

# LAND PARTITION PLAT NO. 2023-12

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2023-02  
SITUATED IN SECTIONS 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24 & 25; T.9S.; R.30E.  
AND IN SECTION 30; T.9S.; R.31E.; W.M.;  
GRANT COUNTY; OREGON

## EASEMENTS

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 MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
3. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR A RIGHT TO PASS AND RE-PASS. GRANTED TO EARL MULKEY. RECORDED JUNE 8, 1934, BOOK 40, PAGE 228. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. EFFECTS THE NW1/4SE1/4 SECTION 8 AND THE SW1/4SW1/4 SECTION 9, T.9S., R.30E., W.M.
4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY FOR A PIPE LINE. GRANTED TO ALLEN C. PORTER. SAID EASEMENT RECORDED OCTOBER 3, 1935, BOOK 40, PAGE 586. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. EFFECTS THE NW1/4NW1/4 SECTION 15, T.9S., R.30E., W.M.
5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROAD. GRANTED TO WILLIE WEISSENFLOH. SAID EASEMENT RECORDED MARCH 21, 1938, BOOK 42, PAGE 378. NO WIDTH SPECIFIED. EFFECTS THE N1/2NE1/4 SECTION 23, T.9S., R.30E., W.M. THE MOST PROBABLE LOCATION OF THIS EASEMENT IS ALONG COUNTY ROAD 23, AS SAID ROAD IS SHOWN ON THE ANNEXED PLAT.
6. EXCEPTIONS AND RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF RESERVED BY THE UNITED STATES OF AMERICA. RECORDED MARCH 13, 1941, BOOK 44, PAGE 410. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. SAID DOCUMENT CONTAINS STANDARD LANGUAGE INCLUDED IN PATENTS FOR WATERWAYS AND MINERALS. EFFECTS THE NE1/4NE1/4 SECTION 8, T.9S., R.30E., W.M.
7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ACCESS AND A DRAINAGE DITCH. GRANTED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. SAID EASEMENT RECORDED NOVEMBER 20, 1980, BOOK 123, PAGE 836. EFFECTING THE NE1/4 SECTION 15, T.9S., R.30E. W.M. INCLUDED IN A STRIP OF LAND 120 FEET WIDTH, 60 FEET EACH SIDE OF CENTERLINE, AS SHOWN ON THE ANNEXED PLAT.
8. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR TELEPHONE FACILITIES. GRANTED TO TELEPHONE UTILITIES FOR EASTERN OREGON, INC., AN OREGON CORPORATION. SAID EASEMENT RECORDED SEPTEMBER 12, 1983, BOOK 128, PAGE 763. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. EFFECTS NW1/4NW1/4 SECTION 15, T.9S., R.30E., W.M.
9. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR TELEPHONE FACILITIES. GRANTED TO TELEPHONE UTILITIES FOR EASTERN OREGON, INC., AN OREGON CORPORATION. SAID EASEMENT RECORDED SEPTEMBER 12, 1983, BOOK 128, PAGE 764. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. EFFECTS THE E1/2 SECTION 15, THE S1/2 SECTION 14, THE N1/2N1/2 SECTION 23 AND THE SW1/4SW1/4SW1/4 SECTION 13, T.9S., R.30E., W.M.
10. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO COLUMBIA POWER COOPERATIVE ASSOCIATION, INC., A COOPERATIVE CORPORATION. SAID EASEMENT RECORDED JULY 7, 1994, AS INSTRUMENT NO. 941399. 10 FEET WIDTH. APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT. EFFECTS THE NE1/4 SECTION 15. T.9S., R.30E., W.M.
11. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A COMMUNICATIONS FACILITIES SITE. GRANTED TO TELEPHONE UTILITIES FOR EASTERN OREGON, INC., DBA PTI COMMUNICATION. SAID EASEMENT RECORDED JULY 7, 1994, AS INSTRUMENT NO. 941400. 10 FEET WIDTH. APPROXIMATE LOCATION SHOWN ON THE ANNEXED PLAT. EFFECTS THE NE1/4 SECTION 15. T.9S., R.30E., W.M.
12. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF MATT McELLIGOTT ON BEHALF OF GRASSMOR GRAZING, LLC, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20230643, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PROJECT WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, AS SHOWN.

NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS. THE PARCEL ACREAGES AND THE LOCATIONS OF ALL HIGHWAYS, ROADS, EASEMENTS, SECTION LINES AND SECTION SUBDIVISION LINES SHOWN HEREON, ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY. THE TOTAL ACREAGE AND PARCEL ACREAGES ARE BASED ON THE ASSESSOR'S TAX MAPS, BUT DO HOWEVER INCLUDE THE AREA WITHIN THE COUNTY ROAD RIGHT OF WAYS.

THE DIVISION LINES BETWEEN THE PARCELS SHOWN HEREON, ARE MAPPED AT LOCATIONS APPROVED BY THE MEMBERS OF GRASSMOR GRAZING, LLC. GOD BLESS AMERICA.

## 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 LAND PARTITION AND THAT NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS. SAID LAND PARTITION IS SITUATED IN SECTIONS 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24 AND 25, T.9S., R.30E. AND IN SECTION 30, T.9S., R.31E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2023-02, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 2023 IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF SECTION 9, T.9S., R.30E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION PLAT.

THIS LAND PARTITION CONTAINS 5,885 ACRES, MORE OR LESS.


## APPROVALS

APPROVED THIS 16 DAY OF JUNE, 2023,

  
UNION COUNTY SURVEYOR

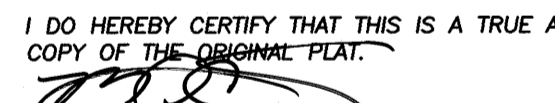
APPROVED THIS 20 DAY OF June, 2023.

  
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: 6/26/23

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 26 DAY OF June, 2023 AT 8:45 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2023-12 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

## DECLARATION


KNOW ALL MEN BY THESE PRESENTS THAT GRASSMOR GRAZING, LLC, 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 ON THE ANNEXED PLAT.

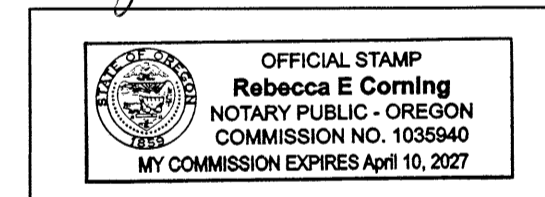
  
MATTHEW McELLIGOTT, PRESIDENT

## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 20, 2023, BY MATTHEW McELLIGOTT.

  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 4/10/2027



## REFERENCES

- LAND PARTITION PLAT NO. 2023-02
- DEED RECORD BOOK 116 PAGE 513
- DEED INSTRUMENT NO. 20230643
- PRELIMINARY TITLE REPORT ORDER NO. 28532

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

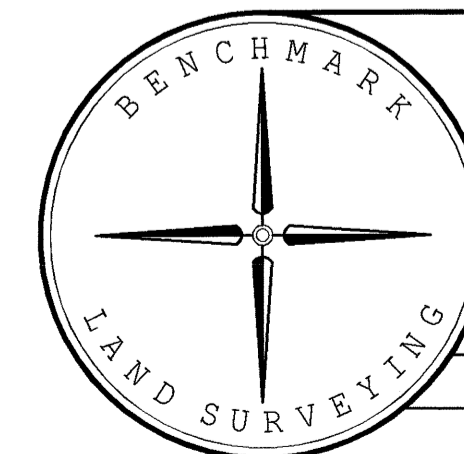
JUN 26 2023



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 ~ benchmark1s.com

A PARTITION OF PARCEL 1 OF LAND PARTITION 2023-02  
SITUATED IN SECTIONS 8 THROUGH 15 & 22 THROUGH  
25; T.9S.; R.30E. AND IN SECTION 30; T.9S.; R.31E.; W.M.;  
GRANT COUNTY; OREGON

SURVEYED FOR	GRASSMOR GRAZING, LLC	
DRAWN BY:	MCS	6/15/2023
		SHEET 2 OF 2