

EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE SUBJECT PROPERTY.

- EXCEPTIONS AND RESERVATIONS CONTAINED IN PATENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 31, 1924 IN BOOK 35, PAGE 371. AFFECTS THE SE1/4SW1/4, SW1/4SE1/4 AND THE SE1/4SE1/4 SECTION 12, T.10S., R.27E., THE PATENT STATES THAT THE SUBJECT PROPERTY IS SUBJECT TO EXISTING WATER RIGHTS AND RIGHTS TO DITCHES AND RESERVOIRS. NO SPECIFIC LOCATION IS DESCRIBED, NOTHING PLOTTED.

- EXCEPTIONS AND RESERVATIONS CONTAINED IN PATENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 7, 1939 IN BOOK 43, PAGE 158. AFFECTS THE SW1/4NE1/4, NE1/4SW1/4 AND THE N1/2SE1/4 SECTION 12. THE PATENT STATES THAT THE SUBJECT PROPERTY IS SUBJECT TO EXISTING WATER RIGHTS AND RIGHTS TO DITCHES AND RESERVOIRS. NO SPECIFIC LOCATION IS DESCRIBED, NOTHING PLOTTED.

- EXCEPTIONS AND RESERVATIONS CONTAINED IN PATENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 14, 1939 IN BOOK 43, PAGE 162. AFFECTS LAND NOT WITHIN THE BOUNDARIES OF THIS LAND PARTITION, NOTHING PLOTTED.

- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR A COUNTRY ROAD, BETWEEN C.E. ROUND AND GOLDIE ROUND, HUSBAND AND WIFE AND GRANT COUNTY, OREGON, RECORDED JANUARY 12, 1961 IN BOOK 84, PAGE 314. AFFECTS LAND IN THE SE1/4NE1/4 AND THE NE1/4SE1/4 SECTION 13. SAID ROAD WAY IS 60 FEET IN WIDTH. NO SPECIFIC LOCATION DESCRIBED, ASSUMED TO BE COUNTY ROAD 6.

- GAS, OIL AND MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED BY ARTHUR P. KITT AND VINITA KITT, RECORDED APRIL 19, 1966 IN BOOK 94, PAGE 475. NO SPECIFIC LOCATION IS DESCRIBED, NOTHING PLOTTED.

- GAS, OIL AND MINERAL RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED BY ARTHUR P. KITT AND VINITA KITT, RECORDED APRIL 19, 1966 IN BOOK 94, PAGE 476. AFFECTS LAND IN THE NW1/4, W1/2SW1/4 AND THE SE1/4SE1/4 SECTION 12, THE NE1/4, E1/2NW1/4, NE1/4SW1/4, W1/2SE1/4 AND THE SE1/4SE1/4 SECTION 13 AND THE N1/2NE1/4 AND THE SE1/4NE1/4 SECTION 24. NOTHING PLOTTED.

- PRIVATE TELEPHONE LINE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR TELEPHONE FACILITIES, GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC., AN OREGON CORPORATION, RECORDED MAY 13, 1985 IN BOOK 131, PAGE 797. AFFECTS LAND IN THE SE1/4NW1/4, NE1/4SW1/4, S1/2NE1/4 AND THE N1/2SE1/4 SECTION 13. SAID EASEMENT IS DESCRIBED AS BEING ADJACENT TO A ROADWAY COMMONLY KNOWN AS PUBLIC USAGE ROAD NO. 3045, AS IS EXISTS. NO SPECIFIED WIDTH, NOTHING PLOTTED.

- PUBLIC RIGHT OF WAY FOR COUNTY ROAD NO. 6, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, RECORDED APRIL 20, 1995 AS INSTRUMENT NO. 950738. RIGHT OF WAY WIDTH VARIES, AS SHOWN.

- PUBLIC RIGHT OF WAY FOR COUNTY ROAD NO. 6, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO GRANT COUNTY, OREGON, RECORDED APRIL 20, 1995 AS INSTRUMENT NO. 950739. RIGHT OF WAY WIDTH VARIES, AS SHOWN.

- RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 9, 2004 AS INSTRUMENT NO. 20041833. THIS EASEMENT IS 30 FEET WIDE, APPROXIMATE LOCATION SHOWN.

- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MOLLY N. SOHRAKOFF, TRUSTEE OF THE RICHARD W. NAUMANN TRUST, DATED 10/14/2009 FOR THE BENEFIT OF MOLLY N. SOHRAKOFF, AND IVAN SOHRAKOFF AND MOLLY N. SOHRAKOFF, TRUSTEES OF THE IVAN AND MOLLY SOHRAKOFF TRUST DATED FEBRUARY 20 AND 26, 2007 (AS THE SOLE AND SEPARATE PROPERTY OF MOLLY N. SOHRAKOFF, A MARRIED WOMAN), DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN, ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

Molly N. Sohrakoff
MOLLY N. SOHRAKOFF, TRUSTEE OF THE RICHARD W. NAUMANN TRUST,
DATED 10/14/2009 FOR THE BENEFIT OF MOLLY N. SOHRAKOFF

Ivan Sohrakoff
IVAN SOHRAKOFF, TRUSTEE OF THE IVAN AND MOLLY SOHRAKOFF TRUST DATED
FEBRUARY 20 AND 26, 2007 (AS THE SOLE AND SEPARATE PROPERTY OF MOLLY N. SOHRAKOFF, A MARRIED WOMAN)

Molly N. Sohrakoff
MOLLY N. SOHRAKOFF, TRUSTEE OF THE IVAN AND MOLLY SOHRAKOFF TRUST DATED
FEBRUARY 20 AND 26, 2007 (AS THE SOLE AND SEPARATE PROPERTY OF MOLLY N. SOHRAKOFF, A MARRIED WOMAN).

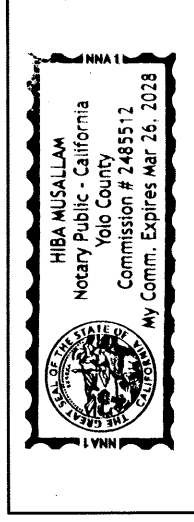
ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/07, 2024, BY
MOLLY N. SOHRAKOFF AND IVAN SOHRAKOFF.

[Signature]
NOTARY PUBLIC FOR CALIFORNIA

MY COMMISSION EXPIRES 03/26/2029



APPROVALS

APPROVED THIS 1 DAY OF NOVEMBER, 2024,
[Signature]
UNITED COUNTY SURVEYOR

APPROVED THIS 12 DAY OF November, 2024,
[Signature]
GRANT COUNTY PLANNING DIRECTOR

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 12 DAY OF November, 2024 AT
8:40 O'CLOCK AM, AND RECORDED AS LAND PARTITION
PLAT NO. 2024-10 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK - Deputy

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

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

[Signature]
BENCHMARK LAND SURVEYING

DATE: 11/12/24

LEGEND

[] RECORD BEARING AND DISTANCE: SURVEY NO. 1649

LAND PARTITION PLAT NO. 2024-10

A PARTITION OF PORTIONS OF PARCELS 1 AND 2 OF LAND PARTITION NO. 97-08 AND OTHER LANDS,
ALL BEING SITUATED IN THE NE1/4, SE1/4, SW1/4 AND NW1/4 SECTION 12; THE NE1/4, SE1/4 AND NW1/4
SECTION 13 AND IN THE NE1/4 AND SE1/4 SECTION 24, T.10S., R.27E., W.M. AND IN GOVERNMENT LOT 3
SECTION 19, T.10S., R.28E., W.M., GRANT COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR
REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I
HAVE CORRECTLY MAPPED PARCELS 1 AND 2 OF THIS LAND
PARTITION, SAID LAND PARTITION BEING PORTIONS OF PARCELS
1 AND 2 OF LAND PARTITION NO. 97-08, WHICH WAS
RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK ON
MARCH 20, 1997, AND OTHER LANDS. THIS LAND PARTITION IS
SITUATED IN GRANT COUNTY, OREGON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

T.10S., R.27E., W.M.
SECTION 12: E1/2SW1/4, SE1/4NW1/4 AND ALL OF THE
SW1/4NE1/4 AND THE SE1/4 LYING WESTERLY OF THE
CENTERLINE OF COUNTY ROAD NO. 6;

SECTION 13: NE1/4NW1/4 AND ALL OF THE E1/2 LYING
WESTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 6;

SECTION 24: ALL THAT PART OF THE NE1/4 AND ALL THAT
PART OF THE N1/2SE1/4 LYING WESTERLY OF THE CENTERLINE
OF COUNTY ROAD NO. 6, AND LYING NORTH OF THE
FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH IS N.001°44'42"E., 577.55 FEET
FROM THE SOUTHWEST CORNER OF THE NE1/4SE1/4 SAID
SECTION 24; THENCE EAST 1336.37 FEET TO THE EAST LINE
OF THE NE1/4SE1/4 SAID SECTION 24;

EXCEPTING THEREFROM: ALL THAT PORTION OF PARCEL 2 OF
SAID LAND PARTITION NO. 97-08, LYING WEST OF THE WEST
RIGHT OF WAY LINE OF COUNTY ROAD NO. 6 AND LYING SOUTH
OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT
WHICH IS N.007°18'28"E., 571.89 FEET FROM THE SOUTHWEST
CORNER OF THE NW1/4SE1/4 SAID SECTION 24, WHICH IS
IDENTICAL WITH THE SOUTHWEST CORNER OF SAID PARCEL 2;
THENCE EAST, 2945.10 FEET THE WESTERLY RIGHT OF WAY
LINE OF COUNTY ROAD NO. 6. ACCORDING TO RECORD MAP OF
SURVEY NO. 1649.

T.10S., R.27E., W.M.
SECTION 19: ALL THAT PART OF GOVERNMENT LOT 3 LYING
WEST OF THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD
NO. 6 AND NORTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE WEST LINE OF SAID
GOVERNMENT LOT 3 WHICH IS N.00°10'55"E., 583.21 FEET
FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE EAST, 272.34 FEET TO THE WESTERLY RIGHT OF WAY
LINE OF SAID COUNTY ROAD NO. 6.

I DO HEREBY DESIGNATE THE S1/4 CORNER SECTION 13,
T.10S., R.27E., W.M., AS THE INITIAL POINT OF THIS PLAT.
THIS LAND PARTITION CONTAINS 570 ACRES, MORE OR LESS.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF
MOLLY SOHRAKOFF AND IVAN SOHRAKOFF.

ACCOMPANYING DECLARATION, AND THE OWNERS OF
THE LAND DESCRIBED IN DEED INSTRUMENT NO'S
20122194 AND 20241471, DEED RECORDS OF
GRANT COUNTY, OREGON. THE PURPOSE OF THIS
PROJECT IS TO PARTITION THE PROPERTY
DESCRIBED IN THE ACCOMPANYING SURVEYOR'S
CERTIFICATE INTO TWO PARCELS, AS SHOWN. NO
SURVEY WAS CONDUCTED FOR THIS PARTITION
PROCESS.

A SEARCH WAS MADE OF AVAILABLE RECORDS
PERTAINING TO THIS PROJECT. I FOUND RECORD
SURVEY NUMBERS 1196, 1260, 1649 AND LAND
PARTITION PLAT NO. 97-08. WHERE POSSIBLE, I
UTILIZED THE RECORD COURSES AND DISTANCES
FROM THESE MAPS TO RECONSTRUCT PORTIONS OF
THE BOUNDARY AND COUNTY ROADS. HOWEVER,
THIS BEING AN UNSURVEYED LAND PARTITION, THE
AREA OF THE PARCELS AND THE LOCATIONS OF
ALL LINES, COURSES, DISTANCES, EASEMENTS AND
COUNTY ROADS ARE APPROXIMATE.

THE PROPERTY INCLUDED WITHIN THE BOUNDARY
OF THIS PLAT HAS BEEN MODIFIED BY PROPERTY
LINE ADJUSTMENTS MANY TIMES SINCE LAND
PARTITION NO. 97-08 WAS ORIGINALLY PREPARED.
PER GRANT COUNTY PLANNING DEPARTMENT
ADMINISTRATIVE REVIEW NO. PAR-24-04, THE
SUBJECT PROPERTY MEETS REQUIREMENTS FOR A
LAND PARTITION. GOD BLESS AMERICA.

REFERENCES

RECORD MAP OF SURVEY NO. 1196, 1260 & 1649
LAND PARTITION PLAT NO. 97-08

DEED RECORD INSTRUMENT NO.'S 950738, 950739, 221587, 20041764,
20092332, 20122194 & 20241471

DEED RECORD BOOK 84, PAGE 263
LAND TITLE CO. OF GRANT COUNTY PRELIMINARY REPORT
ORDER NO. 29169

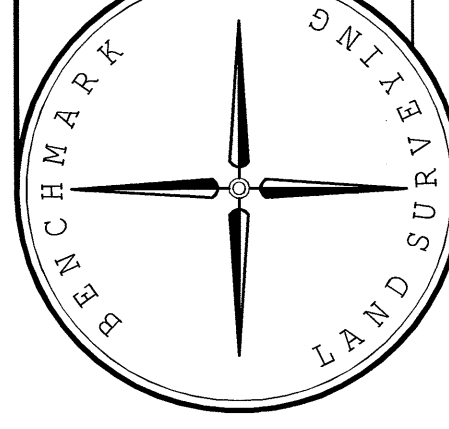
REGISTERED
PROFESSIONAL
LAND SURVEYOR

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 12 2024

EXPIRES: 6/30/2026

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD., JOHN DAY, OREGON
541-620-0676 ~ mike@benchmarkls.com

A PARTITION OF PORTIONS OF PARCELS 1 AND 2 OF LAND
PARTITION NO. 97-08 AND OTHER LANDS, ALL BEING SITUATED IN
SECTION 12, SECTION 13 AND IN SECTION 24,
T.10S., R.27E., W.M. AND IN SECTION 19, T.10S., R.28E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	MOLLY AND IVAN SOHRAKOFF
DRAWN BY	MCS
DATE	11/1/2024

SCALE: 1"=100'