

LAND PARTITION PLAT NO. 2018-07

A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 91-4
SITUATED IN THE SE1/4 AND SW1/4 SECTION 36, T.14S., R.31E., W.M.,
AND IN THE NW1/4 SECTION 1, T.15S., R.31E., W.M.,
GRANT COUNTY, OREGON



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 2034
AS SHOWN

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF MR. GORDON LARSON, OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20152202. THE PURPOSE OF THIS SURVEY WAS TO PARTITION MR. LARSON'S PROPERTY INTO THREE PARCELS, AS SHOWN HEREON. I HAVE SURVEYED PARCELS 1 AND 2, BUT A COMPLETE SURVEY OF PARCEL 3 WAS NOT CONDUCTED FOR THIS PARTITIONING PROCESS.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON RECORD LAND PARTITION PLAT NO. 91-4 AND RECORD SURVEY NO'S 245, 1034, 1779 AND 2034. I ALSO USED RECORD INFORMATION FROM CIRCUIT COURT FOR THE STATE OREGON, COUNTY OF GRANT, CASE NO. L-3181, FILE NO. JR3429 TO MAP THE CENTERLINE AND RIGHT OF WAY LINES OF U.S. HIGHWAY 395.

A COMPLETE SURVEY OF THE BOUNDARY OF THIS PARTITION WAS NOT CONDUCTED DURING THIS PARTITION PROCESS. THE MAJORITY OF THE BOUNDARY OF PARCEL 3 SITUATED IN SECTION 1, T.15S., R.31E. WAS SURVEYED DURING RECORD SURVEY NO. 1034 AND LAND PARTITION PLAT NO. 91-4. THE MAJORITY OF PARCEL 3 SITUATED IN SECTION 36, T.14S., R.31E. WAS SURVEYED DURING RECORD SURVEY NO.'S 245 AND 2034. I USED THE MOST CURRENT RECORD DIMENSIONS SHOWN HEREON TO MAP UNSURVEYED BOUNDARY LINES AND TO CALCULATE THE AREA OF PARCEL 3. I PLACED NEW MONUMENTS AT THE CORNERS OF PARCELS 1 AND 2 AT THE DIRECTION OF MR. LARSON AND AS APPROVED BY THE GRANT COUNTY PLANNING DEPARTMENT.

THE LOCATION OF THE CENTERLINE AND RIGHT OF WAY LINES OF U.S. HIGHWAY 395 ARE BASED ON THE RECORD DIMENSIONS SHOWN ON LAND PARTITION PLAT NO. 91-4 AND CIRCUIT COURT CASE NO. L-3181, FILE NO. JR3429. THE DIMENSIONS SHOWN HEREON ARE RECORD DIMENSIONS FROM THESE TWO SOURCES AND DO NOT VARY FROM EITHER SOURCE.

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 245, 1034, 1779 & 2034
LAND PARTITION PLAT NO. 91-4
DEED RECORD INSTRUMENT NO. 20152202
CIRCUIT COURT OF OREGON, COUNTY OF GRANT, CASE NO. L-3181
PRELIMINARY TITLE REPORT ORDER NO. 25905

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
A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 91-04
SITUATED IN THE SE1/4 AND SW1/4 SECTION 36, T.14S., R.31E., W.M.
AND IN THE NW1/4 SECTION 1, T.15S., R.31E., W.M.,
GRANT COUNTY, OREGON

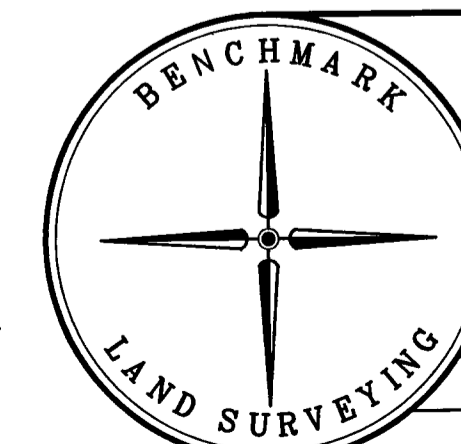
SURVEYED FOR	GORDON LARSON	
SURVEYED BY	MCS	8/1/2018
Scale: 1"=300'	Drawn by: MCS	SHEET 1 OF 2

LEGEND

- FOUND 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN - NO CAP FROM LAND PARTITION PLAT NO. 91-4 ~ UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- G() GLO RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT 91-4
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 245
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1034
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 1779
- 4[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 2034
- ### FOUND MONUMENT FROM RECORDED SURVEY NO. ###
- x-x FENCE LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 8, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2020



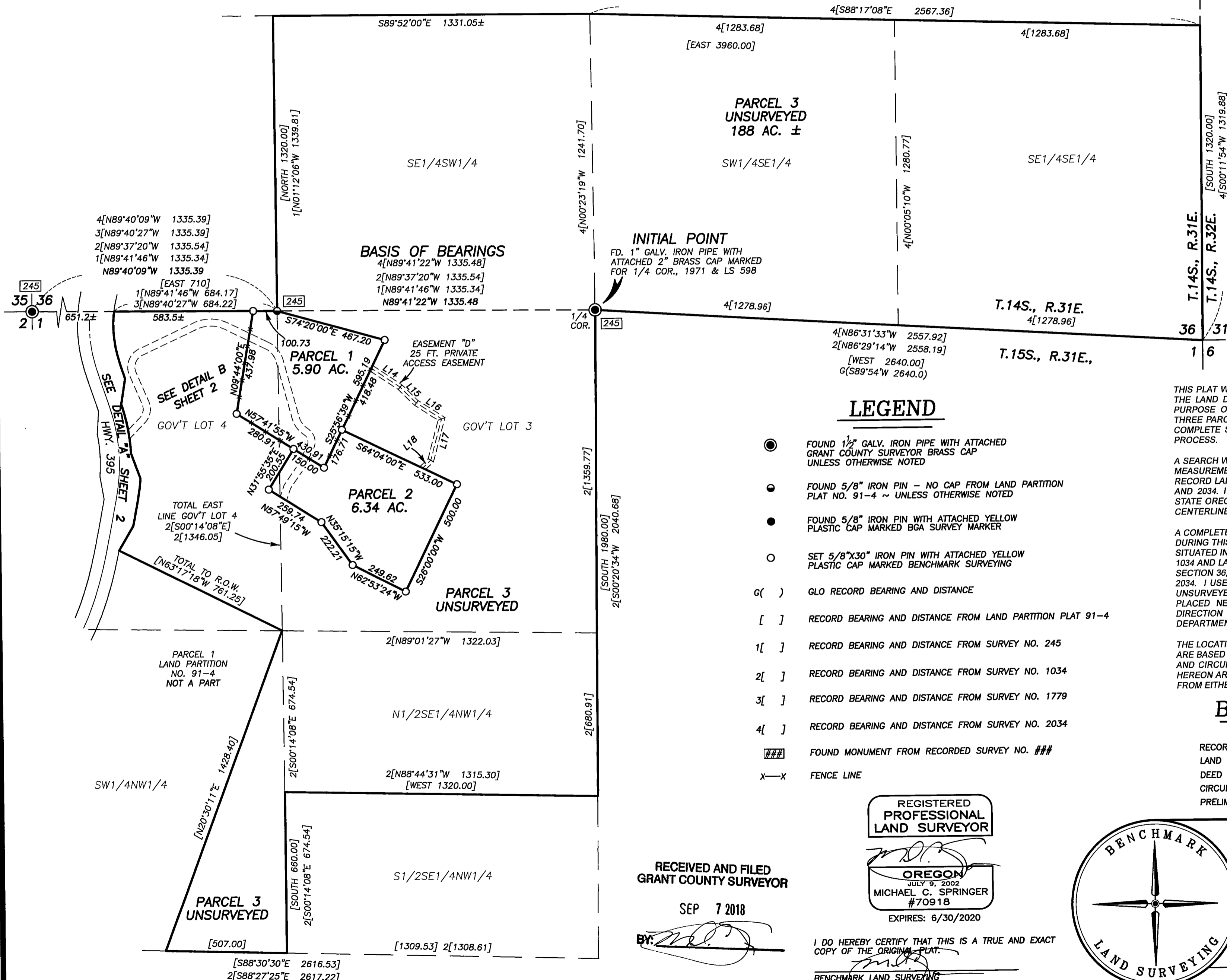
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

SEP 7 2018

BY: *[Signature]*

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

BENCHMARK LAND SURVEYING



BASIS OF BEARINGS
4[N89°41'22"W 1335.48]
2[N89°37'20"W 1335.54]
1[N89°41'46"W 1335.34]
N89°41'22"W 1335.48

INITIAL POINT
FD. 1" GALV. IRON PIPE WITH ATTACHED 2" BRASS CAP MARKED FOR 1/4 COR., 1971 & LS 598

4[N86°31'33"W 2557.92]
2[N86°29'14"W 2558.19]
[WEST 2640.00]
G(S89°54'W 2640.0)

PARCEL 1
5.90 AC.
EASEMENT "D"
25 FT. PRIVATE ACCESS EASEMENT

PARCEL 2
6.34 AC.

PARCEL 3
UNSURVEYED

PARCEL 1
LAND PARTITION
NO. 91-4
NOT A PART

PARCEL 3
UNSURVEYED

[S88°30'30"E 2616.53]
2[S88°27'25"E 2617.22]