

LAND PARTITION PLAT NO. 2021-04

A REPLAT OF PARCELS 2 AND 3, LAND PARTITION PLAT NO. 2007-25, PARCEL 2, LAND PARTITION PLAT NO. 2014-10 AND PARCEL 1, LAND PARTITION PLAT NO. 2018-05 SITUATED IN THE NE1/4 SECTION 11, T.13S., R.33E., W.M., GRANT COUNTY, OREGON
(A PORTION OF PARCEL 1 IS WITHIN PRAIRIE CITY CITY LIMITS)

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, THE PARCELS OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE NE1/4 SECTION 11, T.13S., R.33E., GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 AND PARCEL 3 OF LAND PARTITION NO. 2007-25, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, RECORDED NOVEMBER 28, 2007;

PARCEL 2 OF LAND PARTITION NO. 2014-10, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, RECORDED DECEMBER 1, 2014;

PARCEL 1 OF LAND PARTITION NO. 2018-05, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, RECORDED APRIL 19, 2018.

THIS LAND PARTITION CONTAINS 21.92 ACRES.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF PARCEL 3 OF THIS LAND PARTITION AS THE INITIAL POINT OF THIS PLAT.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES; GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED AUGUST 28, 1951 IN BOOK 63, PAGE 466. SAID EASEMENT BEING 40 FEET IN WIDTH, AS SHOWN.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED, REGARDING THE MUTUAL USE OF A DOMESTIC WATER RIGHT IN A SPRING, TOGETHER WITH A PRIVATE WATER LINE EASEMENT WITH ACCESS AND MAINTENANCE PROVISIONS AS MORE PARTICULARLY DESCRIBED THEREIN. RECORDED OCTOBER 1, 1981 IN BOOK 125, PAGE 404. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. NO VISIBLE EVIDENCE OF THE WATER LINE WAS FOUND DURING THE SURVEY FOR THIS PARTITION.
- A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRICAL LINES; GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, RECORDED JULY 17, 2015 AS INSTRUMENT NO. 20151563. SAID EASEMENT BEING 15 FEET IN WIDTH, AS SHOWN.
- A PRIVATE ACCESS AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. SAID EASEMENT CREATED ON LAND PARTITION PLAT NO. 2007-25, WHICH WAS RECORDED NOVEMBER 28, 2007. SAID EASEMENT BEING 30 FEET IN WIDTH, AS SHOWN
- A PRIVATE ACCESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. SAID EASEMENT CREATED ON LAND PARTITION PLAT NO. 2014-10, WHICH WAS RECORDED DECEMBER 1, 2014. SAID EASEMENT BEING 20 FEET IN WIDTH, AS SHOWN. NOTE: THIS EASEMENT IS BEING EXTINGUISHED AS PART OF THIS PARTITION PROCESS.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO. 1377
LAND PARTITION PLAT NO'S 95-05, 2007-25, 2014-10 & 2018-05
DEED RECORD INSTRUMENT NO.'S 20071831, 20142008 & 20142009
PRELIMINARY TITLE REPORT ORDER NO. 27547

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT ALAN S. JACOBS AND JUDY L. JACOBS, AS TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST AND JAMES S. JACOBS AND KIMBERLY R. JACOBS AS TENANTS BY THE ENTIRETY, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND 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 NEW 15 FOOT WIDE PRIVATE POWERLINE EASEMENT OVER, ACROSS AND UNDER PARCEL 1, TO THE BENEFIT OF PARCEL 2. SAID EASEMENT IS FOR THE PURPOSE OF FURNISHING ELECTRIC POWERLINES TO SAID PARCEL 2, AS SHOWN HEREON.

WE DO ALSO HEREBY EXTINGUISH THE 20 FOOT WIDE PRIVATE ACCESS EASEMENT CREATED AND SHOWN ON LAND PARTITION PLAT NO. 2014-10.

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF JIM JACOBS ON BEHALF OF ALAN AND JUDY JACOBS, TRUSTEES OF THE ALAN S. JACOBS AND JUDY L. JACOBS COMMUNITY PROPERTY TRUST AND JAMES S. AND KIMBERLY R. JACOBS, THE PURPOSE OF THIS PROJECT IS TO REPLAT PARCELS 2 AND 3 OF LAND PARTITION PLAT NO. 2007-25, PARCEL 2 OF LAND PARTITION PLAT NO. 2014-10 AND PARCEL 1 OF LAND PARTITION PLAT NO. 2018-05 INTO THREE NEW DISCRETE PARCELS.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY AND FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT CONTROLLING MONUMENTS FROM RECORD SURVEY NO. 1377 AND LAND PARTITION PLATS 2007-25, 2014-10 AND 2018-05. I ACCEPT THE FOUND MONUMENTS SHOWN.

AS NOTED ON PREVIOUS PLATS, THERE ARE OVERHEAD POWERLINES CROSSING THE SUBJECT PROPERTY THAT APPARENTLY HAVE NO RECORDED EASEMENT. THE OVERHEAD TV/CABLE LINES PREVIOUSLY SHOWN ARE NO LONGER IN PLACE.

NEW MONUMENTS WERE SET ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. JACOBS. GOD BLESS AMERICA.

APPROVALS

APPROVED THIS 9 DAY OF MARCH, 2021.
[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 10th DAY OF MARCH, 2021.
[Signature]
CITY OF PRAIRIE CITY, MAYOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
[Signature] (County tax collector Assessor)
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 3/12/21

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 12th DAY OF MARCH, 2021 AT 8:30 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2021-04 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

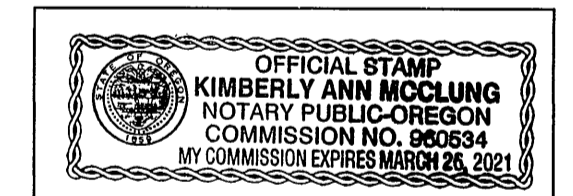
ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 10, 2021, BY ALAN S. JACOBS AND JUDY L. JACOBS.

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES March 26, 2021

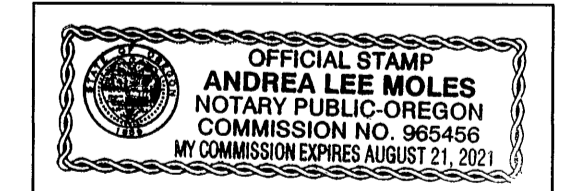


STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 11, 2021, BY JAMES S. JACOBS AND KIMBERLY R. JACOBS.

[Signature]
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug 21 2021



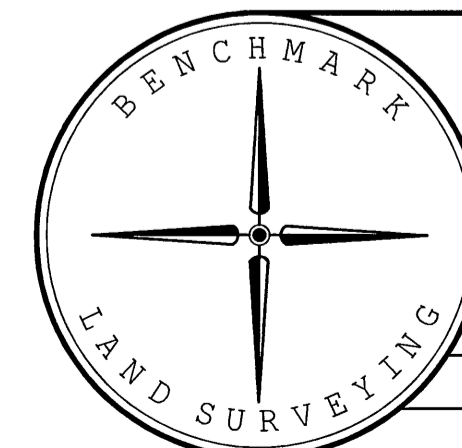
RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAR 12 2021

[Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2022



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkkls.com

A REPLAT OF PARCELS 2 AND 3, LAND PARTITION PLAT NO. 2007-25, PARCEL 2, LAND PARTITION PLAT NO. 2014-10 AND PARCEL 1, LAND PARTITION PLAT NO. 2018-05 SITUATED IN THE NE1/4 SECTION 11, T.13S., R.33E., W.M., GRANT COUNTY, OREGON (A PORTION OF PARCEL 1 IS WITHIN PRAIRIE CITY CITY LIMITS)

SURVEYED FOR	ALAN, JUDY, JIM AND KIM JACOBS	
SURVEYED BY	MCS	3/6/2021
DRAWN BY: MCS		SHEET 2 OF 2