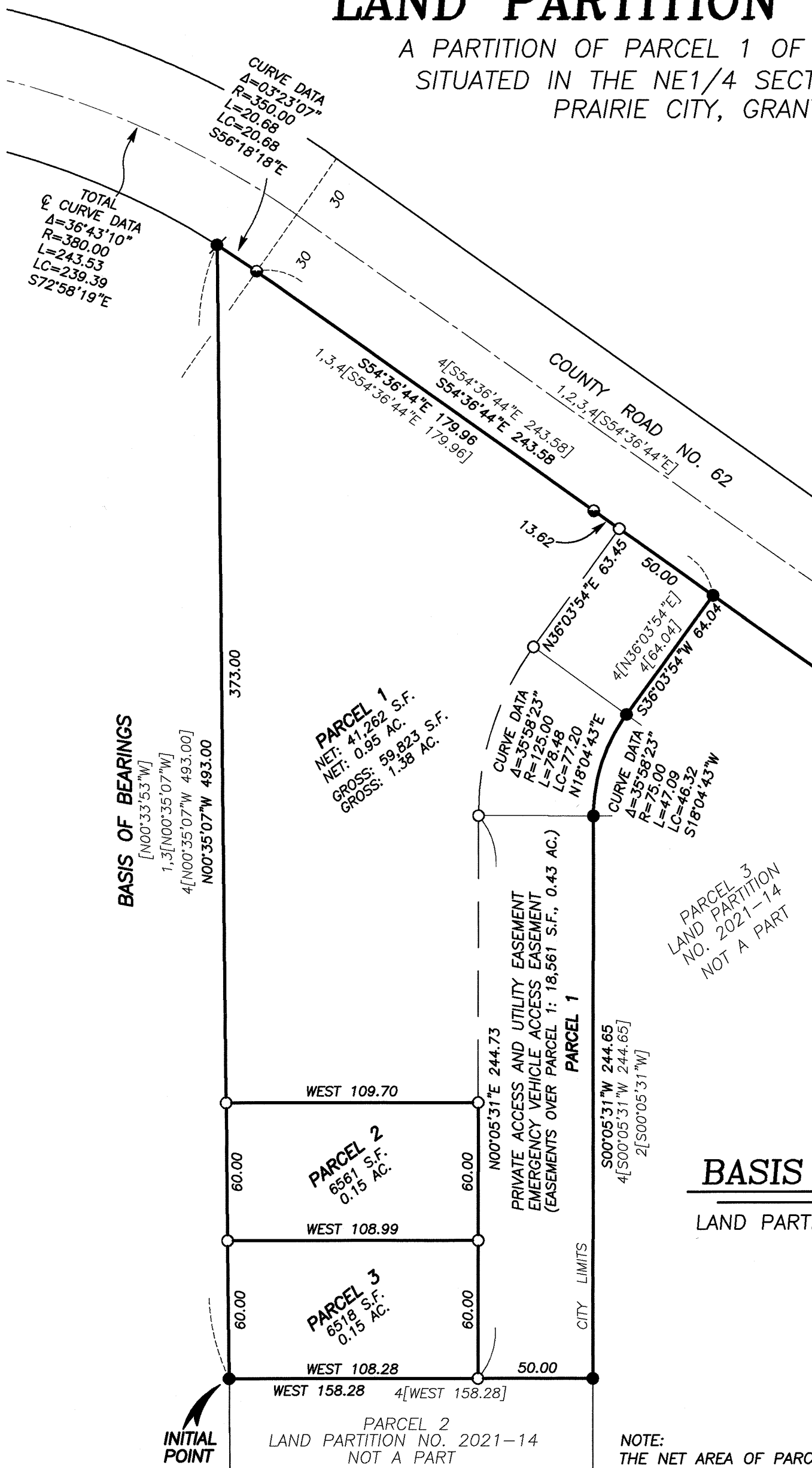


LAND PARTITION PLAT NO. 2023-10

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2021-14
SITUATED IN THE NE1/4 SECTION 11, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON



LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER FROM RECORD SURVEY NO. 1377
 - FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER FROM LAND PARTITION NO. 2007-25
 - FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM LAND PARTITION NO. 2021-14
 - SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- [] RECORD BEARING AND DISTANCE: RECORD SURVEY NO. 1377
- 1[] RECORD BEARING AND DISTANCE: LAND PARTITION NO. 2007-25
- 2[] RECORD BEARING AND DISTANCE: LAND PARTITION NO. 2018-05
- 3[] RECORD BEARING AND DISTANCE: LAND PARTITION NO. 2021-04
- 4[] RECORD BEARING AND DISTANCE: LAND PARTITION NO. 2021-14
- x— FENCE LINE

APPROVALS

APPROVED THIS 1 DAY OF JUNE, 2023,
[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 5 DAY OF JUNE, 2023,
[Signature]
PRAIRIE CITY, MAYOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06/05/2023

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 10 DAY OF JUNE, 2023 AT 8 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2023-10, GRANT COUNTY RECORDS.
[Signature]
GRANT COUNTY CLERK Deputy Clerk

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
BENCHMARK LAND SURVEYING

BASIS OF BEARINGS

LAND PARTITION PLAT NO. 2021-14
AS SHOWN

REFERENCES

- RECORD MAP OF SURVEY NO. 1377
- LAND PARTITION PLAT NO'S 95-05, 2007-25, 2014-10, 2018-05, 2021-04 & 2021-14
- DEED RECORD INSTRUMENT NO'S 20210619 & 20230597
- PRELIMINARY TITLE REPORT ORDER NO. 28677

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 NE1/4 SECTION 11, T.13S., R.33E., PRAIRIE CITY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2021-14, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, RECORDED DECEMBER 6, 2021.

THIS LAND PARTITION CONTAINS 1.67 ACRES (72,902 SQ. FT.)

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF PARCEL 3 OF THIS LAND PARTITION AS THE INITIAL POINT OF THIS PLAT.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED, REGARDING THE MUTUAL USE OF A DOMESTIC WATER RIGHT IN A SPRING, TOGETHER WITH A PRIVATE WATER LINE EASEMENT WITH ACCESS AND MAINTENANCE PROVISIONS AS MORE PARTICULARLY DESCRIBED THEREIN, RECORDED OCTOBER 1, 1981 IN BOOK 125, PAGE 404. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO VISIBLE EVIDENCE OF THE WATER LINE WAS FOUND DURING THE SURVEY FOR THIS PARTITION.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

NOTE: SEVERAL EXCEPTIONS LISTED ON THE PUBLIC RECORDS REPORT (TITLE REPORT ORDER NUMBER 28677) DO NOT PERTAIN TO THE SUBJECT PROPERTY AND ARE NOT LISTED OR PLOTTED HEREON.

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF RAQUEL HECHT, ON BEHALF OF IRSK, LLC, OWNER THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20230597. THE PURPOSE OF THIS PROJECT WAS TO PARTITION PARCEL 1 OF LAND PARTITION PLAT NO. 2021-14 INTO 3 NEW SEPARATE PARCELS.

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. 1377 AND LAND PARTITION PLAT NO'S 2007-25, 2018-05, 2021-04 AND 2021-14. I ACCEPT THE FOUND MONUMENTS SHOWN.

I FOUND NO UNUSUAL CIRCUMSTANCES DURING THE COURSE OF THIS SURVEY. NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MS. HECHT. GOD BLESS AMERICA.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT IRSK, LLC, AN OREGON LIMITED LIABILITY COMPANY DOES HEREBY DECLARE THAT SAID LLC IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

IRSK, LLC DOES HEREBY CREATE THE FOLLOWING EASEMENTS:

A 50 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT OVER, ACROSS AND UNDER PARCEL 1 TO THE BENEFIT THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION AND PARCEL 3 OF LAND PARTITION NO. 2021-14. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS AND UTILITIES TO SAID PARCELS, AS SHOWN HEREON.

A 50 FOOT WIDE EMERGENCY VEHICLE ACCESS EASEMENT OVER AND ACROSS PARCEL 1, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR EMERGENCY VEHICLES FROM COUNTY ROAD NO. 62. SAID EASEMENT IS TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION AND PARCEL 3 OF LAND PARTITION NO. 2021-14., AS SHOWN HEREON.

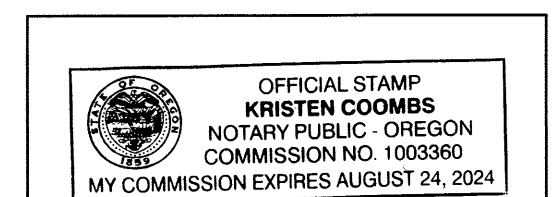
[Signature]
RAQUEL HECHT, MEMBER
ACKNOWLEDGMENT
STATE OF OREGON)

COUNTY OF Grant) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 5, 2023, RAQUEL HECHT.

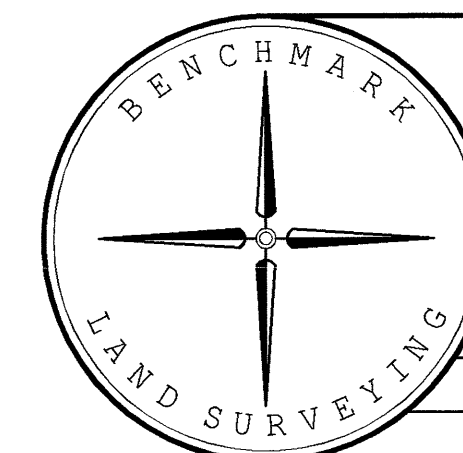
[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-24-2024



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2024



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

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2021-14
SITUATED IN THE NE1/4 SECTION 11, T.13S., R.33E., W.M.,
PRAIRIE CITY, GRANT COUNTY, OREGON

SURVEYED FOR	IRSK, LLC	
SURVEYED BY	MCS	5/26/2023
SCALE: 1"=50'	DRAWN BY: MCS	

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 6 2023
BY *[Signature]*