29E., W.M., AS THE INITIAL POINT OF THIS LAND PARTITION PLAT.

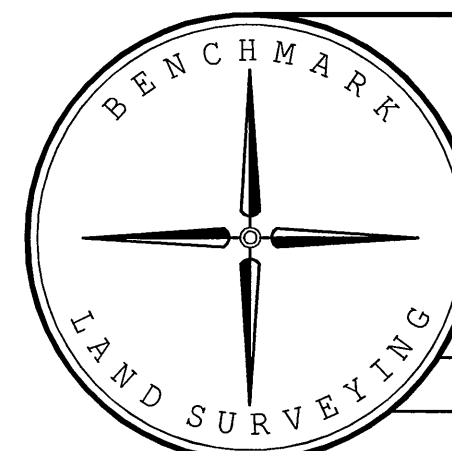
CONTAINING 1560 ACRES, MORE OR LESS.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- RESERVATIONS TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS BY THE UNITED STATES. CONTAINED IN PATENT, RECORDED FEBRUARY 18, 1925 IN BOOK 35, PAGE 600.
- RESERVATIONS TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS BY THE UNITED STATES. CONTAINED IN PATENT, RECORDED OCTOBER 7, 1930 IN BOOK 38, PAGE 582.
- RESERVATIONS CONTAINED IN PATENT TO PIONEER RESOURCES I, LLC. FOR A RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. ACT OF AUGUST 30, 1890. RECORDED DECEMBER 29, 2000 IN DEED INSTRUMENT NO. 203131.
- A PRIVATE ACCESS EASEMENT RESERVED IN DEED FROM WILLIAM A. RHEDER AND D'ANNE RHEDER, HUSBAND AND WIFE TO CARL E. BROCKMAN AND KARON BROCKMAN HUSBAND AND WIFE, JANUARY 15, 2003 AS INSTRUMENT NO. 030123. EASEMENT HAS NO SPECIFIED WIDTH. AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

REFERENCES

LAND PARTITION PLAT NO.'S 98-08 & 99-11
GRANT COUNTY SURVEYOR CORNER RESTORATION RECORDS
GENERAL LAND OFFICE FIELD NOTES
DEED RECORD INSTRUMENT NO. 20182533
GRANT COUNTY PLANNING DEPARTMENT NOTICE ADMINISTRATIVE REVIEW: PAR-19-01
PRELIMINARY TITLE REPORT ORDER NO. 26477



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

LAND PARTITION PLAT
A PARTITION OF A PORTION OF PARCEL 1 OF LAND PARTITION NO. 99-11 AND
OTHER LANDS, SITUATED IN SECTIONS 9, 10, 11, 14, 15 & 16,
T.7S., R.29E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR DANIEL WELSH, COUNTY CLAIR PROPERTIES, LLC & SUSAN WELSH

SURVEYED BY	MCS & NNS	6/28/2019
DRAWN BY:	MCS	SHEET 2 OF 2