

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.

APPROVALS

APPROVED THIS 25 DAY OF JUNE, 2020.

[Signature]
GRANT COUNTY SURVEYOR

APPROVED THIS 27th DAY OF July, 2020.

[Signature] For Shannon Springer
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: 07/27/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 4th DAY OF August, 2020 AT 10:51 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2020-08 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

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 PLAT.

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.

EASEMENT "C":

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.

[Signature]
NATHAN E. HUGHES

[Signature]
HAILEY D. BOETHIN

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

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

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Oct. 17, 2020



ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 28, 2020, BY HAILEY D. BOETHIN.

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Oct. 17, 2020



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

AUG 4 2020

BY: [Signature]

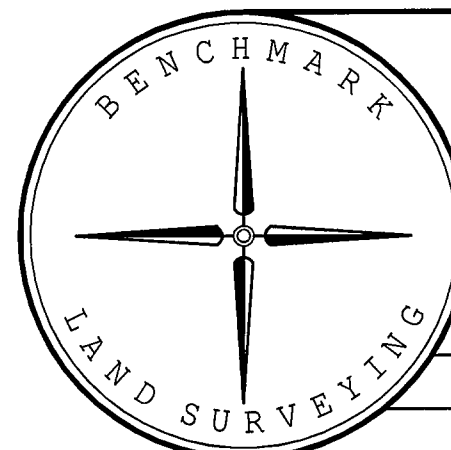
REFERENCES

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

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

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