

LAND PARTITION PLAT NO. 2021-09

A REPLAT OF PARCEL 1 OF LAND PARTITION NO. 96-16 AND PARCEL 2 OF LAND PARTITION NO. 2009-08
SITUATED IN THE NW1/4 SECTION 2, T.14S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PARCELS OF THIS LAND PARTITION, SAID LAND PARTITION BEING SITUATED IN T.14S., R.31E., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 96-16 AND PARCEL 2 OF LAND PARTITION NO. 2009-08, ACCORDING TO THE PLATS THEREOF FILED FOR THE RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE.

THIS PARTITION CONTAINS 6.99 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER, PARCEL 2 OF LAND PARTITION PLAT NO. 2009-08 AS THE INITIAL POINT OF THIS LAND PARTITION PLAT.

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.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, REGARDING THE MUTUAL WELL BETWEEN ROBERT AND DONNA TOLKE AND KERRY JOHN SMITH RECORDED SEPTEMBER 10, 1996, AS THE INSTRUMENT NUMBER 961938, SAID EASEMENT HAVING NO SPECIFIED WIDTH, (EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY INSTRUMENT FOR THE WATERLINE, RECORDED AUGUST 11, 2020 AS INSTRUMENT NUMBER 20201340, SAID EASEMENT HAVING NO SPECIFIED WIDTH, (EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A DITCH AND/OR FLUME FOR CARRIAGE OF WATER, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THERIN GRANTED TO M. F. STOCKWELL, RECORDED NOVEMBER 21, 1950, IN BOOK 34 ON PAGE 137, SAID EASEMENT BEING 33 FEET IN WIDTH, (EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN THE DEED BY CHARLES STINNETT AND LAURIE STINNETT FOR INGRESS AND EGRESS, TOGETHER WITH ALL APPURTENANCES THERETO, AS MORE PARTICULARLY DESCRIBED THERIN, RECORDED NOVEMBER 15, 1995, AS INSTRUMENT NUMBER 952216, SAID EASEMENT BEING 60 FEET IN WIDTH AS SHOWN.
- MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED BY THE STATE OF OREGON, RECORDED NOVEMBER 21, 1950 IN BOOK 61, PAGE 386. NO SPECIFIC LOCATION IS GIVEN IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 5 DAY OF July, 2021,
MICHAEL C. SPRINGER
UNION COUNTY SURVEYOR

APPROVED THIS 5th DAY OF August, 2021,
MICHAEL C. SPRINGER
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: 08/05/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 5th DAY OF August, 2021 AT 1:05 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2021-09, GRANT COUNTY RECORDS.
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
MICHAEL C. SPRINGER
BENCHMARK LAND SURVEYING

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF STEVE LAHUE ON BEHALF OF THE LAHUE'S AND ROBERT COBB, JR., OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. S 20201340 AND 20150627, RESPECTIVELY. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE DIVISION LINE BETWEEN PARCEL 1 OF LAND PARTITION PLAT NO. 96-16 AND PARCEL 2 OF LAND PARTITION PLAT NO. 2009-08.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT RECORD MONUMENTS FROM SURVEY NO. S 324, 1040, 1313 AND LAND PARTITION PLAT NO. S 95-01, 96-16 AND 2009-08. UNLESS OTHERWISE NOTED HEREON, FOUND MONUMENTS FROM THESE SURVEYS ARE ACCEPTED. THE FOUND PINS AT THE NORTHEAST AND NORTHWEST CORNERS OF PARCEL 1 OF THIS REPLAT ARE HELD FOR DIRECTION FROM THE NEAREST FOUND PINS TO THE SOUTH. THE DISTANCE TO THE CALCULATED PARCEL CORNER ON THE SECTION LINE IS SHOWN. WE ALSO FOUND THE IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 2 BENT. THE POSITION SHOWN HEREON IS AT THE SPIN-POINT OF THE BENT PIN.

THE DIVISION LINE BETWEEN THE REPLATED PARCELS WAS PLACED AT THE LANDOWNERS' DIRECTION, GOD BLESS AMERICA.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE, STEVE LAHUE AND TANNIA LAHUE, AND ROBERT W. COBB, JR., 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 REPLATED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Steve LaHue
STEVE LAHUE

Tannia LaHue
TANNIA LAHUE

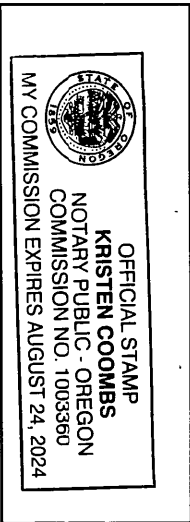
Robert W. Cobb, Jr.
ROBERT W. COBB, JR.

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/12, 2021, BY STEVE LAHUE AND TANNIA LAHUE.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8/24/2024

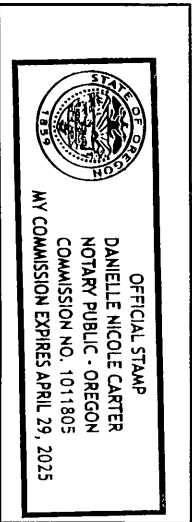


ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 13th, 2021, BY ROBERT W. COBB, JR.

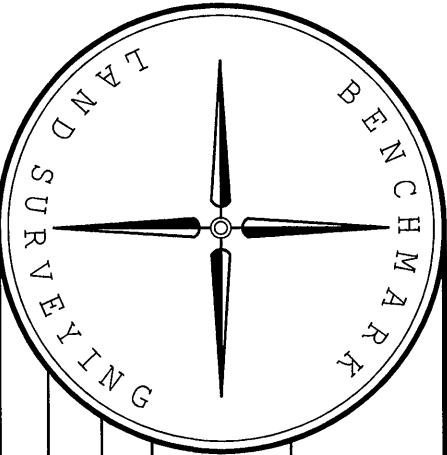
Notary Public for Oregon
My Commission Expires 7/29/2025



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2022



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

A REPLAT OF PARCEL 1 OF LAND PARTITION NO. 96-16
AND PARCEL 2 OF LAND PARTITION NO. 2009-08
SITUATED IN THE NW1/4 SECTION 2, T.14S., R.31E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR		SURVEYED BY	
LAHUE & COBB		MCS & NNS	
		DRAWN BY: MCS	
		6/25/2021	
		SHEET 2 OF 2	