

LAND PARTITION PLAT NO. 2021-14

A PARTITION OF PARCEL 1 OF LAND PARTITION PLAT NO. 2021-04
SITUATED IN THE NE1/4 SECTION 11, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON

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 MATTER, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
3. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES; GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED AUGUST 28, 1951 IN BOOK 63, PAGE 466. SAID EASEMENT BEING 40 FEET IN WIDTH, AS SHOWN.
4. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED, REGARDING THE MUTUAL USE OF A DOMESTIC WATER RIGHT IN A SPRING, TOGETHER WITH A PRIVATE WATER LINE EASEMENT WITH ACCESS AND MAINTENANCE PROVISIONS AS MORE PARTICULARLY DESCRIBED THEREIN. RECORDED OCTOBER 1, 1981 IN BOOK 125, PAGE 404. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO VISIBLE EVIDENCE OF THE WATER LINE WAS FOUND DURING THE SURVEY FOR THIS PARTITION.
5. A PRIVATE ACCESS AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. SAID EASEMENT CREATED ON LAND PARTITION PLAT NO. 2007-25, WHICH WAS RECORDED NOVEMBER 28, 2007. SAID EASEMENT BEING 30 FEET IN WIDTH, AS SHOWN. (SEE DECLARATION).
6. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A POWER LINE; SAID EASEMENT CREATED ON LAND PARTITION PLAT NO. 2021-04, WHICH WAS RECORDED MARCH 12, 2021. SAID EASEMENT BEING 15 FEET IN WIDTH, AS SHOWN.
7. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.
8. NOTE: SEVERAL EASEMENTS LISTED ON THE PUBLIC RECORDS REPORT (TITLE REPORT ORDER NUMBER 28008) DO NOT PERTAIN TO THE SUBJECT PROPERTY.

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF ELLE POWELL ON BEHALF OF RAQUEL HECHT, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20210619 THE PURPOSE OF THIS PROJECT WAS TO PARTITION PARCEL 1 OF LAND PARTITION PLAT NO. 2021-04 INTO 3 NEW DISCRETE PARCELS.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY AND FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT CONTROLLING MONUMENTS FROM RECORD SURVEY NO. 1377 AND LAND PARTITION PLATS 2007-25, 2018-05 AND 2021-04. I ACCEPT THE FOUND MONUMENTS SHOWN.

AS NOTED ON PREVIOUS PLATS, THERE ARE OVERHEAD POWERLINES CROSSING THE SUBJECT PROPERTY THAT APPARENTLY HAVE NO RECORDED EASEMENT. THE OVERHEAD TV/CABLE LINES DEPICTED ON PREVIOUS PLAT ARE NO LONGER IN PLACE.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MS. HECHT AND MS. POWELL. GOD BLESS AMERICA.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

DEC 7 2021

BY: *[Signature]*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 8, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2022

REFERENCES

RECORD MAP OF SURVEY NO. 1377

LAND PARTITION PLAT NO'S 95-05, 2007-25, 2014-10
2018-05 & 2021-04

DEED RECORD INSTRUMENT NO.'S 20071831, 20142008, 20142009
& 20210619

PRELIMINARY TITLE REPORT ORDER NO. 28008

APPROVALS

APPROVED THIS 26th DAY OF NOVEMBER, 2021,
[Signature]
DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 6th DAY OF Dec, 2021.
[Signature]
CITY OF PRAIRIE CITY, MAYOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 12/6/2021

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 06 DAY OF December, 2021 AT
1:30 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2021-14 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

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 THE NE1/4 SECTION 11, T.13S., R.33E., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2021-04, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, RECORDED MARCH 12, 2021;

THIS LAND PARTITION CONTAINS 10.00 ACRES.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 2 OF THIS LAND PARTITION AS THE INITIAL POINT OF THIS PLAT.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT I, RAQUEL HECHT, DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN.

I DO HEREBY CREATE A 50 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT OVER AND ACROSS PARCEL 3 TO THE BENEFIT THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS AND UTILITIES TO SAID PARCELS. SAID EASEMENT BEING PARALLEL WITH AND ADJACENT TO THE WEST LINE OF SAID PARCEL 3, AS SHOWN ON THE ANNEXED PLAT.

I DO ALSO HEREBY EXTINGUISH THAT CERTAIN 30 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT CREATED AND SHOWN ON LAND PARTITION 2007-25.

[Signature]
RAQUEL HECHT

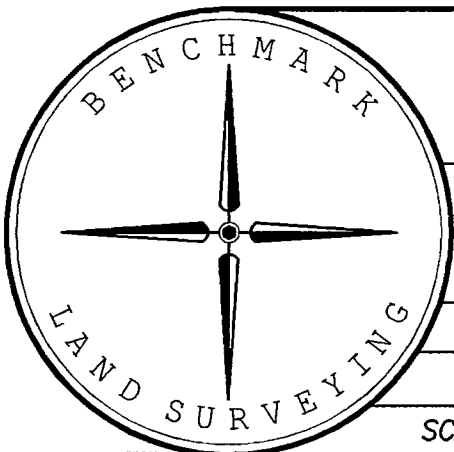
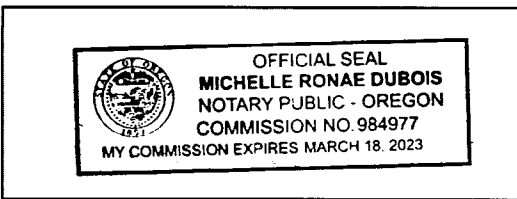
ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF LANE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 1, 2021 BY RAQUEL HECHT

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 03/19/2023



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

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SITUATED IN THE NE1/4 SECTION 11, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON

| SURVEYED FOR | | RAQUEL HECHT | |
|----------------|---------------|----------------|------------|
| SURVEYED BY | MCS | DATE SURVEYED: | 11/16/2021 |
| SCALE: 1"=100' | DRAWN BY: MCS | SHEET 2 OF 2 | |