

LAND PARTITION PLAT NO. 2022-05

A PARTITION OF PARCEL 1 OF LAND PARTITION PLAT NO. 2001-03 AND OTHER LANDS ALL BEING SITUATED IN THE NW1/4 SECTION 24, T.13S., R.29E., W.M., GRANT COUNTY, OREGON
NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS

EASEMENTS

THE EASEMENTS AND EXCEPTIONS LISTED BELOW ARE FROM A REPORT BY LAND TITLE COMPANY OF GRANT COUNTY. SOME ITEMS LISTED IN THE REPORT DO NOT PERTAIN TO THE SUBJECT PROPERTY.

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 MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAP TRAVERSE THE HEREIN DESCRIBED PROPERTY.
3. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, REGARDING ANY AND ALL MATTERS PERTAINING TO THE BLUE MOUNTAIN DITCH, BETWEEN BLUE MOUNTAIN DITCH COMPANY, A CORP. AND GEORGE CLARK, ET AL. SAID AGREEMENT RECORDED JANUARY 27, 1921 IN BOOK E, PAGE 60, OF AGREEMENTS AND LEASES. THERE IS NEITHER A SPECIFIC LOCATION NOR WIDTH OF AN EASEMENT DESCRIBED IN THIS DOCUMENT; NOTHING PLOTTED.
4. MINING AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN JOHN AND ADA DAMON AND WESTERN DREDGING COMPANY, A NEVADA CORP. SAID EASEMENT RECORDED JANUARY 7, 1938 IN BOOK 42, PAGE 287, AND AMENDMENT THEREOF BETWEEN JOHN AND ADA DAMON AND S. LOWENGART AND OR E.C. STYSKEL TRUSTEES. SAID AGREEMENT RECORDED AUGUST 17, 1942 IN BOOK 45, PAGE 423. THERE IS NEITHER A SPECIFIC LOCATION NOR WIDTH OF AN EASEMENT DESCRIBED IN THESE DOCUMENTS; NOTHING PLOTTED.
5. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED. GRANTOR: JOHN M. DAMON AND ADA DAMON; GRANTEE: H.D. OSBORN AND LILLIAN I. OSBORN. SAID DEED RECORDED AUGUST 17, 1950 IN BOOK 60, PAGE 508. THERE IS NEITHER A SPECIFIC LOCATION NOR WIDTH OF AN EASEMENT DESCRIBED IN THIS DOCUMENTS; NOTHING PLOTTED.
6. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A DITCH RIGHT OF WAY. GRANTED TO JOHN MASSON AND JOHN A. MASSON. SAID EASEMENT RECORDED DECEMBER 4, 1963 IN BOOK 89, PAGE 609. NOT PLOTTED, THIS EASEMENT AFFECTS THE SE1/4 SECTION 24.
7. ADDENDUM AGREEMENT AND PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ACCESS EASEMENT. SAID EASEMENT RECORDED JANUARY 17, 1979 IN BOOK 120, PAGE 329-339. SAID EASEMENT BEING 60 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT.
8. AGREEMENT AND PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ACCESS EASEMENT. SAID EASEMENT RECORDED JANUARY 17, 1979 IN BOOK 120, PAGE 330-339. SAID EASEMENT BEING 60 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT.
9. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO C.P. NATIONAL. SAID EASEMENT RECORDED APRIL 23, 1980 IN BOOK 122, PAGE 895. NOT PLOTTED, THIS EASEMENT AFFECTS THE SW1/4 SECTION 24.
10. TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY DEED, GRANTED TO GRANT COUNTY OREGON, A MUNICIPAL CORPORATION. SAID DEED RECORDED AUGUST 15, 1996 AS INSTRUMENT 961691. SHOWN ON THE ANNEXED PLAT AS COUNTY ROAD NO. 46, 60 FEET IN WIDTH.
11. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. SAID EASEMENT RECORDED SEPTEMBER 24, 1996 AS INSTRUMENT NO. 962047. NOT PLOTTED, THIS EASEMENT AFFECTS THE SW1/4 SECTION 24.
12. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF ROYAL PROCTOR. THE PURPOSE OF THIS PLAT IS PARTITION THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO'S 20212125 INTO TWO PARCELS. THE SUBJECT PROPERTY INCLUDES PARCEL 1 OF LAND PARTITION PLAT NO. 2001-03 AND THE W1/2NW1/4 SECTION 24, T.13S., R.29E., W.M.

I USED RECORD COURSES AND DISTANCES FROM RECORD SURVEY NO. 1616 TO MAP THE EXTERIOR BOUNDARY LINES. THE SOUTH LINE OF THE N1/2NW1/4 IS CALCULATED BASED ON RECORD INFORMATION FROM SAID SURVEY NO. 1616. IN THE EVENT THE DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 IS SURVEYED, SAID DIVISION LINE IS TO BE NORTHERLY OF, PARALLEL TO AND 100 FEET DISTANT FROM THE SOUTH LINE OF THE N1/2NW1/4.

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. THE NET AREA FOR PARCEL 2 DOES NOT INCLUDE THE AREA WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 46. GOD BLESS AMERICA.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAY 23 2022

BY: 


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

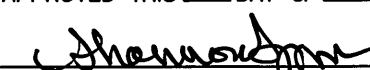
EXPIRES: 6/30/2022

APPROVALS

APPROVED THIS 5 DAY OF MAY, 2022,


GRANT COUNTY SURVEYOR

APPROVED THIS 23rd DAY OF MAY, 2022.

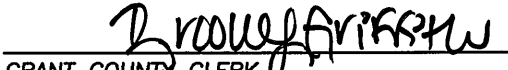

GRANT COUNTY PLANNING DIRECTOR

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

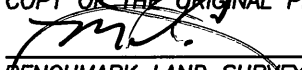

GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 05/23/2022

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 23rd DAY OF MAY, 2022 AT
9:10 O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2022-05 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK

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


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 MAPPED, THE PARCELS OF THIS UNSURVEYED LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.13S., R.29E., W.M.:

SECTION 24: PARCEL 1 OF LAND PARTITION NO. 2001-03, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK ON JANUARY 23, 2001;

TOGETHER WITH THE W1/2NW1/4 OF SAID SECTION 24.


THIS PARTITION CONTAINS 163.4 ACRES, MORE OR LESS.


I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF SECTION 24, T.13S., R.29E., W.M., AS THE INITIAL POINT OF THIS PARTITION PLAT.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE ROYAL D. PROCTOR AND JULIE A. PROCTOR, 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 PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

WE DO HEREBY CREATE THE 25 FOOT PRIVATE ACCESS EASEMENT OVER AND ACROSS AN EXISTING ROAD OVER PARCEL 2 TO THE BENEFIT OF PARCEL 1. SAID EASEMENT BEING FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM PARCEL 1 TO COUNTY ROAD NO. 46, AS SHOWN.


ROYAL D. PROCTOR


JULIE A. PROCTOR

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF CLACKAMAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 9th, 2022,
BY ROYAL D. PROCTOR AND JULIE A. PROCTOR.

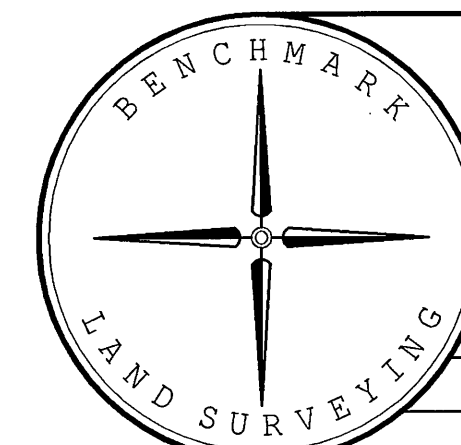

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES January 13th 2026

OFFICIAL STAMP
Yong Kim
NOTARY PUBLIC - OREGON
COMMISSION NO. 1020720
MY COMMISSION EXPIRES January 13, 2026

REFERENCES

RECORD MAP OF SURVEY NO.'S 945 & 1616
LAND PARTITION PLAT NO. 2001-03
DEED RECORD INSTRUMENT NO.'S 20212125
PRELIMINARY TITLE REPORT ORDER NO. 28214



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

A PARTITION OF PARCEL 1 OF LAND PARTITION PLAT NO. 2001-03 AND OTHER LANDS ALL BEING SITUATED IN THE NW1/4 SECTION 24, T.13S., R.29E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	ROYAL AND JULIE PROCTOR
DRAWN BY	MCS
	5/02/2022
	SHEET 2 OF 2