

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN GOVERNMENT LOTS 1 AND 2, SECTION 2, T.14S., R.31E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 99-16, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

CONTAINING 3.00 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT NO. 99-16 AS THE INITIAL POINT OF THIS LAND PARTITION PLAT.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT I, LAURA B. CRAMER, DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Laura B. Cramer
LAURA B. CRAMER

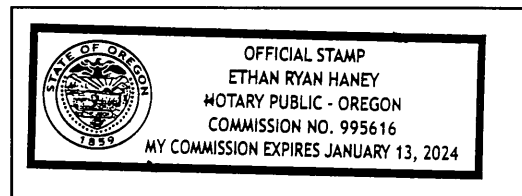
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/13, 2020, BY LAURA B. CRAMER.

Ethan Ryan Haney
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES JAN. 13, 2024



APPROVALS

APPROVED THIS 10 DAY OF NOVEMBER, 2020,

[Signature]
DEPUTY
UNION COUNTY SURVEYOR

APPROVED THIS 16th DAY OF November, 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: 11/16/2020

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 10th DAY OF November, 2020 AT 10:00 O'CLOCK A.M. AND RECORDED AS LAND PARTITION PLAT NO. 2020-09 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.'S 99-13 & 99-16
DEED RECORD INSTRUMENT NO.'S 20200597 & 20200598
PRELIMINARY TITLE REPORT ORDER NO. 27332

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2022

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 16 2020

[Signature]

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 99-16
AS SHOWN

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF ERICH TIMKO ON BEHALF OF LAURA CRAMER, OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO.'S 20200597 AND 20200598. THIS IS A SINGLE PARCEL PARTITION WITH THE PURPOSE OF ELIMINATING THE COMMON LINE BETWEEN PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. 99-16, AS SHOWN.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON LAND PARTITION PLAT NO.'S 99-13 AND 99-16.

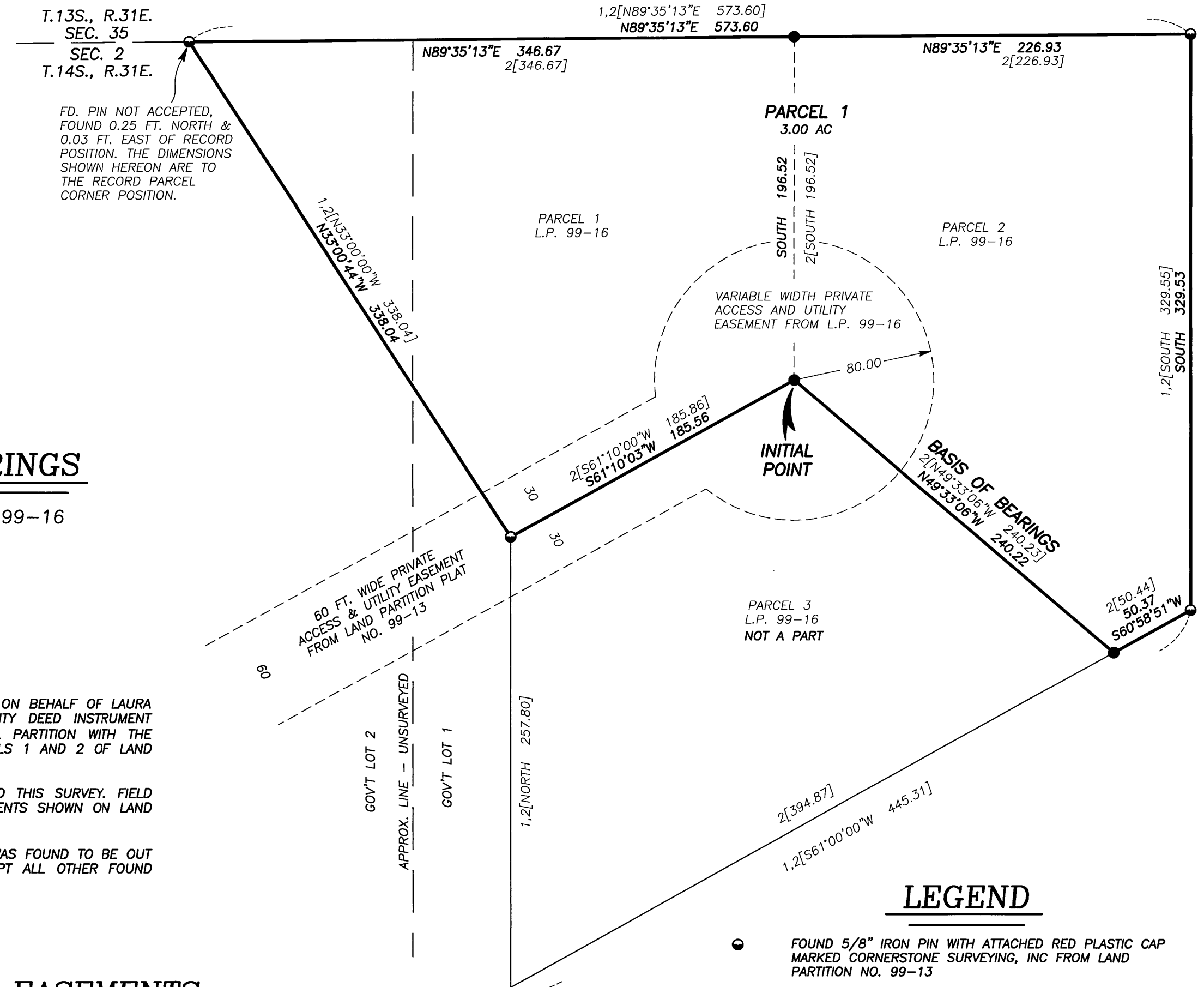
THE MONUMENT AT THE NORTHWEST CORNER OF THIS TRACT WAS FOUND TO BE OUT OF POSITION, AS SHOWN, AND IS NOT ACCEPTED. I ACCEPT ALL OTHER FOUND MONUMENTS SHOWN HEREON. GOD BLESS AMERICA.

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.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR UTILITY RIGHT OF WAY AND INCIDENTAL PURPOSES. GRANTED TO WEST COAST POWER COMPANY, A CORPORATION. RECORDED APRIL 26, 1937 IN DEED BOOK 41, PAGE 603. NO SPECIFIED WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. I FOUND NO EVIDENCE OF OVERHEARD POWER LINES ON THE SUBJECT PROPERTY.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR UTILITY RIGHT OF WAY AND INCIDENTAL PURPOSES. GRANTED TO JACK MCKENNA, DBA BLUE MT. TV CABLE CO. RECORDED JUNE 24, 1971 IN DEED BOOK 106, PAGE 155. NO SPECIFIED WIDTH. NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. I FOUND NO EVIDENCE OF OVERHEARD POWER LINES ON THE SUBJECT PROPERTY.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR ACCESS AND UTILITIES RIGHT OF WAY AND INCIDENTAL PURPOSES. GRANTED TO THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 OF LAND PARTITION PLAT NO. 99-16. SAID EASEMENT HAS A VARIABLE WIDTH, AS SHOWN HEREON.
- MUTUAL WELL AGREEMENT AND PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FOR A WATER LINE AND INCIDENTAL PURPOSES. GRANTED TO THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 OF LAND PARTITION PLAT NO. 99-16. RECORDED AS DEED INSTRUMENT NO. 222745. SAID EASEMENT(S) BEING 5 FEET IN WIDTH. NOT PLOTTED, LOCATION OF SAID WELL AND EASEMENTS ARE NOT SPECIFIED IN THE AGREEMENT. I WAS UNABLE TO LOCATE A WELL DURING MY FIELD SURVEY.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

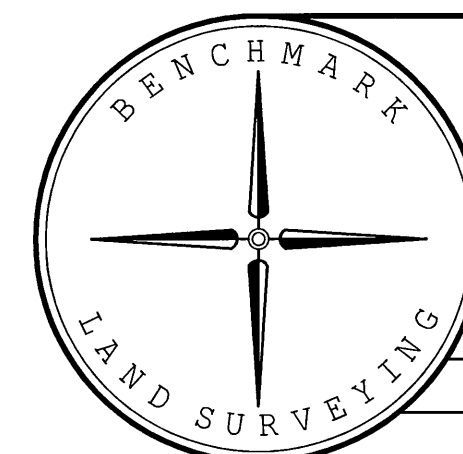
LAND PARTITION PLAT NO. 2020-09

BEING A REPLAT OF PARCELS 1 & 2 OF LAND PARTITION PLAT NO. 99-16
SITUATED IN GOV'T LOTS 1 AND 2, SECTION 2,
T.14S., R.31E., W.M., GRANT COUNTY, OREGON



LEGEND

- FOUND 5/8\"/>



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

LAND PARTITION PLAT, BEING A REPLAT OF
PARCELS 1 & 2 OF LAND PARTITION PLAT NO. 99-16
SITUATED IN GOV'T LOTS 1 AND 2, SECTION 2,
T.14S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	LAURA CRAMER
SURVEYED BY	MCS
Scale: 1\"/>	

11/07/2020

Drawn by: MCS