

LAND PARTITION PLAT NO. 2022 -06

A RE-PLAT OF PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2021-08
SITUATED IN THE SW1/4 AND THE NW1/4 SECTION 1
T9S, R27E, W.M.

TOWN OF MONUMENT
GRANT COUNTY, OREGON

May 4, 2022

Sheet 7 of 7

APPROVALS

Approved this 24 day of May, 2022

[Signature]
Grant County Surveyor

Approved this 24 day of May, 2022

[Signature]
Monument Planning Director

All ad valorem and special assessments due pursuant to law have been assessed and collected.

[Signature]
Grant County Assessor and Tax Collector

I do hereby certify that this plat was received on the 27 day of May, 2022 at 10:32 o'clock A.M., and recorded as Land Partition Plat No. 2022-06 Grant County Records.

[Signature]
Grant County Clerk

I do hereby certify that this is a true and exact copy of original Land Partition plat.

[Signature]
Jack Watson, PLS

DECLARATION

Know all people by these presents that we, Josh Hamilton and Teri Hamilton, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned in accordance with the provisions of ORS Chapter 92 as shown hereon.

[Signature]
Josh Hamilton

[Signature]
Teri Hamilton

SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets and roads.
- 2) A private easement for a water line, a pressure tank and pump, including the terms and provisions thereof, to Columbia Power Cooperative Association, no width is stated, recorded December 5, 1956 in Book 76, Page 73 deeds of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 3) A private easement, including the terms and provisions thereof, 20 feet wide, to the City of Monument, dated September 28, 1976, recorded in Book 115, Page 522, deed records of Grant County, for construction and maintenance of a water line. This easement is not shown on the map due to insufficient data given in the deed.
- 4) A private access easement, including the terms and provisions thereof, 25 feet wide, dated May 6, 1981, recorded June 9, 1981, in Book 124, Page 829, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 5) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated March 27, 1986, recorded April 14, 1986, in Book 133, Page 147, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 6) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 588, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 7) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 615, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 8) A private access easement, including the terms and provisions thereof, 25 feet wide, dated July 3, 1986, recorded July 11, 1986, in Book 133, Page 769, deed records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.
- 9) A private utility easement, including the terms and provisions thereof, no width is stated, recorded June 8, 1989, in Book 138, Page 932, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 10) A private access easement, including the terms and provisions thereof, 20 feet wide, dated May 17, 1995, recorded May 25, 1995, in Deed Instrument No. 950935, records of Grant County, Oregon, for ingress and egress as shown hereon.
- 11) A private access easement, including the terms and provisions thereof, 25 feet wide, dated December 27, 1995, recorded December 28, 1995, in Deed Instrument No. 952439, records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.
- 12) A private access easement, including the terms and provisions thereof, 20 feet wide, as shown on Land Partition No. 98-06, dated January 7, 1998, recorded February 4, 1998 in the office of the Grant County Clerk.
- 13) A public access easement, including the terms and provisions thereof, 25 feet wide, recorded October 18, 1999, in Deed Instrument No. 993088, records of Grant County, Oregon, for ingress and egress as shown hereon.
- 14) A public access easement, including the terms and provisions thereof, 30 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 15) A public access easement, including the terms and provisions thereof, 20 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 16) A public access easement, including the terms and provisions thereof, 10 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 17) A public access easement, including the terms and provisions thereof, 20 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 18) A private access easement, including the terms and provisions thereof, 25 feet wide, dated October 2, 2009, recorded October 5, 2009, in Deed Instrument No. 20092160, records of Grant County, Oregon, for ingress and egress as shown hereon.
- 19) An agreement between Thomas Orchards, Inc. and Jack Cavender, including the terms and provisions thereof, recorded January 19, 2017, in Deed Instrument No. 20170091, records of Grant County, Oregon. The easement is not shown on the map due to insufficient data given in the deed, No width is given.
- 20) An agreement between Josh and Teri Hamilton and Jack Eldon Cavender Irrevocable Trust, including the terms and provisions thereof, recorded September 1, 2020, in Deed Instrument No. 20201550, records of Grant County, Oregon. The easement is not shown on the map due to insufficient data given in the deed, no width is given.
- 21) Four public access and utility easements, including the terms and provisions thereof, varying in widths, recorded May 15, 2021, in Deed Instrument No. 20210813, records of Grant County, Oregon.
- 22) A private access and utility easement, including the terms and provisions thereof, 30 feet wide, as shown on Land Partition Plat No. 2021-08, recorded in the office of the Grant County Clerk.
- 23) A private water line easement, including the terms and provisions thereof, 20 feet in width, as shown on Land Partition Plat No. 2021-08, recorded in the office of the Grant County Clerk.

SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed Parcel 1 and marked with proper monuments Parcel 2 of this re-plat of Land Partition No. 2021-08, in accordance with the statutes of the State of Oregon. This partition is situated in the SW1/4 and in the NW1/4 of Section 1, T9S, R27E, W.M., Town of Monument, Grant County, Oregon, described as follows:

The initial point is a 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC on the north-south center line of Section 1 at the intersection of the southerly right of way line of the Kimberly - Long Creek Highway, said point being S00°39'37"E, 585.73 feet from the center 1/4 corner of said Section 1.

Parcel 1 and Parcel 2 of Land Partition No. 2021-08, recorded in the office of the Grant County Clerk.

Containing 82.45 acres more or less.

Cornerstone Surveying, Inc.
233 S. Canyon Blvd.
John Day, Oregon 97845
(541)575-1813

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
SEPT 19, 1995
JACK L. WATSON
2734

Renewal Date 6/30/2022

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 27th day of May, 2022, by Josh Hamilton and Teri Hamilton.

[Signature]
Notary Public of Oregon
My commission expires: June 10, 2025



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAY 27 2022

BY: [Signature]