

LAND PARTITION PLAT NO. 2020-11

SITUATED IN SECTIONS 29, 31 & 32, T.12S., R.33E., W.M., AND IN SECTIONS 6, 7, 8, 17 & 18, T.13S., R.33E., W.M., GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL G. 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.12S., R.33E., W.M.

SECTION 29: THAT PORTION OF THE SW1/4SW1/4 LYING WESTERLY OF COUNTY ROAD NO. 18;

SECTION 31: THAT PORTION LYING WESTERLY OF COUNTY ROAD NO. 18;

EXCEPTING THEREFROM A STRIP OF LAND EXTENDING ALONG THE SOUTH LINE OF SAID SECTION 31 FROM THE SOUTHEAST CORNER THEREOF TO THE CENTERLINE OF BEAR CREEK, SAID STRIP BEING 100 FEET IN WIDTH.

SECTION 32: THAT PORTION LYING WESTERLY OF COUNTY ROAD NO. 18;

T.13S., R.33E., W.M.

SECTION 6: LOTS 1, 2, 3, 4, 5, AND 6, S1/2NE1/4, SE1/4NW1/4, E1/2SW1/4, SE1/4;

SECTION 7: E1/2;

EXCEPTING THEREFROM THOSE PORTIONS OF THE S1/2SE1/4SE1/4NE1/4 AND THE SE1/4 LYING EASTERLY OF COUNTY ROAD NO. 18;

SECTION 8: THAT PORTION LYING WESTERLY OF COUNTY ROAD NO. 18;

SECTION 17: THAT PORTION OF THE NW1/4NW1/4 LYING NORTHERLY OF OREGON STATE HIGHWAY NO. 26 AND WESTERLY OF COUNTY ROAD NO. 18;

SECTION 18: THAT PORTION OF THE NE1/4 LYING NORTHERLY OF OREGON STATE HIGHWAY NO. 26;

EXCEPTING FROM THE ABOVE DESCRIBED INCLUSIVE TRACT THE FOLLOWING:

A) COUNTY ROAD 18;

B) THAT CERTAIN TRACT OF LAND CONVEYED TO GRANT COUNTY, OREGON, BY DEED RECORDED, OCTOBER 17, 2007 IN DEED INSTRUMENT NO. 20072867, DEED RECORDS OF GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1350.93 FEET NORTH AND 561.22 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE N.70°55'00"E., 1315.00 FEET;

THENCE S.31°08'07"E., 3193.14 FEET;

THENCE S.23°04'30"E., 1700.00 FEET;

THENCE S.70°35'00"W., 1430.00 FEET;

THENCE N.27°00'00"W., 4665.00 FEET TO THE POINT OF BEGINNING.

C) ALL THOSE PORTIONS OF GOVERNMENT LOTS 6 AND 7, SECTION 6; GOVERNMENT LOTS 1, 2, 3 AND 4, IF ANY; THE E1/2NW1/2 AND THE W1/2SE1/4, SECTION 7 AND THE NW1/4NE1/4 SECTION 18 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 20072867, DEED RECORDS OF GRANT COUNTY, OREGON, SAID POINT BEING 1350.93 FEET NORTH AND 561.22 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 6,

THENCE ALONG THE WESTERLY LINE OF SAID TRACT, S.27°00'00"E., 4665.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT N.70°55'00"E., 570 FEET;

THENCE SOUTH, 2526.58 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE JOHN DAY HIGHWAY AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

THIS PARTITION CONTAINS 1410 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF SAID THAT CERTAIN TRACT OF LAND DESCRIBED IN SAID DEED RECORD INSTRUMENT NO. 20072867, AS THE INITIAL POINT OF THIS PARTITION, AS SHOWN.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT ROD R. JOHNSON, TRUSTEE OF THE ROD R. JOHNSON IRREVOCABLE LIVING TRUST AS TO AN UNDIVIDED 50% INTEREST AND CATHERINE B. JOHNSON, TRUSTEE OF THE CATHERINE B. JOHNSON IRREVOCABLE LIVING TRUST AS TO AN UNDIVIDED 50% INTEREST, 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.

ROD R. JOHNSON,  
TRUSTEE OF THE ROD R. JOHNSON  
IRREVOCABLE LIVING TRUST

ROD R. JOHNSON,  
ATTORNEY-IN-FACT FOR CATHERINE B. JOHNSON,  
TRUSTEE OF THE CATHERINE B. JOHNSON  
IRREVOCABLE LIVING TRUST  
(POWER OF ATTORNEY WAS RECORDED IN GRANT  
COUNTY RECORDS ON APRIL 18, 2016 AS  
INSTRUMENT NO. 20160819)

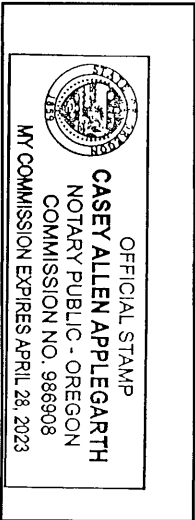
ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF Douglas SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/08, 2022  
BY ROD R. JOHNSON.

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 4/28/23

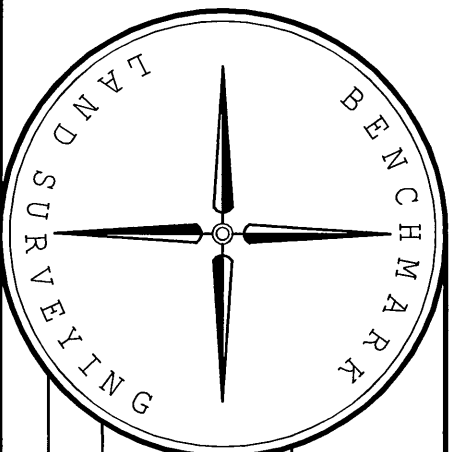


REFERENCES

RECORD MAP OF SURVEY NO.'S 1812 & 2076  
DEED RECORD INSTRUMENT NO.'S 20201684 & 20202277  
RECORD DEED BOOK 38, PAGE 15 & BOOK 91, PAGE 527  
PRELIMINARY TITLE REPORT ORDER NO. 27330

EXPIRES: 6/30/2022

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



LAND PARTITION PLAT		SITUATED IN SECTIONS 29, 31 & 32, T.12S., R.33E., W.M., AND	
SURVEYED FOR		IN SECTIONS 6, 7, 8, 17 & 18, T.13S., R.33E., W.M.,	
DRAWN BY:		GRANT COUNTY, OREGON	
MCS		ROD R. JOHNSON AND CATHERINE B. JOHNSON	
		IRREVOCABLE LIVING TRUSTS	
		12/21/2020	
		SHEET 3 OF 3	

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.
- MINERAL AND TIMBER RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, RESERVED BY EASTERN OREGON LAND COMPANY, RECORDED OCTOBER 6, 1921 IN BOOK 34, PAGE 232, DEED RECORDS OF GRANT COUNTY, OREGON. RESERVATION INCLUDES RIGHTS OF INGRESS AND EGRESS FOR REMOVAL OF MATERIAL, NOT PLOTTED. NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTIONS 29 AND 31, T.12S., R.33E.
- RESERVATION CONTAINED IN PATENT TO RALPH M. CURT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 31, 1928 IN BOOK 37, PAGE 504, DEED RECORDS OF GRANT COUNTY, OREGON, NOT PLOTTED; NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTION 32, T.12S., R.33E.
- MINERAL RESERVATION AND RESERVATION OF A 100-FOOT STRIP OF GROUND FOR STOCK WATERING PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, RESERVED BY EASTERN OREGON LAND COMPANY, RECORDED DECEMBER 18, 1928 IN BOOK 38, PAGE 15, DEED RECORDS OF GRANT COUNTY, OREGON.
- RESERVATION OF DITCHES AND RESERVOIR CONTAINED IN PATENT TO BRADLEY W. ALLEN, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 6, 1937 IN BOOK 42, PAGE 147, DEED RECORDS OF GRANT COUNTY, OREGON, NOT PLOTTED; NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTION 6, T.13S., R.33E.
- PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 17, 1939 IN BOOK 43, PAGE 214, DEED RECORDS OF GRANT COUNTY, OREGON. EASEMENT IS NOT PLOTTED; NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTIONS 7, 8 AND 18, T.13S., R.33E.
- MINERAL AND TIMBER RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, RESERVED BY EASTERN OREGON LAND COMPANY, RECORDED SEPTEMBER 3, 1942 IN BOOK 45, PAGE 442, DEED RECORDS OF GRANT COUNTY, OREGON, NOT PLOTTED; NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTION 29, T.12S., R.33E.
- MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, RESERVED BY EASTERN OREGON LAND COMPANY, RECORDED DECEMBER 2, 1992 IN BOOK 67, PAGE 3, DEED RECORDS OF GRANT COUNTY, OREGON, NOT PLOTTED; NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTION 29, T.12S., R.33E.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE ADMINISTRATION OF GOVERNMENT LANDS AND THE REMOVAL OF TIMBER ONLY, FOR CONSTRUCTION AND MAINTENANCE OF A ROADWAY, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO THE UNITED STATES OF AMERICA, RECORDED MARCH 12, 1965 IN BOOK 92, PAGE 341, DEED RECORDS OF GRANT COUNTY, OREGON, SAID EASEMENT BEING 150 FEET IN WIDTH. MAP ATTACHED TO DEED SHOWS THE EASEMENT GENERALLY FOLLOWS COUNTY ROAD NO. 18, AFFECTS LAND SHOWN ON THE ANNEXED MAP IN SECTION 29, T.12S., R.33E. APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT. THIS EASEMENT WAS TEMPORARY AND MAY HAVE EXPIRED.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, REGARDING A ROCK QUARRY, BETWEEN HARRY COOMBS AND GRANT COUNTY, OREGON, DATED APRIL 16, 1966 IN BOOK 1 OF COMMISSIONERS JOURNAL, PAGE 480, NOT PLOTTED; NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTION 7, T.13S., R.33E. THIS AGREEMENT MAY NO LONGER BE VALID AS IT HAD A 5 YEAR TERM IF NOT RENEWED.
- PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO IDAHO POWER COMPANY, RECORDED MAY 18, 1966 IN BOOK 94, PAGE 575, DEED RECORDS OF GRANT COUNTY, OREGON, NO SPECIFIED WIDTH, APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT.
- PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE LINES AND RELATED SYSTEMS, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN, GRANTED TO OREGON TELEPHONE CORPORATION, RECORDED APRIL 12, 1974 IN BOOK 111, PAGE 345, DEED RECORDS OF GRANT COUNTY, OREGON, NOT PLOTTED, NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTIONS 17 AND 18, T.13S., R.33E.
- EXCEPTIONS FOR DITCHES OR CANALS CONSTRUCTED BY THE UNITED STATES, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, RECORDED DECEMBER 29, 2000 IN DEED INSTRUMENT NO. 203138, DEED RECORDS OF GRANT COUNTY, OREGON, NOT PLOTTED, NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTION 6, T.13S., R.33E.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS, GRANTED TO GRANT COUNTY, OREGON, RECORDED OCTOBER 17, 2007 IN DEED INSTRUMENT NO. 20072867, DEED RECORDS OF GRANT COUNTY, OREGON, SAID EASEMENT BEING 25 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS, GRANTED TO KELLY AND BARBARA VOIGT, HUSBAND AND WIFE, RECORDED AUGUST 14, 2017 IN DEED INSTRUMENT NO. 20171632, DEED RECORDS OF GRANT COUNTY, OREGON, EASEMENT 1 BEING 30 FEET IN WIDTH, EASEMENT 2 BEING 25 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS, GRANTED TO KELLY AND BARBARA VOIGT, HUSBAND AND WIFE, RECORDED NOVEMBER 13, 2018 IN DEED INSTRUMENT NO. 20182439, DEED RECORDS OF GRANT COUNTY, OREGON. EASEMENT BEING 25 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

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

BENCHMARK LAND SURVEYING

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

DEC 2 8 2020

BY:

*[Signature]*