

LAND PARTITION PLAT NO. 2022-09

A REPLAT OF PARCEL 2 OF LAND PARTITION PLAT NO. 2005-08 AND
PARCELS 2 AND 3 OF LAND PARTITION PLAT NO. 2006-04
SITUATED IN THE NE1/4SW1/4 AND THE SE1/4SW1/4 SECTION 36,
T.13S., R.31E., W.M., GRANT COUNTY, OREGON

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.
- AN UNRECORDED BUREAU OF LAND MANAGEMENT GRAZING LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN MEMORANDUM OF LEASE BETWEEN DON R. NETTLETON AND DOROTHY I. NETTLETON, HUSBAND AND WIFE AND A.L. CONFORTH AND JESSIE CONFORTH. RECORDED JULY 30, 1958 IN BOOK 79, PAGE 263. AFFECTS LAND IN THE E1/2SE1/4SW1/4 SECTION 36.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO DANNY V. ELLISON. RECORDED SEPTEMBER 24 1984 IN BOOK 130, PAGE 789. SAID EASEMENT BEING 60 FEET IN WIDTH AS SHOWN ON THE ANNEX PLAT.
- EXCEPTIONS AND RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN PATENT FROM THE UNITED STATES OF AMERICA. RECORDED SEPTEMBER 17, 2001 AS INSTRUMENT NO. 212394. INCLUDES THE STANDARD EXCEPTIONS FOR DITCHES AND CANALS.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. RECORDED AUGUST 19, 2005 AS INSTRUMENT NO. 20052022. THE DOCUMENT DOES NOT STATE THE WIDTH OF THIS EASEMENT. THE EASEMENT BEGINS ON THE SOUTHERN-MOST LINE OF PARCEL 1 AND RUNS S.89°W., 440 FT., WHICH TAKES IT OFF ANY OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO PARCELS 1 AND 2 OF LAND PARTITION PLAT NO. 2006-04 AND TO "THE FUTURE OWNERS OF ANY LAND DIVISIONS OF PARCEL 1 OF LAND PARTITION NO. 96-19 AND PARCEL 1 OF LAND PARTITION NO. 2005-09". SAID EASEMENT CREATED ON LAND PARTITION PLAT NO. 2006-04 AND BEING 60 FT. IN WIDTH AS SHOWN ON THE ANNEX PLAT.
- A RIGHT OF WAY GRANT, INCLUDING THE TERMS AND PROVISIONS THEREOF BETWEEN THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT AND DANNY V. AND JAN ELLISON AND KEN AND JULIE ELLISON. RECORDED MAY 7, 2009 AS INSTRUMENT NO. 20090922. SAID EASEMENT IS DESCRIBED AS BEING LOCATED IN SECTION 6, T.14S., R.32E. AND IS NOT SHOWN.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRICAL TRANSMISSION LINES, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. RECORDED AS INSTRUMENT NO. 20211414. SAID EASEMENT IS DESCRIBED AS BEING LOCATED IN THE NW1/4 SECTION 36 AND IS NOT SHOWN.
- AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS, GRANTED TO BOE AND FELICIA ELLISON, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST. RECORDED AS INSTRUMENT NO. 20211581. SAID EASEMENT IS DESCRIBED AS BEING LOCATED IN THE N1/2SW1/4 SECTION 36 AND IS NOT SHOWN.
- AVIATION AND HAZARD EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED MARCH 21, 2022 AS INSTRUMENT NO. 20220520 AND ALSO RECORDED JULY 6, 2022 AS INSTRUMENT NO. 20221230, AFFECTS PARCELS 1, 2 AND 3 OF THIS REPLAT IN THEIR ENTIRETY.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO.'S 306, 1730 & 1748
DEED RECORD INSTRUMENT NO.'S 20201725 & 20211905
LAND PARTITION PLAT NO'S 96-19, 2005-08 & 2006-04
PRELIMINARY TITLE REPORT ORDER NO. 28397



APPROVALS

APPROVED THIS 16 DAY OF SEPTEMBER, 2022,

Union County Surveyor

APPROVED THIS 20th DAY OF September, 2022,

Grant County Planning Director

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

Grant County Assessor & Tax Collector
DATE: 09/20/2022

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 27 DAY OF September, 2022 AT 9:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2022-09 GRANT COUNTY RECORDS.

Grant County Clerk - Deputy

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

Benchmark Land Surveying

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

SEP 27 2022

BY:

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 NE1/4SW1/4 AND THE SE1/4SW1/4 SECTION 36, T.13S., R.31E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 2005-08, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK ON MAY 23, 2005.

AND

PARCEL 2 AND PARCEL 3 OF LAND PARTITION NO. 2006-04, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, RECORDED APRIL 11, 2006;

THIS LAND PARTITION CONTAINS 20.60 ACRES.

I DO HEREBY DESIGNATE THE FOUND MONUMENT AT THE C-E-SW 1/64 CORNER OF SAID SECTION 36 AS THE INITIAL POINT OF THIS LAND PARTITION.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE, KENNETH ELLISON, ALSO KNOWN AS KENNETH VERNE ELLISON AND JULIE ELLISON, ALSO KNOWN AS JULIE ANN ELLISON, TRUSTEES OF THE KENNETH AND JULIE ELLISON FAMILY TRUST, U/A/D 9/19/2006, AS OWNERS OF PARCEL 2 AND PARCEL 3 OF LAND PARTITION PLAT NO. 2006-04, AND KAREN E. JONES AND JEFFREY L. JONES AS OWNERS OF PARCEL 2 OF LAND PARTITION PLAT NO. 2005-08, DO HEREBY AND THAT WE ARE THE OWNERS OF THE 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 HEREON.

Kenneth Verne Ellison Trustee
KENNETH VERNE ELLISON, TRUSTEE

Julie Ann Ellison Trustee
JULIE ANN ELLISON, TRUSTEE

Jeffrey L. Jones
JEFFREY L. JONES

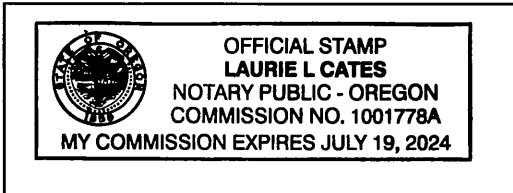
Karen E. Jones
KAREN E. JONES

ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept. 19, 2022, BY KENNETH VERNE ELLISON AND JULIE ANN ELLISON.

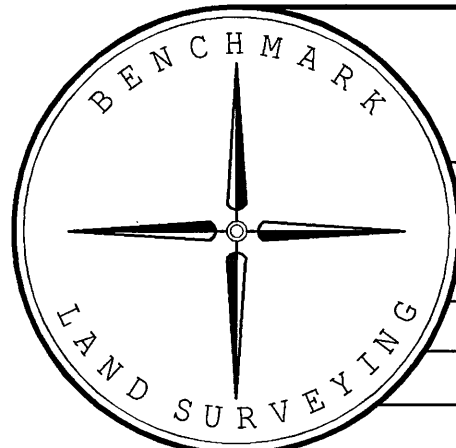
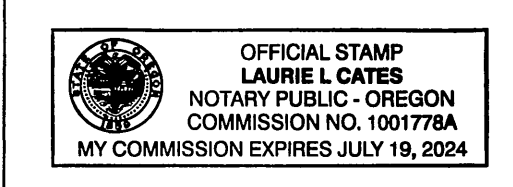
Laurie L. Cates
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7-19-2024



STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept. 26, 2022, BY JEFFREY L. JONES AND KAREN E. JONES.

Laurie L. Cates
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 7-19-2024



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

A REPLAT OF PARCEL 2 OF LAND PARTITION PLAT NO. 2005-08 AND PARCELS 2 AND 3 OF LAND PARTITION PLAT NO. 2006-04 SITUATED IN THE NE1/4SW1/4 AND THE SE1/4SW1/4 SECTION 36, T.13S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	KEN & JULIE ELLISON/JEFF & KAREN JONES	
SURVEYED BY	MCS & DDD	9/8/2022
	DRAWN BY: MCS	SHEET 2 OF 2