

LAND PARTITION PLAT NO. 2021-13

A PARTITION OF PARCEL 1 OF LAND PARTITION PLAT NO. 2016-10
SITUATED IN SECTIONS 12, 13, 24 AND 25; T.17S.; R.27E; W.M. AND IN SECTIONS 19, 20,
21, 28, 29, 30, 31, AND 32; T.17S.; R.28E.; W.M.;
GRANT COUNTY, OREGON



NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF ALAN HICKERSON, GRANT COUNTY ROAD MASTER, ON BEHALF GRANT COUNTY AND ROCKING NINE RANCH, LLC. THE PURPOSE OF THIS PLAT IS TO PARTITION PARCEL 1 OF LAND PARTITION PLAT NO. 2016-10 (ALSO DESCRIBED IN DEED INSTRUMENT NO. 20162537) INTO TWO PARCELS, AS SHOWN HEREON.

THE LOCATION OF COUNTY ROAD NO. 63, SHOWN HEREON IS BASED ON THAT CERTAIN JUDGMENT ENTITLED "GRANT COUNTY, OREGON, ET AL, PLAINTIFF, VS. E.P. SMITH AND GRETA SMITH, HUSBAND AND WIFE, ET AL, DEFENDANTS" IN THE CIRCUIT COURT OF THE STATE OF OREGON, CASE NO. L-2602, FILE NO. JR2845 FILED JAN. 2, 1959 IN BOOK 27, PAGE 601 OF THE CIRCUIT COURT JOURNAL OF GRANT COUNTY, OREGON. THE ALIGNMENT DESCRIBED IN THE CIRCUIT COURT JUDGMENT COINCIDES WITH THE ALIGNMENT SHOWN ON GRANT COUNTY MAP OF SURVEY NO. 1063 AND OREGON STATE HIGHWAY DEPARTMENT MAP NO. 8B-8-16. A PROPOSED CENTERLINE AND RIGHT OF WAY ALIGNMENT FOR COUNTY ROAD 63 ARE SHOWN ON RECORD MAP OF SURVEY NO. 1316, BUT NO DEEDS WERE EVER RECORDED CONVEYING THIS PROPOSED RIGHT OF WAY.

THE 1952 LOCATION OF THE COUNTY ROAD AS DESCRIBED IN DEED BOOK 66, PAGE 345 INTERSECTS THE SOUTH LINE OF THE NW1/4SE1/4, SECTION 24, T.17S., R.27E. APPROXIMATELY 50 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID NW1/4SE1/4. THEREFORE, THE LAND IN THE N1/2SW1/4, SECTION 24, T.17S., R.27E. IS NONCONTIGUOUS WITH THE REST OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THE NORTHERLY BOUNDARY OF PARCEL 2 IS BASED ON THE SURVEYED LINES SHOWN ON RECORD MAP OF SURVEY NO. 1316 WHICH IS THE MOST RECENT RETRACEMENT OF THE QUARRY BOUNDARY. THE COURSE AND DISTANCE OF S.81°01'43"E., 1080.32 FEET WAS ALSO CALCULATED FROM RECORD INFORMATION FROM SURVEY NO. 1316, BETWEEN RECORD MONUMENTS.

AS ALLOWED UNDER ORS CHAPTER 92.055, NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS; CONSEQUENTLY, THE LOCATIONS OF ALL ROADS AND EASEMENTS ARE APPROXIMATE. THE SECTION AND SECTION SUBDIVISION LINES SHOWN HEREON ARE PROTRACTED FOR GENERAL INFORMATION ONLY. THE AREAS AND BEARINGS AND DISTANCES SHOWN HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

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

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- SHEET 1: PARTITION OVERVIEW AND NARRATIVE
SHEET 2: DETAIL, SURVEYOR'S CERTIFICATE, OWNERS DECLARATION AND
ACKNOWLEDGMENT, APPROVALS, EASEMENTS AND BOUNDARY
REFERENCES
SHEET 3: PARCEL 2 DETAIL AND LEGEND

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 11 2021

BY:



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

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20, 21, 28, 29, 30, 31, AND 32; T.17S.; R.28E.; W.M.; GRANT COUNTY, OREGON

SURVEYED FOR	ROCKING NINE RANCH, LLC
SURVEYED BY	MCS
SCALE: 1"=2000'	DRAWN BY: MCS
	10/27/2021
	SHEET 1 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2022