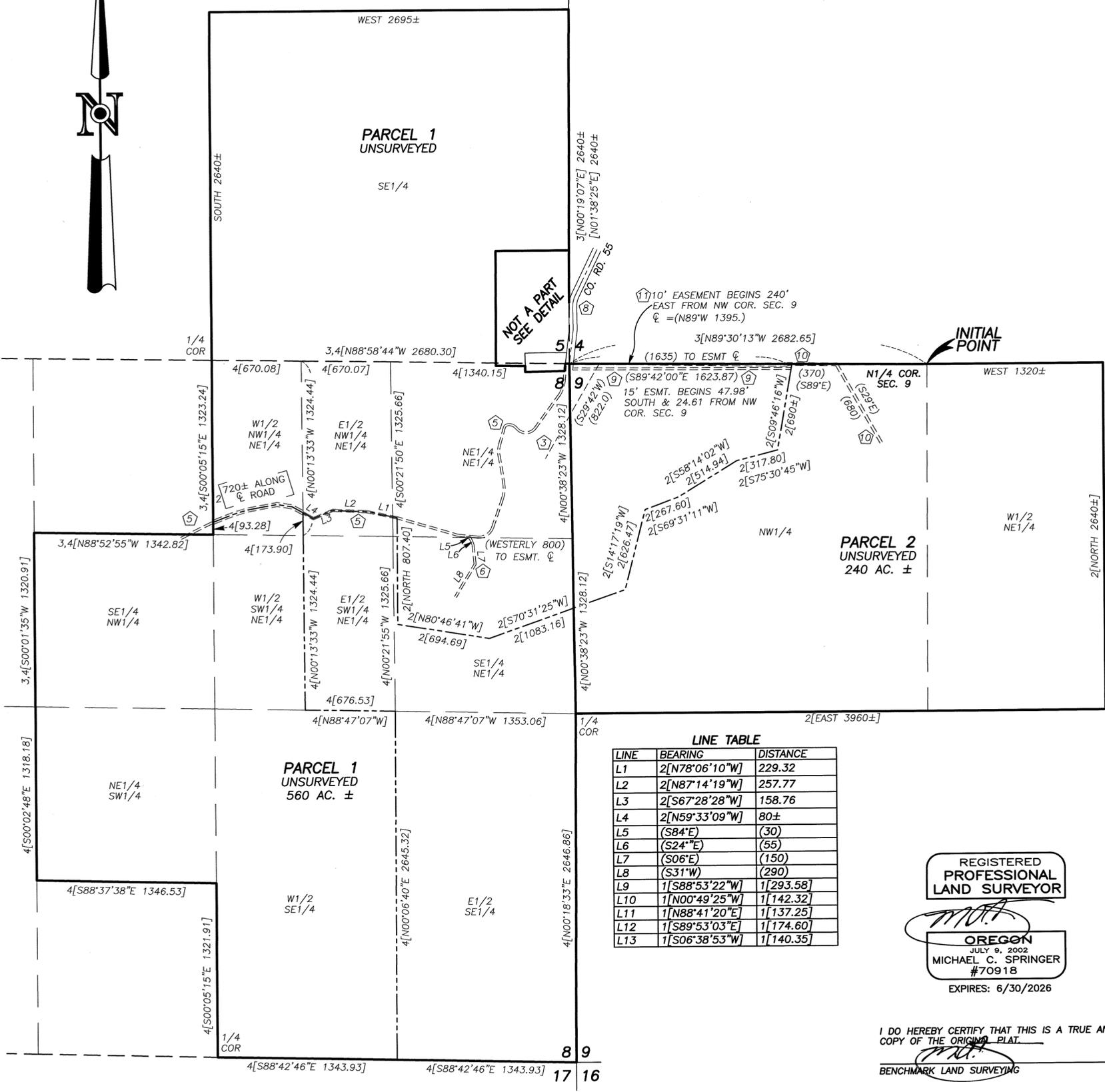


LAND PARTITION PLAT NO. 2025-09

A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION NO. 2002-07 AND OTHER LANDS ALL BEING SITUATED IN THE SE1/4 SECTION 5, THE NE1/4, SE1/4, SW1/4 AND NW1/4 SECTION 8 AND IN THE NE1/4 AND NW1/4 SECTION 9, T.14S., R.33E., W.M., GRANT COUNTY, OREGON



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|----------------|-----------|
| L1 | 2[N78°06'10"W] | 229.32 |
| L2 | 2[N87°14'19"W] | 257.77 |
| L3 | 2[S67°28'28"W] | 158.76 |
| L4 | 2[N59°33'09"W] | 80± |
| L5 | (S84°E) | (30) |
| L6 | (S24°E) | (55) |
| L7 | (S06°E) | (150) |
| L8 | (S31°W) | (290) |
| L9 | 1[S88°53'22"W] | 1[293.58] |
| L10 | 1[N00°49'25"W] | 1[142.32] |
| L11 | 1[N88°41'20"E] | 1[137.25] |
| L12 | 1[S89°53'03"E] | 1[174.60] |
| L13 | 1[S06°38'53"W] | 1[140.35] |

REGISTERED
PROFESSIONAL
LAND SURVEYOR

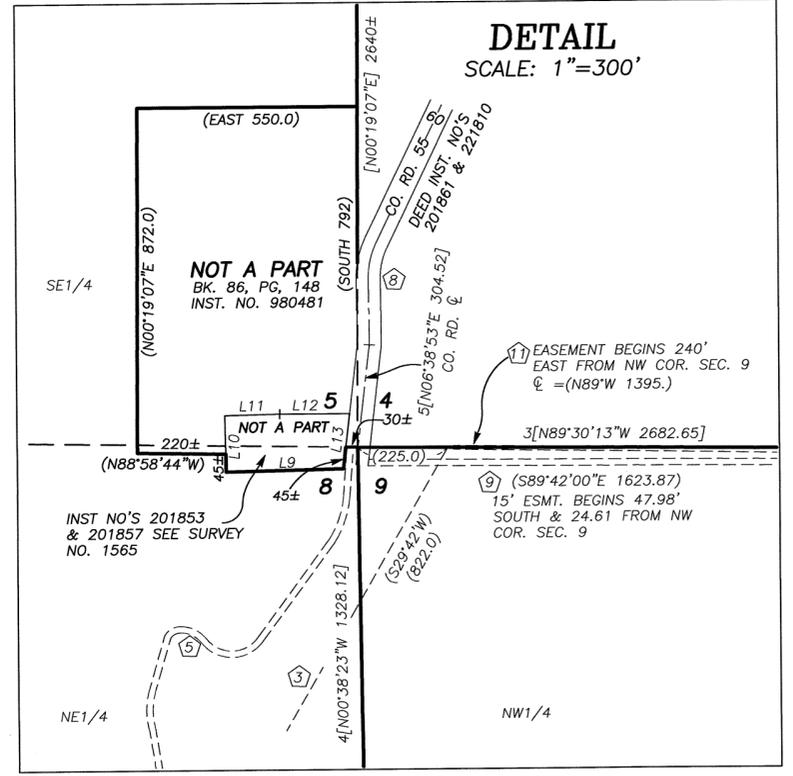
MCS

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2026

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

MCS

BENCHMARK LAND SURVEYING



LEGEND

- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE: SURVEY NO. 222
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 1565
- 2[] RECORD BEARING AND DISTANCE: L.P. NO. 2002-07
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 1672
- 4[] RECORD BEARING AND DISTANCE: SURVEY NO. 1743
- 5[] RECORD BEARING AND DISTANCE: SURVEY NO. 1605
- PREVIOUS PARCEL BOUNDARY LINE VACATED BY THIS PLAT
- ⊕ APPROXIMATE LOCATION OF RECORD EASEMENT AS DESCRIBED ON SHEET 2



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

A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION NO. 2002-07 AND OTHER LANDS SITUATED IN SECTION 5, SECTION 8 AND SECTION 9, T.14S., R.33E., W.M., GRANT COUNTY, OREGON

| | | |
|----------------|---------------------------|--------------|
| SURVEYED FOR | CHARLES AND TEENA BALLARD | |
| DRAWN BY: | MCS | 12/12/2025 |
| SCALE: 1"=600' | | SHEET 1 OF 2 |

LAND PARTITION PLAT NO. 2025-09

A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION NO. 2002-07 AND OTHER LANDS ALL BEING SITUATED IN THE SE1/4 SECTION 5, THE NE1/4, SE1/4, SW1/4 AND NW1/4 SECTION 8 AND IN THE NE1/4 AND NW1/4 SECTION 9, T.14S., R.33E., W.M., GRANT COUNTY, OREGON

EASEMENTS

1. 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.
2. ANY AND ALL MATTERS, INCLUDING THE EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
3. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINE AND POLES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, IN DEED RECORDED DECEMBER 18, 1950 IN BOOK 61, PAGE 487. NO WIDTH IS GIVEN IN THE DEED DESCRIPTION. APPROXIMATE LOCATION SHOWN.
4. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES. GRANTED TO OREGON TRAIL CORPORATION, A CORP, IN DEED RECORDED APRIL 12, 1974 IN BOOK 111, PAGE 352. THIS EASEMENT AFFECTS LAND IN THE W1/2NW1/4NW1/4 SECTION 9. NO WIDTH OR SPECIFIC LOCATION IS GIVEN IN THE DEED DESCRIPTION.
5. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS. GRANTED TO CLIFTON W. LEMONS, TRUSTEE, IN DEED RECORDED AUGUST 27, 1992 AS INSTRUMENT NO. 921740. SAID EASEMENT BEING "APPROXIMATELY 15 FEET IN WIDTH", APPROXIMATE LOCATION SHOWN.
6. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP, IN DEED RECORDED OCTOBER 28, 1997 AS INSTRUMENT NO. 972173. SAID EASEMENT BEING 15 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
7. A PRIVATE EASEMENT AND MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS ACROSS AN EXISTING ROAD IN THE NE1/4NW1/4 SECTION 8, T.13S., R.33E., W.M.. BETWEEN HENRY H. BLAGDEN AND DONALD L. SCHULTZ, HIS SUCCESSORS AND ASSIGNS, IN DEED RECORDED JUNE 10, 2002 AS INSTRUMENT NO. 221711.
8. PRIVATE RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR MUTUAL EXCHANGE OF DEED TO ESTABLISH THE BOUNDARY BETWEEN GRANTOR'S PROPERTY AND GRANTEE'S RIGHT OF WAY IN COUNTY ROAD 55. GRANTOR DONALD L. SCHULTZ, JR. AND SHARON A. SHULTZ, GRANTEE GRANT COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEED RECORD JUNE 17, 2002 AS INSTRUMENT NO. 221810. SHOWN AS COUNTY ROAD NO. 55, 60 FEET WIDE.
9. A 15 FOOT WIDE PRIVATE ACCESS EASEMENT AS SHOWN ON LAND PARTITION NO. 2002-07, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON JULY 10, 2002.
10. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP, IN DEED RECORDED OCTOBER 25, 2002 AS INSTRUMENT NO. 223181. SAID EASEMENT BEING 20 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN. *NOTE: EASEMENT CONTAINS A TYPE-O, ASSUMED TO BEGIN 1635' EAST FROM THE NW CORNER SECTION 9.
11. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP, IN DEED RECORDED OCTOBER 24, 2002 AS INSTRUMENT NO. 223182. SAID EASEMENT BEING 10 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN. *NOTE: EASEMENT CONTAINS A TYPE-O, ASSUMED TO BEGIN 240' EAST FROM THE NW CORNER SECTION 9.
12. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF CHARLES AND TEENA BALLARD, OWNERS OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBERS 20181236 AND 20201371, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PLAT IS TO REPLAT PARCELS 1 AND 2 OF LAND PARTITION NO. 2002-07 AND ADDITIONAL LAND OWNED BY THE BALLARDS.

THIS IS AN UNSURVEYED LAND PARTITION LARGELY BASED ON RECORD INFORMATION FROM RECORD SURVEY NUMBERS 222, 1565, 1605, 1672, 1743 AND LAND PARTITION NO. 2002-07. THE LOCATIONS OF ALL EASEMENTS, ROADS, SECTION LINES AND SECTION SUBDIVISION LINES ARE APPROXIMATE. THE REPLATTED DIVISION LINE BETWEEN PARCELS 1 AND 2 IS MAPPED AT A LOCATION APPROVED BY THE LANDOWNERS. GOD BLESS AMERICA.

REFERENCES

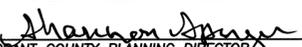
RECORD MAP OF SURVEY NO.'S 222, 1565, 1605, 1672 & 1743
 LAND PARTITION PLAT NO. 2002-07
 DEED RECORD INSTRUMENT NO.'S 980481, 201853, 201857,
 20140600, 20181236 & 20201371
 DEED RECORD BOOK 86, PAGE 148
 PRELIMINARY TITLE REPORT ORDER NO. 29588

APPROVALS

APPROVED THIS 22 DAY OF DECEMBER, 2025,


 UNION COUNTY SURVEYOR

APPROVED THIS 23rd DAY OF December, 2025.

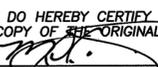

 GRANT COUNTY PLANNING DIRECTOR

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


 GRANT COUNTY ASSESSOR & TAX COLLECTOR
 DATE: 12/23/2025

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 23 DAY OF December, 2025 AT 11:20 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2025-09 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

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THE BOUNDARY AND PARCELS OF THIS UNSURVEYED LAND PARTITION SAID LAND PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.14S., R.33E., W.M., PARCEL 1 AND PARCEL 2 OF LAND PARTITION NO. 2002-07, ACCORDING TO THE PLAT THEREOF FILED FOR THE RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK ON JULY 10, 2002.

TOGETHER WITH THE FOLLOWING:
 SECTION 8: W1/2SE1/4, NE1/4SW1/4, SE1/4NW1/4, W1/2SW1/4NE1/4 AND THAT PORTION OF THE W1/2NW1/4NE1/4 LYING SOUTHERLY OF THE CENTERLINE OF AN EXISTING ROAD AS SAID ROAD IS DEPICTED ON LAND PARTITION PLAT NO. 2002-07, ACCORDING TO THE PLAT THEREOF FILED FOR THE RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON JULY 10, 2002.

I DO HEREBY DESIGNATE THE N1/4 CORNER OF SECTION 9, T.14S., R.33E., AS THE INITIAL POINT OF THIS LAND PARTITION PLAT.

THIS LAND PARTITION CONTAINS 800 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS WE, CHARLES B. BALLARD AND TEENA M. BALLARD, AS HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, 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 INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.


 CHARLES B. BALLARD


 TEENA M. BALLARD

ACKNOWLEDGMENT
 STATE OF OREGON)
) SS
 COUNTY OF GRANT)

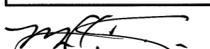
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 23, 2025, BY CHARLES B. BALLARD AND TEENA M. BALLARD


 NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-14-2028



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

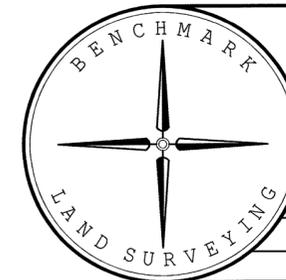

 OREGON
 JULY 9, 2005
 MICHAEL C. SPRINGER
 #70918

EXPIRES: 6/30/2026

RECEIVED & FILED
 GRANT COUNTY SURVEYOR

DEC. 23, 2025

BY 



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

A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION NO. 2002-07 AND OTHER LANDS SITUATED IN SECTION 5, SECTION 8 AND SECTION 9, T.14S., R.33E., W.M., GRANT COUNTY, OREGON

| | | |
|--------------|---------------------------|--------------|
| SURVEYED FOR | CHARLES AND TEENA BALLARD | |
| DRAWN BY: | MCS | 12/12/2025 |
| | | SHEET 2 OF 2 |