LAND PARTITION PLAT NO. 2020-08

SITUATED IN THE NE1/4, SE1/4, SW1/4 & NW1/4 SECTION 4 AND IN THE NE1/4 & SE1/4 SECTION 9, T.14S., R.30E., W.M., GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF HAILEY BOETHIN ON BEHALF OF HERSELF AND NATE HUGHES, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20182356. THE PURPOSE OF THIS PLAT IS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS AS SHOWN ON THE ANNEXED PLAT. THE BOUNDARIES OF PARCELS 1 AND 2 WERE SURVEYED AS PART OF THIS PARTITION PROCESS. PARCEL 3 WAS NOT SURVEYED.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON SURVEY NO.'S 712, 1664, 1665, 1903 AND LAND PARTITION PLAT NO. 2003-4. I FOUND THE 20-FOOT OFFSET, 5/8" IRON PIN NEAR THE NORTHWEST CORNER OF PARCEL 3 BENT. I DUG DOWN AND SHOT THE SPIN POINT OF THIS PIN. I ACCEPT ALL FOUND MONUMENTS SHOWN ON THE ANNEXED PLAT.

THE LOCATIONS OF THE COUNTY ROAD, ALL RECORD EASEMENTS, UNSURVEYED BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY. I SET NEW MONUMENTS ON THE BOUNDARIES OF PARCEL 1 AND PARCEL 2 ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MS. BOETHIN AND MR. HUGHES.

THE DEED RECORD LOCATION OF EASEMENT NO. 8 HAS BEEN REALIGNED TO FOLLOW AN EXISTING OVERHEAD POWER LINE. I FOUND NO OVERHEAD POWER LINES WITHIN THE LAST TWO COURSES OF THE EASEMENT AS DESCRIBED IN THE DEED.

APPROVED THIS 27 th of July, 2020.

Shandthurf For Shannon Springer
GRANT COUNTY PLANNING DIRECTOR

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

GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 01/21/2020

ON THE DAY OF HUGUST, 2020 AT PLAT NO. 2020- OR GRANT COUNTY RECORDS.

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

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NATHAN E. HUGHES AND HAILEY D. BOETHIN, 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 ON THE ANNEXED PLAT.

WE DO HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT "A":

A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCELS 1 AND 3. TO THE BENEFIT OF PARCELS 1, 2 AND 3. FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO EASEMENT "C". SAID EASEMENT "A" IS 24 FEET IN WIDTH, 12 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED

EASEMENT "B".

A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1 TO THE BENEFIT OF PARCEL 3, FOR THE PURPOSE OF INGRESS AND EGRESS TO EASEMENT "C". SAID EASEMENT "B" IS 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

A PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 3 TO THE BENEFIT OF PARCELS 1, 2, AND 3, FOR THE PURPOSE OF INGRESS AND EGRESS TO COUNTY ROAD NO. 79. SAID EASEMENT "C" IS 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD, AS SHOWN ON THE ANNEXED PLAT.

ACKNOWLEDGMENT STATE OF OREGON SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON **JULU 28** , 2020, BY NATHAN E. HUGHES.

iclose Sos Janoma NOTARY PUBLIC FOR OREGON MY COMMISSION EXPIRES OCH.17,2020

OFFICIAL SEAL MICHELE LYNN MCMANAMA NOTARY PUBLIC-OREGON COMMISSION NO. 955098 MY COMMISSION EXPIRES OCTOBER 17, 2020

ACKNOWLEDGMENT STATE OF OREGON SS

ATTIS, INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULI 28 , 2020, BY HAILEY D. BOETHIN.

iche A Stoffanoma MY COMMISSION EXPIRES OCT. 17, 2020



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 PARCEL 1 AND PARCEL 2 OF THIS PARTITION, THAT I HAVE CORRECTLY MAPPED PARCEL 3 AND THAT NO SURVEY OF THE ENTIRE BOUNDARY OF THIS LAND PARTITION WAS CONDUCTED FOR THIS PARTITIONING PROCESS. SAID PARTITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.14S., R.30E., W.M., GRANT COUNTY, OREGON:

SECTION 4:

W1/2NE1/4; NW1/4SE1/4. SECTION 9:

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

LOTS 1, 2 AND 3; W1/2SE1/4; E1/2SW1/4;

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 4, T.14S., R.30E., W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 598.16 FEET SOUTH AND 1688.31 FEET EAST (RECORD: 598.86 FT. SOUTH AND 1687.69 FT. EAST) FROM THE

CLOSING CORNER BETWEEN SECTION 5 AND SAID SECTION 4, T.14S., R.30E., W.M.; THENCE N.80°44'51"W., 377.34 FEET (RECORD: N.80°48'40"W., 379 FT., MORE OR LESS) TO THE WEST BOUNDARY OF SAID LOT 3; THENCE NORTHERLY, ALONG THE SAID WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 551 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE EASTERLY, ALONG THE NORTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 372.5 FEET, MORE OR LESS, TO A POINT

SITUATED N.00°00'48"W. (RECORD: NORTH) FROM THE POINT OF BEGINNING; THENCE S.00°00'48"E., 614.91 FEET, (RECORD: SOUTH 614 FT., MORE OR LESS) TO THE POINT OF BEGINNING.

ALSO, SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 4, T.14S., R.30E., W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED 501.34 FEET SOUTH AND 1955.76 FEET EAST (RECORD: 502.28 FT. SOUTH AND 1955.20 FT. EAST) FROM THE CLOSING CORNER BETWEEN SECTION 5 AND SECTION 4, T.14S., R.R.30E., W.M.;

THENCE N.67°48'35"W., 288.88 FEET (RECORD: N.67°48'35"W., 410.40 FT.); THENCE N. 00°00'48"W., 409.16 FEET, MORE OR LESS (RECORD: NORTH, 362 FT., MORE OR LESS), TO THE NORTH LINE OF SAID GOVERNMENT LOT 3;

THENCE EASTERLY, 434.57 FEET (RECORD: 547 FT., MORE OR LESS), ALONG SAID NORTH LINE OF GOVERNMENT LOT 3; THENCE S.10°56'42"W., 250 FEET, MORE OR LESS (RECORD: S.10°52'25"W., 249.72 FT.) TO A 5/8" IRON PIN WITH ATTACHED ALUMINUM CAP:

THENCE S.23°34'29"W., 300.01 FEET (RECORD: S.23°34'29"W., 300.04 FT.) TO THE POINT OF BEGINNING;

I DO HEREBY DESIGNATE THE N1/4 CORNER OF SECTION 9, T.14S., R30E., W.M., AS THE INITIAL POINT OF THIS LAND PARTITION

CONTAINING 370 ACRES, MORE OR LESS.

EASEMENTS

- 1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- 2. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- 3. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL POWER LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, RECORDED MAY 26, 1971 IN BOOK 106, PAGE 26, DEED RECORDS OF GRANT COUNTY, OREGON. THE DEED DOCUMENT STATES THAT THIS EASEMENT IS 10 FEET WIDE AND ALSO STATES THAT SAID EASEMENT IS 10 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE. SAID EASEMENT IS SHOWN HEREON IN ITS APPROXIMATE LOCATION AND WITH A 20 FOOT WIDTH.
- 4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO EARL SHIELDS, RECORDED JUNE 6, 1973 IN BOOK 110, PAGE 20, DEED RECORDS OF GRANT COUNTY, OREGON. EASEMENT HAS NO SPECIFIED WIDTH. THE DEED DOCUMENT DOES NOT DESCRIBED THIS EASEMENT BY COURSE AND DISTANCE, BUT DOES HAVE A TAX MAP ATTACHED WITH THE ROAD SKETCHED ON IT. THE ALIGNMENT ON THE SKETCH GENERALLY FOLLOWS THE APPROXIMATE ALIGNMENT SHOWN.
- 5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED IN DEED BY RICHARD L. JACOBSON AND BILLIE E. JACOBSON, HUSBAND AND WIFE, FOR INGRESS AND EGRESS. RECORDED JANUARY 10, 1985 IN BOOK 131, PAGE 270, DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT HAS NO SPECIFIED WIDTH. APPROXIMATE LOCATION SHOWN.
- 6. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO RODGER B. CLARK AND KIMBERLY M. CLARK, HUSBAND AND WIFE, RECORDED JUNE 15, 1987 IN BOOK 135, PAGE 393, DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT BEING 30 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN...
- 7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL POWER LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC COOPERATIVE, INC., RECORDED JUNE 27, 1989 IN BOOK 139, PAGE 37, DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT BEING 30 FEET IN WIDTH, APPROXIMATE
- 8. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL POWER LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC COOPERATIVE, INC., RECORDED MARCH 8, 1994 AS INSTRUMENT NO. 940462, DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT BEING 15 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN HAS BEEN REALIGNED TO AN EXISTING OVERHEAD POWERLINE.
- 9. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS. GRANTED TO JACK L. WATSON AND LINDA K. WATSON, AS HUSBAND AND WIFE, RECORDED OCTOBER 2, 2008 AS INSTRUMENT NO. 20082543, DEED RECORDS OF GRANT COUNTY, OREGON. SAID EASEMENT BEING 30 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN..
- 10. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS AND/OR PHONE LINE. SAID EASEMENT GRANTED TO PAULA J. LANGENFELD, FRANCIS AND MARY MARCIEL, AS TRUSTEES OF THE MARCIEL FAMILY TRUST U/A/D APRIL 24, 2002, AND JOHN MARCIEL. SAID EASEMENT RECORDED JANUARY 13, 2009 AS INSTRUMENT NO. 20090069. DEED RECORDS OF GRANT COUNTY, OREGON, APPROXIMATE LOCATION SHOWN.
- 11. PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. SAID EASEMENT GRANTED TO OREGON TRAIL CONSUMERS COOPERATIVE, RECORDED MAY 15, 2018 AS INSTRUMENT NO. 20181073, DEED RECORDS OF GRANT COUNTY, OREGON, APPROXIMATE LOCATION SHOWN.
- 12. EASEMENTS. RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

RECEIVED AND FILED GRANT COUNTY SURVEYOR

REFERENCES

RECORD MAP OF SURVEY NO.'S 712, 1664, 1665 & 1903 LAND PARTITION PLAT NO. 2003-4 DEED RECORD INSTRUMENT NO. 20182356 PRELIMINARY TITLE REPORT ORDER NO. 26656



EXPIRES: 6/30/2020



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

LAND PARTITION PLAT SITUATED IN THE NE1/4, SE1/4, SW1/4 & NW1/4 SECTION 4 AND IN THE NE1/4 & SE1/4 SECTION 9, T.14S., R.30E., W.M., GRANT COUNTY, OREGON

NATHAN HUGHES AND HAILEY BOETHIN SURVEYED FOR MCS & NNS 6/23/2020 SURVEYED BY DRAWN BY: MCS SHEET 3 OF 3