

LAND PARTITION PLAT NO. 2022-02

A SINGLE PARCEL PARTITION INCLUDING PARCEL 1 OF LAND PARTITION PLAT NO. 98-34 AND OTHER LANDS ALL BEING SITUATED IN THE N1/2NE1/4 SECTION 23 AND THE NE1/4 AND NW1/4 SECTION 24, T.14S., R.30E., W.M., GRANT COUNTY, OREGON

NO SURVEY WAS PERFORMED FOR THIS LAND PARTITION PROCESS

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THE UNSURVEYED PARCEL OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.14S., R.30E., W.M.:

SECTION 24: PARCEL 1 OF LAND PARTITION NO 98-34, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE, RECORDED OCTOBER 26, 1998.

TOGETHER WITH, ALL THOSE PORTIONS OF THE N1/2NE1/4 SECTION 23 AND THE NW1/4NW1/4 SAID SECTION 24 LYING NORTHERLY OF THE SOUTHERLY SIDELINE OF AN EXISTING PRIVATE DRIVE. SAID SIDELINE BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF LAYCOCK CREEK COUNTY ROAD 49 WITH THE WESTERLY EXTENSION OF SAID SIDELINE, SAID POINT OF INTERSECTION BEING 78.37 FT. SOUTH AND 1348.32 FT. WEST FROM THE NORTHEAST CORNER SAID SECTION 23;

THENCE S.85°00'00"E., 78.07 FEET;
THENCE S.79°00'00"E., 81.08 FEET;
THENCE 137.22 FEET ALONG THE ARC OF A 312.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.88°24'00"E., 136.12 FEET);
THENCE N.75°48'00"E., 124.92 FEET;
THENCE 167.96 FEET ALONG THE ARC OF A 98.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.55°06'00"E., 148.15 FEET);
THENCE S.06°00'00"E., 23.84 FEET;
THENCE 175.93 FEET ALONG THE ARC OF AN 87.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.63°55'56"E., 147.45 FEET);
THENCE N.58°08'09"E., 64.60 FEET;
THENCE N.50°19'00"E., 75.05 FEET;
THENCE 73.05 FEET ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.86°24'00"E., 68.32 FEET);
THENCE S.57°31'00"E., 65.79 FEET;
THENCE S.74°36'00"E., 64.87 FEET;
THENCE 73.91 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.58°03'30"E., 72.89 FEET);
THENCE S.41°31'00"E., 56.54 FEET;
THENCE S.58°00'00"E., 150.39 FEET;
THENCE S.45°08'00"E., 212.37 FEET;
THENCE 86.09 FEET ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.63°49'00"E., 84.57 FEET);
THENCE S.82°30'00"E., 65.53 FEET;
THENCE 63.34 FEET ALONG THE ARC OF A 118.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.67°07'19"E., 62.58 FEET);
THENCE S.51°44'39"E., 75.87 FEET;
THENCE 269.85 FEET ALONG THE ARC OF A 242.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.83°41'19"E., 256.08 FEET);
THENCE N.64°22'00"E., 174.26 FEET;
THENCE 121.66 FEET ALONG THE ARC OF A 148.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.87°55'00"E., 118.27 FEET);
THENCE S.68°32'00"E., 169.73 FEET;
THENCE S.50°00'00"E., 307.15 FEET;
THENCE S.54°00'00"E., 129.72 FEET;
THENCE S.47°20'00"E., 36.6 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE NW1/4NW1/4 SAID SECTION 24;

THIS LAND PARTITION CONTAINS 190 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHEAST CORNER OF SECTION 23, T.14S., R.30E., W.M., AS THE INITIAL POINT OF THIS PARTITION PLAT.

EASEMENTS

1. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
2. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO J.W. AND INGA C. PAGUETTE. RECORDED MARCH 13, 1987 IN BOOK 134, PAGE 955. SAID EASEMENT BEING 30 FEET WIDE. SHOWN ON THE ANNEXED PLAT AS BEING COINCIDENT WITH THE EXISTING ROAD PARALLEL TO A PORTION OF THE SOUTHERN BOUNDARY OF PARCEL 1.
3. RESERVATION OF A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS; GRANTOR: GARY D. GROEN AND MARY ELLEN GROEN, GRANTEE WILBERT E. BUSH AND JEANETTE D. BUSH TRUSTEES U/D/A 3/8/96. RECORDED MARCH 11, 1996 IN INSTRUMENT NO. 960404. SAID EASEMENT BEING 30 FEET WIDE. SHOWN ON THE ANNEXED PLAT AS BEING COINCIDENT WITH THE EXISTING ROAD PARALLEL TO A PORTION OF THE SOUTHERN BOUNDARY OF PARCEL 1.
4. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE FOR TRANSMISSION LINES AND POLES, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. RECORDED MARCH 10, 1997 IN INSTRUMENT NO. 970412. SAID EASEMENT BEING 20 FEET WIDE, APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT PER DEED DESCRIPTION.
5. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NOTE: SEVERAL EASEMENTS LISTED ON THE PRELIMINARY TITLE REPORT ARE NOT SHOWN HEREON AS THEY DO NOT PERTAIN TO THE SUBJECT PROPERTY.

APPROVALS

APPROVED THIS 5 DAY OF APRIL, 2022,

[Signature]
GRANT COUNTY SURVEYOR

APPROVED THIS 7th DAY OF April, 2022.

[Signature]
Shanay Jedin - Assistant Planner
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: 4/7/22

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 07 DAY OF April, 2022 AT 1:20 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2022-02 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

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF MARY MARCIEL, TRUSTEE OF TRUST B - MARCIEL FAMILY TRUST. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO'S 20210779, 20220484 AND 20220485 INTO A SINGLE PARCEL IN ORDER TO COMPLY WITH GRANT COUNTY PLANNING DEPARTMENT ADMINISTRATIVE REVIEW PLA-21-09.

I UTILIZED RECORD COURSES AND DISTANCES FROM RECORD SURVEY NO.'S 1737, 1927, LAND PARTITION PLAT NO. 98-34 AND THE AFOREMENTIONED DEEDS TO MAP THE BOUNDARY DEPICTED HEREON.

NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS. THE BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY. THE LOCATIONS OF ALL ROADS AND EASEMENTS ARE APPROXIMATE. GOD BLESS AMERICA.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MARY Y. MARCIEL, TRUSTEE OF TRUST B OF THE MARCIEL FAMILY TRUST, U/A/D 04/24/2002 (ALSO FOUND IN RECORD AS MARY Y. MARCIEL, AS TRUSTEE OF TRUST B - MARCIEL FAMILY TRUST), 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 A SINGLE PARCEL IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

[Signature]
MARY Y. MARCIEL, TRUSTEE

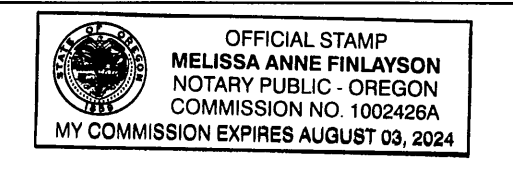
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 7, 2022, BY MARY Y. MARCIEL.

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES August 3, 2024



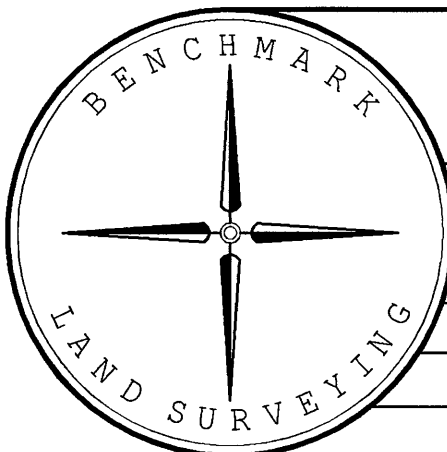
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 07 2022

BY: *[Signature]*

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 SINGLE PARCEL PARTITION INCLUDING PARCEL 1 OF LAND PARTITION PLAT NO. 98-34 AND OTHER LANDS ALL BEING SITUATED IN THE N1/2NE1/4 SECTION 23 AND THE NE1/4 AND NW1/4 SECTION 24, T.14S., R.30E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	MARCIEL FAMILY TRUST
SURVEYED BY	MCS
	3/28/2022
DRAWN BY:	MCS
	SHEET 2 OF 2