

LAND PARTITION PLAT NO. 2021-05

A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION NO. 2020-11
SITUATED IN SECTION 6, T.13S., R.33E., W.M., GRANT COUNTY, OREGON

AN UNSURVEYED LAND PARTITION

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 SECTION 6, T.13S., R.33E., W.M., GRANT COUNTY, OREGON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION PLAT NO. 2020-11, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

EXCEPTING THEREFROM ALL THOSE PARTS OF SAID PARCEL 2 IN THE SW1/4NE1/4SW1/4 AND IN THE S1/2 GOVERNMENT LOT 6 CONVEYED BY DEED INSTRUMENT NO. 20210219, DEED RECORDS OF GRANT COUNTY, OREGON.

CONTAINING 535 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF SECTION 6 AS THE INITIAL POINT OF THIS PARTITION, AS SHOWN.

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. 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.
4. 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.
5. 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.
6. 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 28, 2000 IN DEED INSTRUMENT NO. 203138, DEED RECORDS OF GRANT COUNTY, OREGON. NOT PLOTTED. NO SPECIFIED WIDTH OR LOCATION GIVEN.
7. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

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.

AS THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS WELL AS PARCEL 3 OF GRANT COUNTY, OREGON LAND PARTITION PLAT NO. 2020-11, WE DO HEREBY CREATE THE FOLLOWING EASEMENTS:

EASEMENT A:
A 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 3 OF LAND PARTITION NO. 2020-11 AND PARCELS 1 AND 3 OF THIS LAND PARTITION PLAT, SAID EASEMENT BEING FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM STATE HIGHWAY 26 TO PARCEL 2 OF THIS LAND PARTITION AND OTHER LAND SITUATED IN GOVERNMENT LOTS 1, 2, 3 AND 4 AND THE W1/2E1/2W1/2 SECTION 31, T.12S., R.33E., W.M.

EASEMENT B:
EASEMENT A BEGINS ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 26 AT A POINT THAT IS 39.68 FEET SOUTH AND 4260.95 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 7, T.13S., R.33E., W.M., AND RUNS NORTHERLY ALONG THE CENTERLINE OF AN EXISTING ROAD TO A POINT EASTERLY OF THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2002887, SAID EASEMENT CONTINUES EASTERLY OF AND ADJACENT TO THE EASTERLY LINE OF SAID TRACT TO THE POINT OF INTERSECTION WITH AN EXISTING ROAD, THEN FOLLOWS ALONG THE CENTERLINE OF SAID ROAD TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF THIS LAND PARTITION, SAID POINT BEING ON THE SOUTH LINE OF THE NE1/4SE1/4NW1/4, SECTION 6, T.13S., R.33E., W.M., AS SHOWN ON THE ANNEXED PLAT.

EASEMENT B:

A 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 3 OF LAND PARTITION NO. 2020-11 AND PARCELS 1, 2 AND 3 OF THIS LAND PARTITION PLAT, SAID EASEMENT BEING FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM STATE HIGHWAY 26 TO LAND SITUATED IN GOVERNMENT LOTS 1, 2, 3 AND 4 AND THE W1/2E1/2W1/2 SECTION 31, T.12S., R.33E., W.M.

EASEMENT B IS COINCIDENT WITH EASEMENT A DESCRIBED HEREIN ABOVE AND CONTINUES FROM THE SOUTH LINE OF THE NE1/4SE1/4NW1/4 SAID SECTION 6 ALONG AN EXISTING ROAD TO THE NORTH LINE OF GOVERNMENT LOT 3, SAID SECTION 6.

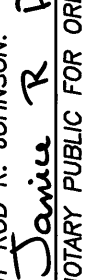

ROD R. JOHNSON,
TRUSTEE OF THE ROD R. JOHNSON
IRREVOCABLE LIVING TRUST

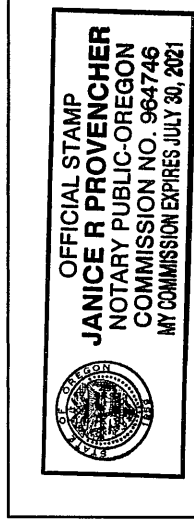

CATHERINE B. JOHNSON,
TRUSTEE OF THE CATHERINE B. JOHNSON
IRREVOCABLE LIVING TRUST
(POWER OF ATTORNEY WAS RECORDED IN GRANT
COUNTY RECORDS ON APRIL 18, 2016 AS
INSTRUMENT NO. 20160819)

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Grant SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 30, 2021,
BY ROD R. JOHNSON.


Janice R. Provancher
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7.30.2021



APPROVALS

APPROVED THIS 5 DAY OF April, 2021,

Shona Hunt - Assistant Planner
GRANT COUNTY PLANNING DIRECTOR

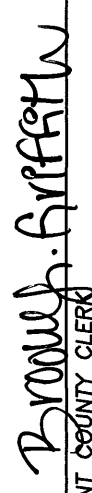
APPROVED THIS 3rd DAY OF May, 2021.

Shona Hunt - Assistant Planner
GRANT COUNTY PLANNING DIRECTOR

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

GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 05/04/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 04 DAY OF May, 2021 AT
3:10 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2021-05 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK

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


BENCHMARK LAND SURVEYING

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF ROD JOHNSON ON BEHALF OF ROD AND CATHERINE JOHNSON, TRUSTEES OF THE ROD R. JOHNSON IRREVOCABLE LIVING TRUST AND THE CATHERINE B. JOHNSON IRREVOCABLE LIVING TRUST, RESPECTIVELY. THE PURPOSE OF THE PARTITION WAS TO DIVIDE THE REMAINING PORTIONS OF PARCEL 2 OF LAND PARTITION PLAT NO. 2020-11 INTO THREE PARCELS, AS SHOWN ON THE ANNEXED PLAT. THE SUBJECT PROPERTY IS DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO.'S 20201684 AND 20210219.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS LAND PARTITION, SUBSEQUENT TO THE RECORDING OF LAND PARTITION PLAT NO. 2020-11, DEED NO. 20210219 WAS RECORDED WHICH PERFECTED A PROPERTY LINE ADJUSTMENT BETWEEN LAND OWNED BY GRANT COUNTY AND PARCEL 2 OF SAID PLAT.

NO SURVEY WAS PERFORMED FOR THIS PARTITION PROCESS. THE LOCATIONS OF EASEMENTS, COUNTY ROAD NO. 18, BEAR CREEK AND ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAY 06 2021

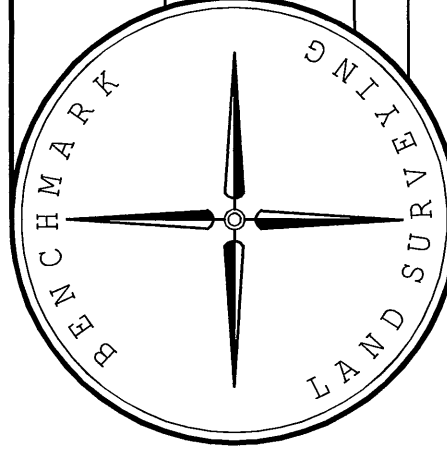


REFERENCES

LAND PARTITION PLAT NO. 2020-11
DEED RECORD INSTRUMENT NO.'S 20072867 & 20201684
& 20210219
RECORD DEED BOOK 91, PAGE 527
PRELIMINARY TITLE REPORT ORDER NO. 27567

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 6, 2018
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2022



BENCHMARK LAND SURVEYING

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

A PARTITION OF A PORTION OF PARCEL 2 OF LAND PARTITION
NO. 2020-11 ~ SITUATED IN SECTION 6, T.13S., R.33E., W.M.,
GRANT COUNTY, OREGON

SURVEYED
FOR
ROD R. JOHNSON AND CATHERINE B. JOHNSON
IRREVOCABLE LIVING TRUSTS

DRAWN BY: MCS

4/01/2021

SCALE: 1"=600'

SHEET 2 OF 2