

LAND PARTITION PLAT NO. 2021-06

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2020-11
SITUATED IN SECTIONS 29, 31 & 32, T.12S., 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 SECTIONS 29, 31 AND 32, T.12S., R.33E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 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.

CONTAINING 625 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF SECTION 31 AS THE INITIAL POINT OF THIS PARTITION, AS SHOWN.

DECLARATION

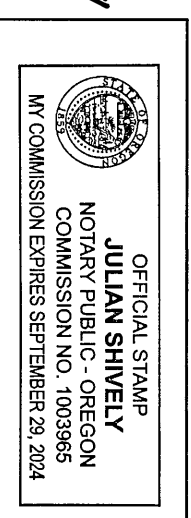
KNOW ALL MEN BY THE PRESENTS THAT ROD R. JOHNSON, TRUSTEE OF THE ROD R. JOHNSON IRREVOCABLE LIVING TRUST AS TO AN UNDIVIDED 50% INTEREST AND CATHERINE B. JOHNSON, TRUSTEE OF THE CATHERINE B. JOHNSON IRREVOCABLE LIVING TRUST AS TO AN UNDIVIDED 50% INTEREST, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF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

ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF Douglas SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 11th, 2021,
BY ROD R. JOHNSON

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 09/09/2024



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)

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. CURL, 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 36, PAGE 15, DEED RECORDS OF GRANT COUNTY, OREGON.
- 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, 1952 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 JULY 22, 1958 IN BOOK 79, PAGE 235, DEED RECORDS OF GRANT COUNTY, OREGON, NOT PLOTTED; NO SPECIFIED WIDTH OR LOCATION GIVEN. AFFECTS LAND SHOWN ON THE ANNEXED PLAT IN SECTIONS 29 AND 31, T.12S., R.33E.
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, 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 AUGUST 28, 1958 IN BOOK 79, PAGE 403, 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.
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR CONSTRUCTION AND USE OF BORROW PITS FOR THE PURPOSE OF CONSTRUCTING 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.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 3rd DAY OF May, 2021,
BENJAMIN COUNTY SURVEYOR

APPROVED THIS 18th DAY OF May, 2021.
BENJAMIN COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO THIS PLAT HAVE BEEN ASSESSED AND COLLECTED.
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 05/18/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 18th DAY OF May, 2021 AT
Grado Clock Bldg. AND RECORDED AS LAND PARTITION
PLAT NO. 2021-06 GRANT COUNTY RECORDS.

GRANT COUNTY CLERK

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

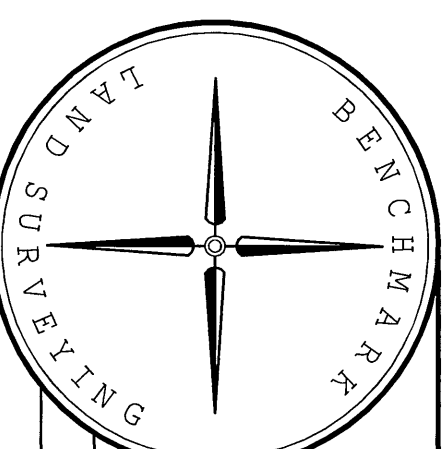


OREGON
JULY 5, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2022

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 PARCEL 1 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 20202277.

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.



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
541-575-1251 ~ benchmark1d.s.co

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2020-11
SITUATED IN SECTIONS 29, 31 & 32, T.12S., R.33E., W.M.,
GRANT COUNTY, OREGON

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

DRAWN BY: MCS 5/03/2021

SCALE: 1"=600' SHEET 2 OF 2