

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

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCELS 1 AND 2 AND THAT I HAVE CORRECTLY MAPPED PARCEL 3 OF THIS LAND PARTITION, AND THAT A COMPLETE SURVEY WAS NOT CONDUCTED FOR THIS PARTITIONING PROCESS. SAID PARTITION BEING SITUATED IN THE SE1/4 AND SW1/4 OF SECTION 36, T.14S., R.31E., W.M. AND IN THE NW1/4 OF SECTION 1, T.15S., R.31E., W.M., GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION NO. 91-4, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE S1/4 CORNER OF SAID SECTION 36 AS THE INITIAL POINT OF THIS PARTITION.

CONTAINING 200 ACRES, MORE OR LESS.

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.
- SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE WATERS OF CANYON CREEK.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR TRANSMISSION LINE. GRANTED TO WEST COAST POWER COMPANY, A DEL. CORPORATION. RECORDED APRIL 16, 1937 IN BOOK 41, PAGE 587. EASEMENT HAS NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR ELECTRIC POWER OR TELEPHONE LINES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION. RECORDED MAY 25, 1980 IN BOOK 83, PAGE 151. SAID EASEMENT BEING 15 FEET WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR ELECTRIC POWER LINES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORPORATION. RECORDED SEPTEMBER 7, 1994 AS INSTRUMENT NO. 941923. SAID EASEMENT BEING 30 FEET WIDE AS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

DECLARATION

KNOW ALL PEOPLE BY THE PRESENTS THAT I GORDON J. LARSON, DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

I DO HEREBY CREATE PRIVATE ACCESS EASEMENTS "A", "B", "C" AND "D" AS FOLLOWS:

PRIVATE ACCESS EASEMENT "A": A 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 3, TO THE BENEFIT OF PARCELS 1, 2 AND 3 FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO U.S. HIGHWAY 395.

PRIVATE ACCESS EASEMENT "B": A 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 1, TO THE BENEFIT OF PARCELS 1, 2 AND 3 FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO EASEMENTS "A" AND "C" AND U.S. HIGHWAY 395.

PRIVATE ACCESS EASEMENT "C": A 30 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 2, TO THE BENEFIT OF PARCELS 2 AND 3 FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO EASEMENTS "A" AND "B" AND U.S. HIGHWAY 395.

PRIVATE ACCESS EASEMENT "D": A 25 FOOT WIDE PRIVATE ACCESS EASEMENT OVER AND ACROSS PARCEL 3, TO THE BENEFIT OF PARCEL 2 FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCEL 2 TO PARCEL 1.

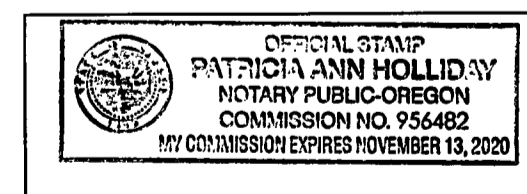
Gordon J. Larson
GORDON J. LARSON

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 5, 2018, BY GORDON J. LARSON

Patricia A. Holliday
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 11-13-2020



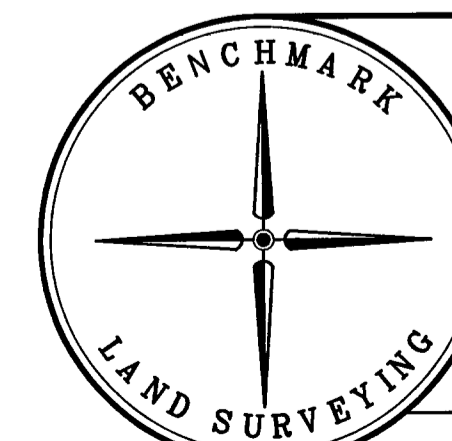
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2020

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

Michael C. Springer
BENCHMARK LAND SURVEYING

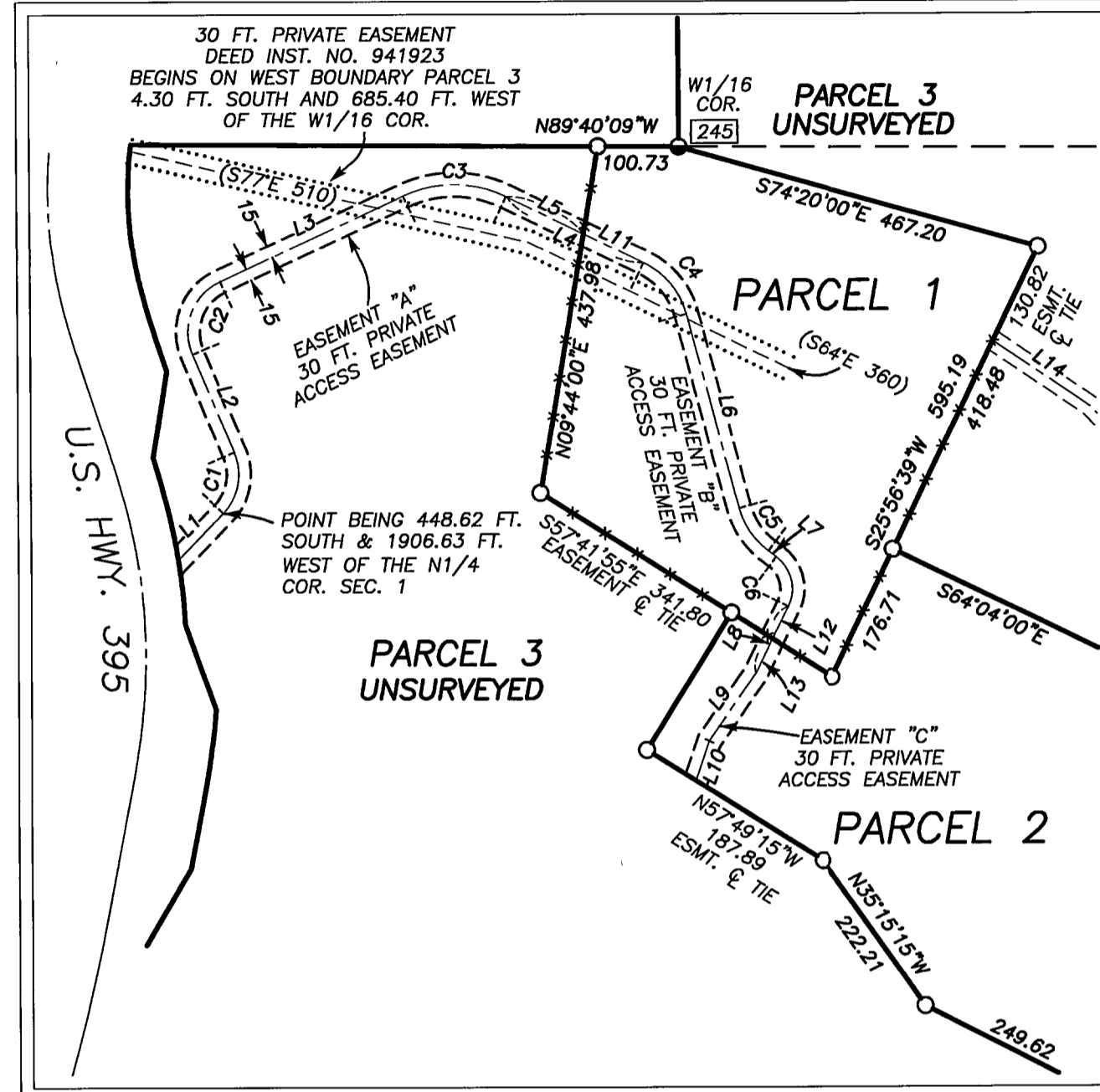


BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE. BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

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: SEE DETAIL	Drawn by: MCS SHEET 2 OF 2

DETAIL "B"
SCALE: 1"=200'



EASEMENT CENTERLINE
LINE AND CURVE TABLES

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	67°00'00"	70.00	81.86	77.27	N10°30'00"E
C2	88°00'00"	70.00	107.51	97.25	N21°00'00"E
C3	51°00'00"	150.00	133.52	129.15	S89°30'00"E
C4	49°00'00"	100.00	85.52	82.94	S39°30'00"E
C5	38°00'00"	100.00	66.32	65.11	S34°00'00"E
C6	79°00'00"	50.00	68.94	63.61	S13°30'00"E

LINE	BEARING	DISTANCE
L1	N44°00'00"E	81.5±
L2	N23°00'00"W	132.00
L3	N65°00'00"E	253.00
L4	S64°00'00"E	190.00
L5	S64°00'00"E	106.72
L6	S15°00'00"E	250.00
L7	S53°00'00"E	12.00
L8	S26°00'00"W	92.00
L9	S35°00'00"W	103.00
L10	S19°00'00"W	51.84
L11	S64°00'00"W	83.28
L12	S26°00'00"W	44.65
L13	S26°00'00"W	47.35
L14	S56°00'00"E	145.00
L15	S45°00'00"E	95.00
L16	S57°00'00"E	125.00
L17	S15°00'00"W	180.00
L18	S47°00'00"W	47.33

APPROVALS

APPROVED THIS 30TH DAY OF AUGUST, 2018.

Neil G. Robinson
UNION COUNTY SURVEYOR

APPROVED THIS 5TH DAY OF SEPTEMBER, 2018.

Helary McHenry
GRANT COUNTY PLANNING DIRECTOR

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

Paul Hill
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 09/06/2018

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 1ST DAY OF SEPTEMBER, 2018 AT
ONE O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2018-07 GRANT COUNTY RECORDS.

Robert
GRANT COUNTY CLERK

DETAIL "A"
SCALE: 1"=100'

