

# LAND PARTITION PLAT NO. 2018-04

SITUATED IN THE NW1/4 SECTION 29 AND IN THE NE1/4 SECTION 30, T.13S., R.32E., 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 SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1, 2 AND 3 OF THIS LAND PARTITION. SAID PARTITION BEING SITUATED IN THE NW1/4 SECTION 29 AND IN THE NE1/4 SECTION 30, T.13S., R.32E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON PIN LOCATED AT THE NORTHWEST CORNER OF PARCEL 1, LAND PARTITION NO. 98-17, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK;

THENCE N.76°05'28"E., 829.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RELOCATED DOG CREEK ROAD - COUNTY ROAD NO. 53;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES:

N.38°08'34"W., 64.80 FEET;

S.51°51'26"W., 20.00 FEET;

80.31 FEET ALONG THE ARC OF A 236.48 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.47°52'18"W., 79.92 FEET);

N.57°36'01"W., 204.58 FEET;

N.32°23'59"E., 20.00 FEET;

N.57°36'01"W., 966.64 FEET;

188.22 FEET ALONG THE ARC OF A 220.99 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.33°12'02"W., 182.58 FEET);

THENCE LEAVING SAID RIGHT OF WAY LINE S.56°04'58"W., 531.23 FEET;

THENCE S.28°15'41"E., 1000.04 FEET TO THE POINT OF BEGINNING.

THENCE N.76°01'45"E., 316.22 FEET TO THE POINT OF BEGINNING. CONTAINING 21.10 ACRES.

CORRECTIONS MADE MAY 21, 2018, AS PER AFFIDAVIT OF CORRECTION FILED AS INSTRUMENT NO. 20181120, DEED RECORDS OF GRANT COUNTY, OREGON.

*[Signature]*  
GRANT COUNTY SURVEYOR

## 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.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR INGRESS AND EGRESS. GRANTED TO DONALD C. JOHNSON AND BARBARA JOHNSON, HUSBAND AND WIFE, RECORDED SEPTEMBER 17, 1979 IN BOOK 121, PAGE 721. SAID EASEMENT BEING 30 FEET IN WIDTH, AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

## REFERENCES

- RECORD MAP OF SURVEY NO.'S 330, 410, 436, 448, 457, 1256 & 1804
- RECORD LAND PARTITION PLAT NO'S 98-17 & 2016-08
- DEED RECORD INSTRUMENT NO.'S 20040918 & 20141118
- DEED RECORD BOOK 121 PAGE 721  
BOOK 121 PAGE 1000  
BOOK 123 PAGE 263
- PRELIMINARY TITLE REPORT ORDER NO. 25959

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

APR 18 2018

BY: *[Signature]*

## NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF TODD AND DEANA SMITH, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO.'S 20040918 AND 20141118. THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SMITHS' PROPERTY INTO THREE PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SET DURING, OR SHOWN ON RECORD LAND PARTITION PLAT NO.'S 98-17 AND 2016-08 AND COUNTY SURVEY NO.'S 330, 410, 436, 448, 457, 1256 AND 1804.

I BEGAN THIS SURVEY BY LOCATING APPURTENANT MONUMENTS FROM THE AFOREMENTIONED SURVEYS. I HELD THE FOUND IRON PIN ON THE RIGHT OF WAY OF DOG CREEK ROAD AT STATION 306+66.04, 30 FEET RIGHT AND ROTATED THE ALIGNMENT 00°00'12" COUNTERCLOCKWISE TO MATCH THE OTHER FOUND RIGHT OF WAY PINS. I FOUND THE IRON PIN ON THE WESTERLY RIGHT LINE AT STATION 293+97.53, 50 FEET LEFT BENT. WHEN STRAIGHTENED THE PIN WAS STILL 0.6 FEET SOUTH OF THE RECORD POSITION. I DID NOT SET A NEW PIN AT THIS LOCATION. I SEARCHED FOR, BUT DID NOT FIND THE RIGHT OF WAY PIN AT STATION 293+97.53, 30 FEET LEFT. THE LOCATION FOR THE PIN FALLS IN DOG CREEK ON THE FACE OF A LARGE BOULDER. I RESET THE REMAINING MISSING RIGHT OF WAY PINS AT RECORD POSITIONS AND ACCORDING TO THE EVIDENCE FOUND AS SHOWN ON THE ANNEXED MAP.

THE FOUND PINS AT THE NORTHEAST CORNER OF PARCEL 1 AND THE SOUTHEAST CORNER OF PARCEL 2 WERE INTENDED TO BE SET ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 53. I FOUND THE PINS TO BE OFF THE RIGHT OF WAY LINE AS INDICATED ON THE ANNEXED PLAT. THE FOUND PINS ARE NOT ACCEPTED AS BEING ON THE RIGHT OF WAY LINE, BUT WERE USED TO DETERMINE THE BEARINGS OF THE NORTH AND SOUTH LINES OF THE SMITHS' PROPERTY.

THE SOUTHERLY BOUNDARY OF THE SMITHS' LAND WAS ORIGINALLY INTENDED TO BE A STRAIGHT LINE, AS SHOWN OR RECORD MAP OF SURVEY NO.'S 438 AND 457. I FOUND THAT A LINE OF CONSTANT BEARING RUNNING THROUGH ALL THE FOUND PINS COULD NOT BE ACCOMPLISHED. NONE OF THE PINS ALONG THE LINE APPEAR TO HAVE BEEN DISTURBED AND ALL OF THEM HAVE BEEN RELIED ON FOR OTHER SURVEYS AND PARTITIONS. RATHER THAN CALL AN ORIGINAL PIN OUT OF POSITION, I HELD THE POSITION OF THE FOUND IRON PINS AND SHOW A DEFLECTION IN THE BOUNDARY LINE.

I SET NEW PINS ACCORDING TO THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY THE SMITHS. IT WAS NECESSARY TO SET AN OFFSET PIN AT THE SOUTHWEST CORNER OF PARCEL 3, AS SHOWN ON THE ANNEXED PLAT. THE TRUE CORNER POSITION FALLS IN A WOOD FENCE POST.

## APPROVALS

APPROVED THIS 16<sup>th</sup> DAY OF April, 2018.

*[Signature]*  
UNION COUNTY SURVEYOR

APPROVED THIS 17<sup>th</sup> DAY OF April, 2018.

*[Signature]*  
GRANT COUNTY PLANNING DIRECTOR

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

*[Signature]*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 04/18/2018

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 16<sup>th</sup> DAY OF April, 2018 AT 4 O'CLOCK P.M. AND RECORDED AS LAND PARTITION PLAT NO. 2018-04 GRANT COUNTY RECORDS.

*[Signature]*  
GRANT COUNTY CLERK

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

*[Signature]*  
BENCHMARK LAND SURVEYING

## DECLARATION

KNOW ALL PEOPLE BY THE PRESENTS THAT WE TODD SMITH (ALSO KNOWN AS MICHAEL T. SMITH) AND DEANA SMITH (ALSO KNOWN AS DEANA L. SMITH), HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF 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.

WE DO HEREBY CREATE THE FOLLOWING PRIVATE ACCESS EASEMENTS:

### EASEMENT "A":

A 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 2 AND PARCEL 3 TO THE BENEFIT OF PARCELS 1, 2 AND 3. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM SAID PARCELS TO EASEMENT "B", DESCRIBED HEREIN AND TO THE EXISTING PRIVATE ACCESS EASEMENT DESCRIBED IN GRANT COUNTY DEED RECORD BOOK 121, PAGE 721.

### EASEMENT "B":

A 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 2 AND PARCEL 3 TO THE BENEFIT OF PARCELS 1 AND 3. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM EASEMENT "A", DESCRIBED HEREIN ABOVE, TO DOG CREEK COUNTY ROAD NO. 53. SAID EASEMENT "B" IS COINCIDENT WITH A PORTION OF THAT CERTAIN PRIVATE ACCESS EASEMENT DESCRIBED IN SAID GRANT COUNTY DEED RECORD BOOK 121, PAGE 721.

*[Signature]*  
TODD SMITH  
(AKA MICHAEL T. SMITH)

*[Signature]*  
DEANA SMITH  
(AKA DEANA L. SMITH)

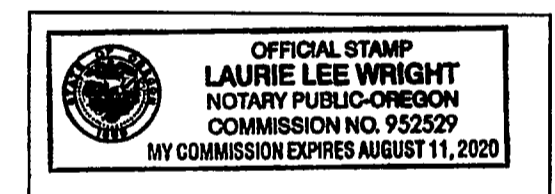
## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 17<sup>th</sup>, 2018, BY TODD SMITH AND DEANA SMITH (ALSO KNOWN AS MICHAEL T. SMITH AND DEANA L. SMITH).

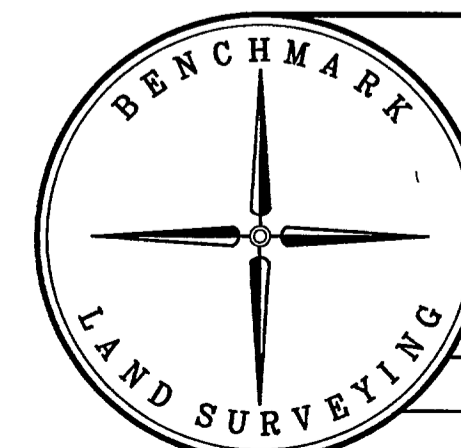
*[Signature]*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-11-2020



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2018



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
1207 DEWEY AVE., BAKER CITY, OREGON  
541-575-1251 ~ 541-523-5852

LAND PARTITION PLAT  
SITUATED IN THE NW1/4 SECTION 29 AND IN THE NE1/4 SECTION 30, T.13S., R.32E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	TODD AND DEANA SMITH	
SURVEYED BY	MCS	4/7/2018
Drawn by: MCS		SHEET 2 OF 2