

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 SECTION 29 AND SECTION 30, T.13S., R.32E., W.M., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, PARCEL 2 AND PARCEL 3 OF LAND PARTITION NO. 2016-08, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, RECORDED NOVEMBER 9, 2016;

TOGETHER WITH THAT CERTAIN TRACT OF LAND CONVEYED BY DEED INSTRUMENT NO. 20210136, DEED RECORDS OF GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

T.13S., R.32E., W.M.:
A TRACT OF LAND IN THE NW1/4SW1/4 SECTION 29 AND IN THE NE1/4SE1/4 SECTION 30, AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID LAND PARTITION PLAT NO. 2016-08;
THENCE S.19°29'07"W., 361.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N.19°29'07"E., 68.03 FEET, MORE OR LESS TO THE NORTH LINE OF THE NE1/4SE1/4 SAID SECTION 30;
THENCE EASTERLY, ALONG THE NORTH LINE OF THE NE1/4SE1/4 SAID SECTION 30 AND THE NORTH LINE OF THE NW1/4SW1/4 SAID SECTION 29 TO THE SOUTHEAST CORNER OF PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2016-08;
THENCE S.28°51'52"E. (RECORD: S.28°51'36"E.), 104.8 FEET, MORE OR LESS TO A 5/8" IRON PIN;
THENCE N.88°46'00"W., 1395.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2016-08, THAT CERTAIN TRACT OF LAND CONVEYED BY DEED INSTRUMENT NO. 20210191, DEED RECORDS OF GRANT COUNTY, OREGON DESCRIBED AS FOLLOWS:

T.13S., R.32E., W.M.:
A TRACT OF LAND IN THE NE1/4 AND SE1/4 SAID SECTION 30 AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID LAND PARTITION PLAT NO. 2016-08;
THENCE S85°55'58"E., 88.85 FEET (RECORD DIST: 88.93 FT.);
THENCE S.00°00'58"E., 338.51 FEET (RECORD: SOUTH, 338.54 FT.);
THENCE N.88°46'00"W., 209.18 FEET;
THENCE N.19°29'07"E., 361.02 FEET TO THE POINT OF BEGINNING.

THIS LAND PARTITION CONTAINS 48.83 ACRES.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 2 OF LAND PARTITION PLAT NO. 2016-08 AS THE INITIAL POINT OF THIS PLAT.

EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER OR TELEPHONE LINES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY; RECORDED JUNE 11, 1968 IN BOOK 99, PAGE 232. SAID EASEMENT BEING 10 FEET IN WIDTH, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON THE ANNEXED PLAT BASED ON THE RECORD BEGINNING POINT WHICH IS APPROXIMATELY 700 FT. EAST AND 2650 FT. SOUTH OF THE NW CORNER SECTION 29.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS. GRANTED TO PHILIP GAGNON; RECORDED JANUARY 27, 1988 IN BOOK 136, PAGE 327. SAID EASEMENT BEING 30 FEET IN WIDTH, AS SHOWN ON THE ANNEXED PLAT.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER LINES AND POLES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS CO-OPERATIVE; RECORDED APRIL 14, 1989 IN BOOK 138, PAGE 624. SAID EASEMENT BEING 10 FEET IN WIDTH (5 FEET ON EACH SIDE OF THE CENTERLINE). THE DESCRIPTION FOR THIS EASEMENT STATES IN PART, "...TO AN EXISTING POWER POLE..."; THE POWER POLE FALLS APPROXIMATELY 8.5 FEET SOUTHERLY OF THE SOUTH LINE OF PARCEL 1 OF THIS REPLAT. SAID EASEMENT IS NOT SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENTS FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS CO-OPERATIVE; RECORDED APRIL 14, 1989 IN BOOK 138, PAGE 625. SAID EASEMENT BEING 10 FEET IN WIDTH (5 FEET ON EACH SIDE OF THE CENTERLINE). THE DESCRIPTION FOR THIS EASEMENT STATES IN PART, "...TO AN EXISTING POWER POLE..."; THE POWER POLE FALLS APPROXIMATELY 8.5 FEET SOUTHERLY OF THE SOUTH LINE OF PARCEL 1 OF THIS REPLAT. SAID EASEMENT IS NOT SHOWN.
- PRIVATE ACCESS AND UTILITY EASEMENTS CREATED ON LAND PARTITION PLAT NO. 2016-08, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON NOVEMBER 9, 2016. AFFECTS PARCELS 1, 2 AND 3 OF SAID LAND PARTITION PLAT NO. 2016-08. INCLUDES EASEMENTS 2, 3, 4 AND 5 LISTED ON SAID PLAT; SAID EASEMENT ARE PLOTTED ON THE ANNEXED PLAT.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

LAND PARTITION PLAT NO. 2022-01

A REPLAT OF PARCELS 1 & 2 AND A PORTION OF PARCEL 3 OF LAND PARTITION PLAT NO. 2016-08 AND OTHER LANDS ALL BEING SITUATED IN THE SW1/4 AND NW1/4 SECTION 29 AND THE NE1/4 AND SE1/4 SECTION 30, T.13S., R.32E., W.M., GRANT COUNTY, OREGON

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF DEBORA SMITH AND PAMELA SMITH, OWNERS OF PARCELS 1 AND 2, RESPECTIVELY, OF LAND PARTITION PLAT NO. 2016-08. THE PURPOSE OF THIS PROJECT WAS TO REPLAT PARCELS 1 AND 2 AND A PORTION OF PARCEL 3 OF SAID PARTITION PLAT AND OTHER LANDS, INTO THREE NEW PARCELS AS SHOWN ON THE ANNEXED PLAT. THIS REPLAT IS PREPARED IN ACCORDANCE WITH GRANT COUNTY PLANNING DEPARTMENT ADMINISTRATIVE REVIEW PAR-21-08 AND VAR-21-04.

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. 436, 457, 1026 AND 2147 AND LAND PARTITION PLAT NO.'S 2016-08 AND 2021-03. I ACCEPT THE FOUND MONUMENTS SHOWN.

LAND PARTITION PLAT NO. 2016-08 BY TOM HANLEY, WAS A SURVEY OF PARCEL 1, PARCEL 2 AND A PORTION OF PARCEL 3. IN 2021, JACK WATSON PREPARED MAP OF SURVEY NO. 2147 WHICH COMPLETED TWO PROPERTY LINE ADJUSTMENTS DESCRIBED IN DEED INSTRUMENT NO'S 20210191 AND 20210136. THE ADJUSTMENTS WERE BETWEEN PARCEL 3 OF LAND PARTITION PLAT NO. 2016-08 AND TWO PROPERTIES TO THE SOUTH AND WEST OF SAID PARCEL 3. WATSON SUBSEQUENTLY RECORDED LAND PARTITION PLAT NO. 2021-03.

I LOCATED THE CONTROLLING MONUMENTS FROM THE AFOREMENTIONED SURVEYS SHOWN ON THE ANNEXED PLAT. NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY THE OWNERS OF THE SUBJECT PROPERTY. IN ADDITION TO RECONFIGURING THE PARCELS FROM LAND PARTITION PLAT 2016-08, THIS PLAT WILL VACATE TWO EASEMENTS CREATED ON THAT PLAT (SEE OWNER'S DECLARATION FOR ADDITIONAL DETAILS). GOD BLESS AMERICA.

APPROVALS

APPROVED THIS 13 DAY OF FEBRUARY, 2022,

[Signature]
GRANT COUNTY SURVEYOR

APPROVED THIS 2nd DAY OF MARCH, 2022.

[Signature]
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 3/2/22

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13 DAY OF MARCH, 2022 AT 2:00 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2022-01 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

REFERENCES

RECORD MAP OF SURVEY NO.'S 410, 436, 457, 1026 & 2147
LAND PARTITION PLAT NO.'S 2016-08 & 2021-03
DEED RECORD INSTRUMENT NO.'S 20170064 & 20170065
20210191, 20210136 & 20211690
DEED RECORD BOOK 136 PAGE 327
PRELIMINARY TITLE REPORT ORDER NO. 28155

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2022

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE, DEBORA SMITH (AS TO PARCEL 1 OF LAND PARTITION PLAT NO. 2016-08), PAMELA SMITH (AS TO PARCEL 2 OF LAND PARTITION PLAT NO. 2016-08) AND PHILIP M. GAGNON, (AS TO A PORTION OF PARCEL 3 OF LAND PARTITION PLAT NO. 2016-08 AND OTHER LANDS), 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 REPLATTED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

DEBORA SMITH, AS THE CURRENT OWNER OF PARCEL 1 AND PAMELA SMITH, AS THE CURRENT OWNER OF PARCEL 2 OF LAND PARTITION PLAT NO. 2016-08, DO HEREBY EXTINGUISH THOSE CERTAIN PRIVATE ACCESS AND UTILITY EASEMENTS CREATED AND SHOWN ON SAID LAND PARTITION PLAT NO. 2016-08. SAID EASEMENT LISTED ON SAID LAND PARTITION PLAT NO. 2016-08 AS EASEMENTS 2 AND 4.

[Signature]
DEBORA SMITH

[Signature]
PAMELA SMITH

[Signature]
PHILLIP M. GAGNON

ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 2, 2022, PAMELA SMITH.

[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 01/18/2025

OFFICIAL STAMP
SAVANNAH MARIE STOUT
NOTARY PUBLIC-OREGON
COMMISSION NO. 1008350
MY COMMISSION EXPIRES JANUARY 28, 2025

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 2, 2022, DEBORA SMITH.

[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 01/18/2025

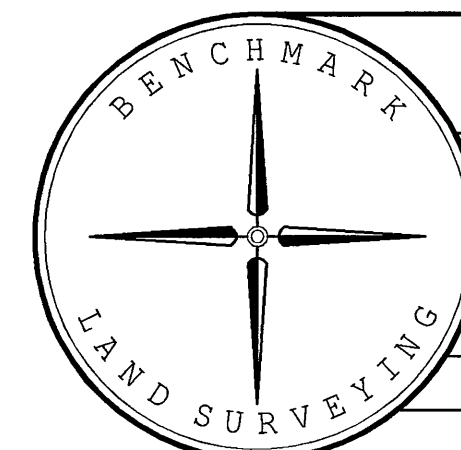
OFFICIAL STAMP
SAVANNAH MARIE STOUT
NOTARY PUBLIC-OREGON
COMMISSION NO. 1008350
MY COMMISSION EXPIRES JANUARY 28, 2025

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 2nd, 2022, PHILIP M. GAGNON.

[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES MAY 09, 2025

OFFICIAL STAMP
MICHEL STEPHANI SPROUFFS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1012186
MY COMMISSION EXPIRES MAY 09, 2025



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

LAND PARTITION PLAT
BEING A REPLAT OF PARCELS 1 & 2 AND A PORTION OF PARCEL 3
OF LAND PARTITION PLAT NO. 2016-08 AND OTHER LANDS
ALL BEING SITUATED IN THE SW1/4 AND NW1/4 SECTION 29
AND THE NE1/4 AND SE1/4 SECTION 30, T.13S., R.32E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	PAMELA SMITH, DEBORA SMITH & PHILIP GAGNON		
SURVEYED BY	MCS		2/15/2022
	DRAWN BY: MCS		SHEET 2 OF 2