

**LAND PARTITION PLAT NO. 2021 08**  
A PARTITION OF PARCEL 1, LAND PARTITION NO. 2000-16  
AND OTHER LANDS  
SITUATED IN THE SW1/4 AND THE NW1/4 SECTION 1  
TOWN OF MONUMENT  
GRANT COUNTY, OREGON  
May 12, 2021  
Sheet 7 of 7

**APPROVALS**

Approved this 7 day of July, 2021  
*Teri Hamilton*  
Grant County Surveyor

Approved this 8 day of July, 2021  
*Josh Hamilton*  
Monument Planning Director

All of valuation and special assessments due pursuant to law have been assessed and collected.  
*Grant County Assessor and Tax Collector*

I do hereby certify that this plat was received on the 8th day of July, 2021 at 9:22 o'clock A.M., and recorded as Land Partition Plat No. 2021 08 Grant County Records.  
*BRUNDA ANTHONY*  
Grant County Clerk

I do hereby certify that this is a true and exact copy of Original Land Partition Plat.  
*Jack Watson*  
Jack Watson, PLS

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

JUL 09 2021

BY: *Teri Hamilton*

**DECLARATION**  
Know all people by these presents that we, Josh Hamilton and Teri Hamilton, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned in accordance with the provisions of ORS Chapter 92 as shown hereon.  
We hereby grant to the future owners of Parcel 2 the 30 foot wide private access and utility easement from the Kimberly-Long Creek Highway over and across Parcel 1, for the purpose of ingress and egress and utilities as shown hereon.  
We hereby grant to the future owners of Parcel 1 the 20 foot wide private water line easement over and across Parcel 2 as shown hereon.

*Josh Hamilton*  
Josh Hamilton

*Teri Hamilton*  
Teri Hamilton

**SAD PARCELS ARE SUBJECT TO THE FOLLOWING:**

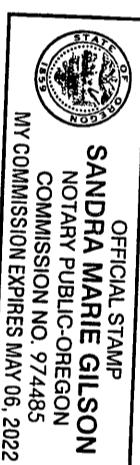
- 1) Rights of the public in streets and roads.
- 2) A private easement for a water line, a pressure tank and pump, including the terms and provisions thereof, to Columbia Power Cooperative Association, no width is stated, recorded December 5, 1966 in Book 76, Page 73 deeds of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 3) A private easement, including the terms and provisions thereof, 20 feet wide, to the City of Monument, dated September 28, 1976, recorded in Book 115, Page 522, deed records of Grant County, for construction and maintenance of a water line. This easement is not shown on the map due to insufficient data given in the deed.
- 4) A private access easement, including the terms and provisions thereof, 25 feet wide, dated May 6, 1981, recorded June 9, 1981, in Book 124, Page 829, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 5) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated March 27, 1986, recorded April 14, 1986, in Book 133, Page 147, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 6) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 588, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 7) A private utility easement, including the terms and provisions thereof, to Telephone Utilities of Eastern Oregon, Inc., an Oregon Corp., no width is stated, dated June 12, 1986, recorded June 18, 1986, in Book 133, Page 615, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 8) A private access easement, including the terms and provisions thereof, 25 feet wide, dated July 3, 1986, recorded July 11, 1986, in Book 133, Page 769, deed records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.
- 9) A private utility easement, including the terms and provisions thereof, no width is stated, recorded June 8, 1989, in Book 138, Page 932, deed records of Grant County, Oregon. This easement is not shown on the map due to insufficient data given in the deed.
- 10) A private access easement, including the terms and provisions thereof, 20 feet wide, dated May 17, 1995, recorded May 25, 1995, in Deed Instrument No. 9509355, records of Grant County, Oregon, for ingress and egress as shown hereon.
- 11) A private access easement, including the terms and provisions thereof, 25 feet wide, dated December 27, 1995, recorded December 28, 1995, in Deed Instrument No. 952439, records of Grant County, Oregon, for ingress and egress. This easement is not shown on the map due to insufficient data given in the deed.
- 12) A private access easement, including the terms and provisions thereof, 20 feet wide, as shown on Land Partition No. 98-06, dated January 7, 1998, recorded February 4, 1998 in the office of the Grant County Clerk.
- 13) A public access easement, including the terms and provisions thereof, 25 feet wide, recorded October 18, 1999, in Deed Instrument No. 993088, records of Grant County, Oregon, for ingress and egress as shown hereon.
- 14) A public access easement, including the terms and provisions thereof, 30 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 15) A public access easement, including the terms and provisions thereof, 20 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 16) A public access easement, including the terms and provisions thereof, 10 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 17) A public access easement, including the terms and provisions thereof, 20 feet wide, recorded December 14, 1999, in Deed Instrument No. 993561, records of Grant County, Oregon.
- 18) A private access easement, including the terms and provisions thereof, 25 feet wide, dated October 2, 2009, recorded October 5, 2009, in Deed Instrument No. 20092160, records of Grant County, Oregon, for ingress and egress as shown hereon.
- 19) An agreement between Thomas Orchards, Inc. and Jack Covander, including the terms and provisions thereof, recorded January 19, 2017, in Deed Instrument No. 20170091, records of Grant County, Oregon. The easement is not shown on the map due to insufficient data given in the deed. No width is given.
- 20) An agreement between Josh and Teri Hamilton and Jack Eldon Covander Irrevocable Trust, including the terms and provisions thereof, recorded September 1, 2020, in Deed Instrument No. 20201550, records of Grant County, Oregon. The easement is not shown on the map due to insufficient data given in the deed, no width is given.
- 21) Four public access and utility easements, including the terms and provisions thereof, varying in widths, recorded May 15, 2021, in Deed Instrument No. 20210813, records of Grant County, Oregon.

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
COUNTY OF GRANT } SS

This instrument was acknowledged before me on this 7th day of July, 2021, by Josh Hamilton and Teri Hamilton.

Notary Public of Oregon  
My commission expires: *5/1/2022*



**SURVEYOR'S CERTIFICATE**

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, Parcel 1 and Parcel 2 of this land partition in accordance with the statutes of the State of Oregon. This partition is situated in the SW1/4 and in the NW1/4 of Section 1, T9S, R27E, W.M., City of Monument, Grant County, Oregon, described as follows:

The initial point is a 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC on the north-south center line of Section 1 at the intersection of the southerly right of way line of the Kimberly - Long Creek Highway, said point being S00°39'37"E, 585.73 feet from the center 1/4 corner of said Section 1.

Parcel 1 of Grant County, Land Partition No. 2000-16, dated August 14, 2000, recorded August 29, 2000 in the office of the Grant County Clerk.

Together with a tract of land described as follows:  
Beginning at a 5/8" iron pin, which is 542.26 feet South and 837.00 feet West of the NE corner of the SW1/4 of Section 1; thence S86°13'42"W, 117.00 feet; thence N06°47'35"W, 5.74 feet; thence N89°01'36"E, 117.44 feet to the point of beginning.

Together with a tract of land described as follows:  
All that portion of Lot 4 in Block 2 of the Old Town of Monument, filed April 19, 1898, in Book N, Page 585, deeds of Grant County, lying southerly of the following described line: Beginning at a 5/8" iron pin, which is 213.02 feet South and 987.25 feet West of the NE corner of the SW1/4 of Section 1; thence S00°18'35"E, 60.11 feet; thence S00°28'24"W, 132.36 feet to the TRUE POINT OF BEGINNING; thence N51°10'43"W, 83.60 feet (record N51°07'52"W, 83.57 feet) and the terminus of this line. All according to map of Survey No. 1858, recorded in the office of the Grant County Surveyor.

Together with a tract of land described as follows:  
All that portion of Grant County Deed Book 75, Page 47 and Book 89, Page 250 lying southerly of the following described line:  
Beginning at a 5/8" iron pin, which is 449.92 feet South and 482.50 feet West of the NE corner of the SW1/4 of Section 1; thence N89°50'00"W, 208.50 feet; thence S09°18'00"W, 114.40 feet; thence S89°17'00"W, 126.50 feet; thence N01°21'51"W, 20.94 feet to a 5/8" iron pin and the terminus of this line.

SAVE AND EXCEPT a tract of land described as follows: Beginning at a 5/8" iron pin on the north line of Lot 4, Block 2 of the Old Town of Monument, said point being 273.53 feet South and 986.66 feet West of the NE corner of the SW1/4 of Section 1; thence S06°47'35"E, 132.18 feet to the TRUE POINT OF BEGINNING; thence S06°47'35"E, 140.46 feet; thence S89°01'39"W, 35.51 feet; thence N00°53'27"E, 138.99 feet; thence N86°13'33"E, 16.77 feet to the point of beginning.

SAVE AND EXCEPT a tract of land described as follows: Beginning at a 5/8" iron pin, which is 213.02 feet South and 987.25 feet West of the NE corner of the SW1/4 of Section 1; thence N86°40'00"W, 100.00 feet; (record N86°40'00"W, 100.00 feet); thence S23°22'48"W, 37.64 feet (record S23°20'00"W, 37.50 feet); thence S11°03'39"E, 119.96 feet (record S11°00'00"E, 120.00 feet); thence S26°20'20"E, 16.02 feet (record S26°00'00"E, 16.00 feet); thence S39°50'49"E, 17.00 feet (record S40°00'00"E, 17.00 feet); thence S51°10'43"E, 83.60 feet (record S51°07'52"E, 83.57 feet); thence (record N00°28'24"E, 132.36 feet); thence (record N00°18'35"W, 60.11 feet) to the point of beginning.

SAVE AND EXCEPT a tract of land described as follows: Beginning at a 5/8" iron pin, which is 131.4 feet North and 1435.16 feet West of the NE corner of the SW1/4 of Section 1; thence S24°18'36"E, 19.83 feet; thence S88°00'00"E, 17.00 feet; thence N88°18'36"E, 19.83 feet; thence N52°00'00"E, 25.00 feet; thence N58°00'00"W, 50.00 feet; thence S32°00'00"W, 25.00 feet to the point of beginning.

SAVE AND EXCEPT a tract of land described as follows:  
All that portion of Grant County Deed Instrument No. 20201551 lying northerly of the following described line:  
Beginning at a 5/8" iron pin, which is 449.92 feet South and 482.50 feet West of the NE corner of the SW1/4 of Section 1; thence N89°50'00"W, 208.50 feet; thence S09°18'00"W, 114.40 feet; thence S89°17'00"W, 126.50 feet; thence N01°21'51"W, 20.94 feet to a 5/8" iron pin and the terminus of this line.

81.74 acres more or less.  
Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
(541)575-1813

