

LAND PARTITION PLAT NO. 2021-_____

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

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED PARCEL 1 AND PARCEL 2 OF THIS LAND PARTITION, AND THAT NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS. SAID LAND PARTITION BEING SITUATED IN T.17S., R.27E. AND IN T.17S., R.28E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2016-10, ACCORDING TO THE PLAT THEREOF, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK, NOVEMBER 15, 2016.

THIS PARTITION CONTAINS 3560 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF SECTION 29, T.17S., R.28E., W.M., AS THE INITIAL POINT FOR THIS LAND PARTITION PLAT.

EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES 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.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CENTRAL ELECTRIC COOPERATIVE, INC. A COOPERATIVE CORPORATION, RECORDED AUGUST 6, 1955 IN BOOK 72, PAGE 533. THERE IS NO SPECIFIED WIDTH FOR THIS EASEMENT. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CENTRAL ELECTRIC COOPERATIVE, INC. A COOPERATIVE CORPORATION, RECORDED SEPTEMBER 22, 1955 IN BOOK 73, PAGE 110. THERE IS NO SPECIFIED WIDTH FOR THIS EASEMENT. EASEMENT NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS FOR CHANNEL CHANGES; IRRIGATION DITCHES, AND APPROACH ROADS CONDEMNED AND APPROPRIATED BY GRANT COUNTY, OREGON IN 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 EFFECTS OF A WARRANTY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ANY OILS OR MINERALS NOW OR HEREAFTER LOCATED IN OR UPON LANDS AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTOR: EDGAR P. SMITH AND GRETA E. SMITH, HIS WIFE, GRANTEE: KATHERINE WEAVER ROSE. RECORDED OCTOBER 31, 1945 IN BOOK 48, PAGE 147. EFFECTS ALL OF PARCEL 1 LOCATED IN T.17S., R.28E., W.M. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, AS THE SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT ROCKING NINE RANCH, LLC, DOES HEREBY DECLARE THAT SAID CORPORATION IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Philip J. St. Clair
PHILIP J. ST. CLAIR, MEMBER

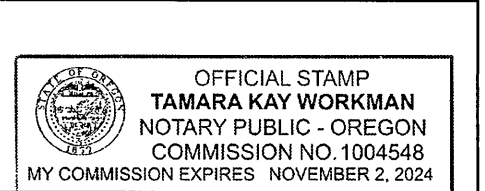
ACKNOWLEDGMENT

STATE OF Oregon SS
COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 4, 2021,
BY PHILIP J. ST. CLAIR

Tamara Kay Workman
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Nov. 2, 2024



REFERENCES

RECORD MAP OF SURVEY NO.'S 1063 & 1316
LAND PARTITION PLAT NO. 2016-10
OREGON STATE HIGHWAY DEPARTMENT MAP NO. 8B-8-16
DEED RECORD INSTRUMENT NO. 20052695 & 20162537
DEED RECORD BOOK 66 PAGE 345
CIRCUIT COURT CASE NO. L-2602, BK. 27, PG. 601
CIRCUIT COURT JOURNAL
PRELIMINARY TITLE REPORT ORDER NO. 27961



APPROVALS

APPROVED THIS 1 DAY OF NOVEMBER, 2021,

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 10th DAY OF November, 2021.

[Signature]
GRANT COUNTY PLANNING DIRECTOR

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

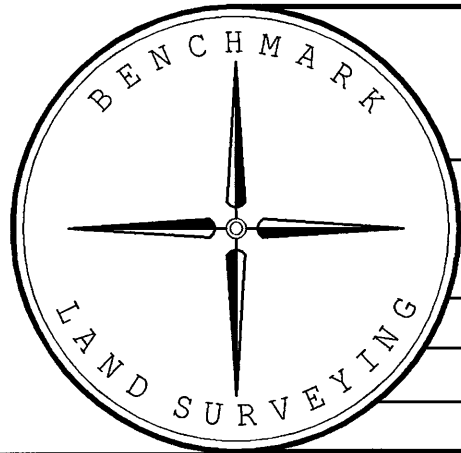
[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 11/10/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 10th DAY OF November, 2021 AT
8:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2021-13 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

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

[Signature]
BENCHMARK LAND SURVEYING



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

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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		
SURVEYED FOR	ROCKING NINE RANCH, LLC	
SURVEYED BY	MCS	10/27/2021
SCALE: 1"=1000'	DRAWN BY: MCS	SHEET 2 OF 3