

LAND PARTITION PLAT NO. 2020-04

SITUATED IN THE SE1/4 SECTION 18; THE NE1/4 AND SE1/4 SECTION 19;
THE NW1/4 AND SW1/4 SECTION 20 AND IN THE NE1/4 SECTION 30;
T.11S.; R.26E.; W.M.; GRANT COUNTY; OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THE PARCELS OF THIS LAND PARTITION AND THAT NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS. SAID LAND PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.11S., R.26E., W.M.

SECTION 18: SE1/4SE1/4;

SECTION 19: E1/2E1/2 SAVE AND EXCEPT THAT PORTION LYING EASTERLY OF THE JOHN DAY RIVER;

SECTION 20: SW1/4NW1/4, W1/2SW1/4 SAVE AND EXCEPT THAT PORTION LYING EASTERLY OF THE JOHN DAY RIVER;

SECTION 30: THAT PORTION OF THE NE1/4 LYING WESTERLY OF THE JOHN DAY RIVER.

SAVE AND EXCEPT THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED JANUARY 9, 1941 IN BOOK 44, PAGE 339, DEED RECORDS OF GRANT COUNTY, OREGON.

ALSO SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY DEED RECORDED JUNE 2, 2008 AS INSTRUMENT NO. 20081303, DEED RECORDS OF GRANT COUNTY, OREGON.

THIS LAND PARTITION CONTAINS 240 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF SAID SECTION 19 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.
 - 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, TO EXTRACT AND REMOVE MATERIALS FOR ROAD BUILDING PURPOSES. GRANTED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDED JANUARY 9, 1941 IN BOOK 44, PAGE 339, DEED RECORDS OF GRANT COUNTY, OREGON. THIS EASEMENT IS IN ADDITION TO RIGHT OF WAY WHICH WAS ACQUIRED ON THE SAME DEED. THE EASEMENT HAS A VARIABLE WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
 - A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR MOVING CATTLE AND FARM EQUIPMENT. GRANTED TO HERBERT ASHER AND RUTH ASHER, HUSBAND AND WIFE. RECORDED OCTOBER 20, 1988 IN BOOK 137, PAGE 780, DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT BEING 25 FEET IN WIDTH. THE APPROXIMATE LOCATION IS SHOWN HEREON BASED ON A MAP RECORDED WITH THE EASEMENT DOCUMENT.
 - A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR MOVING CATTLE AND FARM EQUIPMENT. GRANTED TO JAMES BARKER AND CHARLOTTE BARKER, HUSBAND AND WIFE. RECORDED DECEMBER 15, 1994 AS INSTRUMENT NO. 942520; DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT BEING 25 FEET IN WIDTH. THE APPROXIMATE LOCATION IS SHOWN HEREON BASED ON A MAP RECORDED WITH A DEED IN BOOK 137, PAGE 780.
 - A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR MOVING CATTLE AND FARM EQUIPMENT. GRANTED TO DOUBLE Z RANCH, LLC. RECORDED APRIL 17, 2017 AND NOVEMBER 15, 2018 AS INSTRUMENT NO.'S 20170716 AND 20182467, RESPECTIVELY, DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT BEING 25 FEET IN WIDTH. THE APPROXIMATE LOCATION IS SHOWN HEREON BASED ON A MAP RECORDED WITH A DEED IN BOOK 137, PAGE 780.
- NOTE: THE EASEMENTS DESCRIBED IN BOOK 137, PAGE 780 AND DEED INSTRUMENT NUMBERS 942520, 20170716 AND 20182467 DO NOT INCLUDE LAND WITHIN SECTION 20, T.11S., R.26E. HOWEVER, THE MAP RECORDED IN BOOK 137, PAGE 780 SHOWS THE EASEMENTS CROSSING INTO SECTION 20. SAID EASEMENTS, AS SHOWN HEREON, CONFORM TO THE LOCATION AS SHOWN ON THE RECORDED MAP.
7. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF JOANNE FLOWER WITH THE PURPOSE OF PARTITIONING THE PROPERTY DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO.'S 922438, AND 20200126 INTO TWO PARCELS, AS SHOWN HEREON. ADDITIONALLY, THIS PLAT IS BEING PREPARED RETROACTIVELY IN ORDER TO BRING THE FLOWERS INTO COMPLIANCE WITH ORS CHAPTER 92 AND GRANT COUNTY PLANNING DEPARTMENT'S MAPPING REQUIREMENTS.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS LAND PARTITION. I FOUND GRANT COUNTY LAND PARTITION PLAT NO. 98-19 WHICH LIES EASTERLY AND ADJACENT TO THE FLOWERS' TRACT. THE COMMON LINE BETWEEN THE FLOWERS' TRACT AND PARCEL 1 OF LAND PARTITION NO. 98-19 IS DESCRIBED AS THE JOHN DAY RIVER. LAND PARTITION PLAT NO. 98-19 SHOWS THE EAST BANK OF THE RIVER AS THE BOUNDARY. I FIND NO REFERENCE TO THE EAST BANK OF THE RIVER IN EITHER THE FLOWERS' DEEDS OR THE SURVEYOR'S CERTIFICATE FROM LAND PARTITION PLAT NO. 98-19. IN ORDER TO AVOID LIMITING TITLE TO EITHER PARTY, I SHOW THE CENTER OF THE RIVER AS THE COMMON LINE BETWEEN THE AFOREMENTIONED PROPERTIES.

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS. THE LOCATIONS OF HIGHWAY 19, EASEMENTS, THE JOHN DAY RIVER AND ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY. THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 CORRESPONDS WITH GRANT COUNTY'S ORIGINAL LAND USE APPROVAL FROM 1992 AND THE SUBSEQUENT LETTER OF RECOGNITION DATED FEBRUARY 10, 2020.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE DAVID D. FLOWER AND JOANNE M. FLOWER, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF 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.

David D. Flower
DAVID D. FLOWER

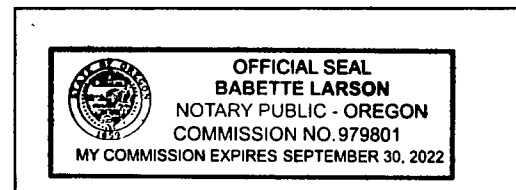
Joanne M. Flower
JOANNE M. FLOWER

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6-25, 2020, BY DAVID D. FLOWER AND JOANNE M. FLOWER.

Babette Larson
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 9-30-2022



APPROVALS

APPROVED THIS 23 DAY OF JUNE, 2020.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 23rd DAY OF June, 2020.

[Signature]
GRANT COUNTY PLANNING DIRECTOR

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 06/23/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 25th DAY OF June, 2020 AT 2:30 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2020-04 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

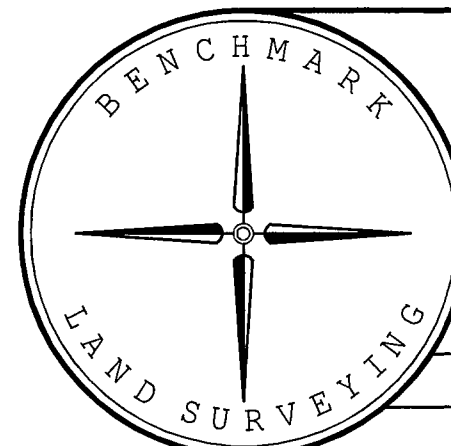
REFERENCES

- LAND PARTITION PLAT NO. 98-19
ODOT MAPS 3B-19-12 & 1R-2-1026
DEED RECORD INSTRUMENT NO.'S 922438, 20081303 & 20200126
DEED RECORD BOOK 44, PAGE 339
PRELIMINARY TITLE REPORT ORDER NO. 27042

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 25 2020

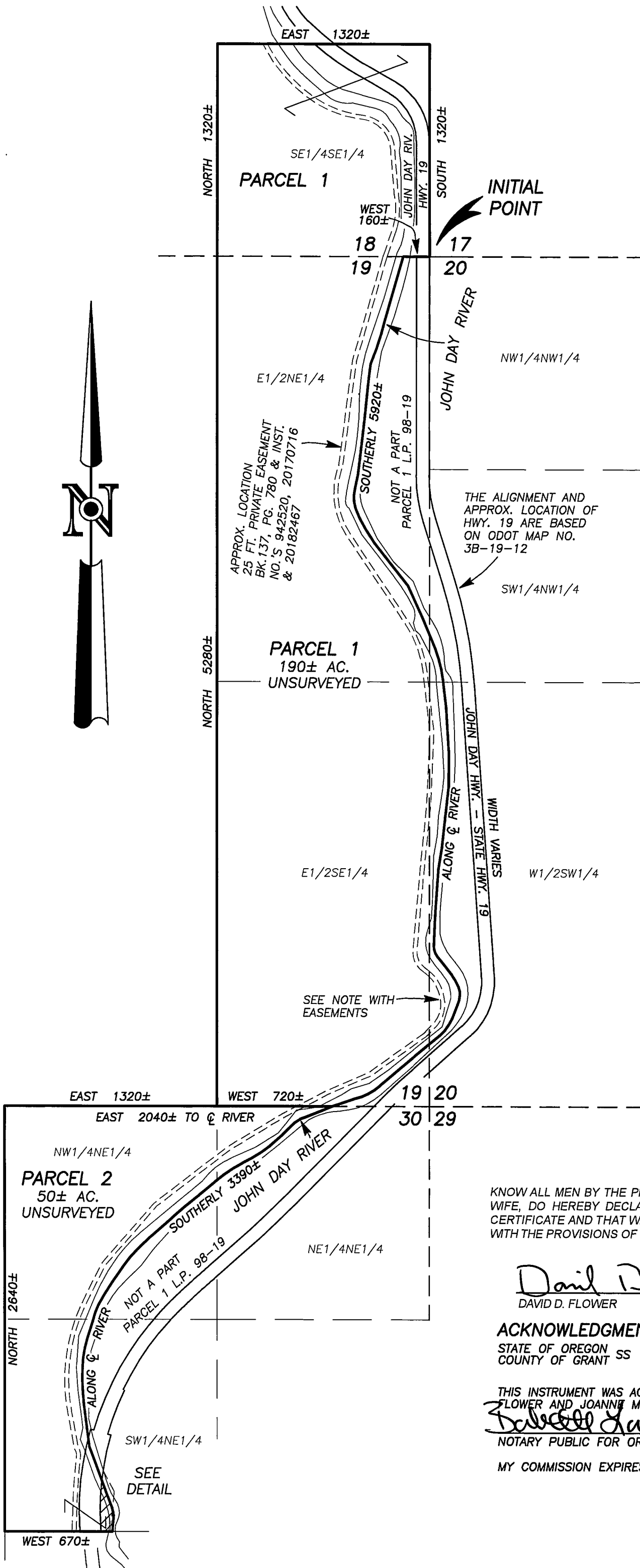
BY: *[Signature]*



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD.
JOHN DAY, OREGON 97845
541-575-1251 ~ benchmarkls.com

A LAND PARTITION
SITUATED IN THE SE1/4 SECTION 18; THE NE1/4 AND SE1/4 SECTION 19; THE NW1/4 AND SW1/4 SECTION 20 AND IN THE NE1/4 SECTION 30; T.11S.; R.26E.; W.M.; GRANT COUNTY; OREGON

| | | |
|----------------|-------------------------|-----------|
| SURVEYED FOR: | DAVID AND JOANNE FLOWER | |
| PREPARED BY: | MCS | 6/17/2020 |
| SCALE: 1"=600' | DRAWN BY: MCS | |



DETAIL
SCALE: 1"=20'

