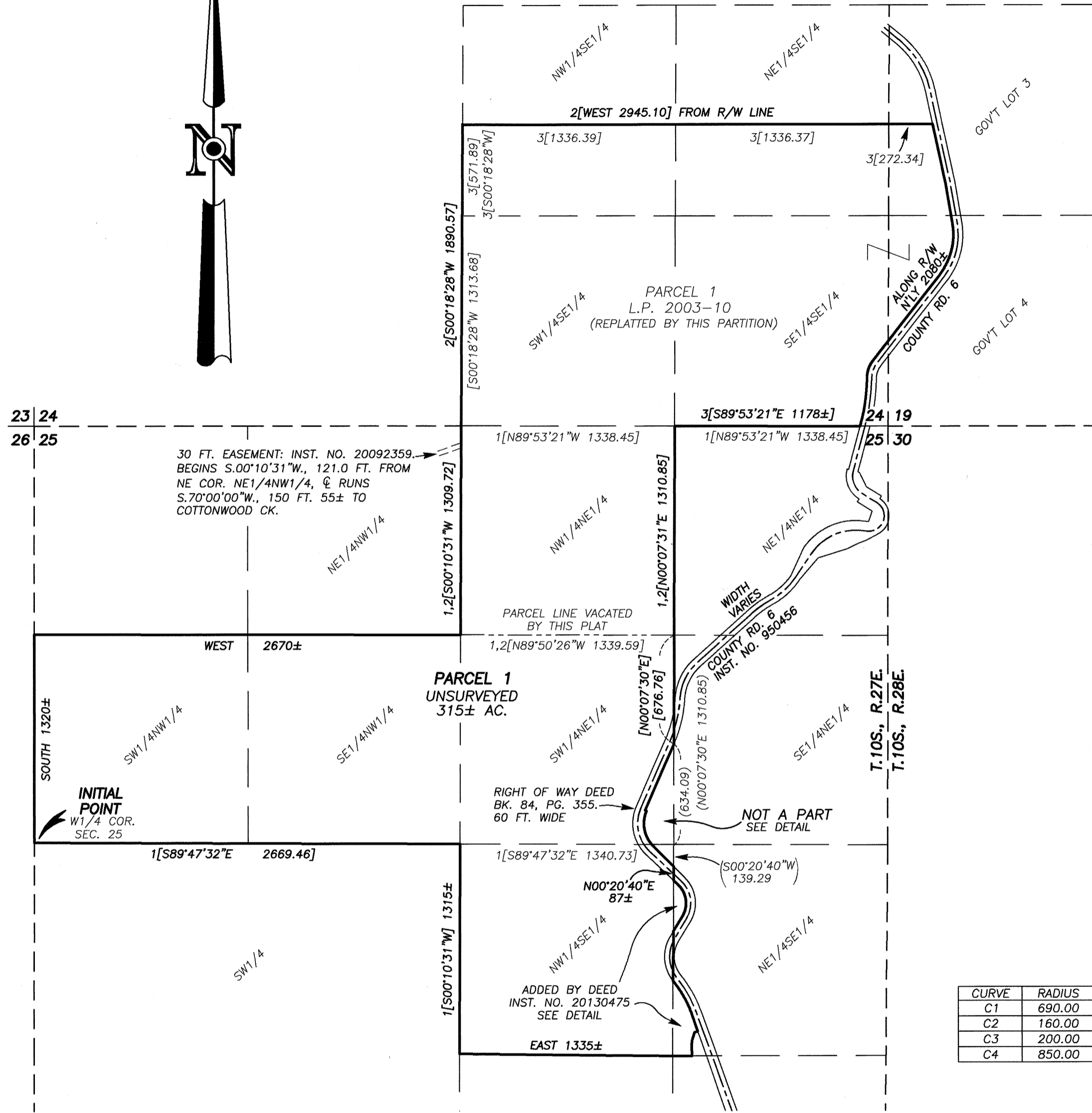


LAND PARTITION PLAT NO. 2024-08

SITUATED IN THE SE1/4 SECTION 24 AND THE NE1/4, SE1/4 AND NW1/4 SECTION 25, T.10S., R.27E., W.M.,
AND IN THE SW1/4 SECTION 19, T.10S., R.28E., W.M.,
GRANT COUNTY, OREGON

DETAIL
SCALE: 1"=200'



LEGEND

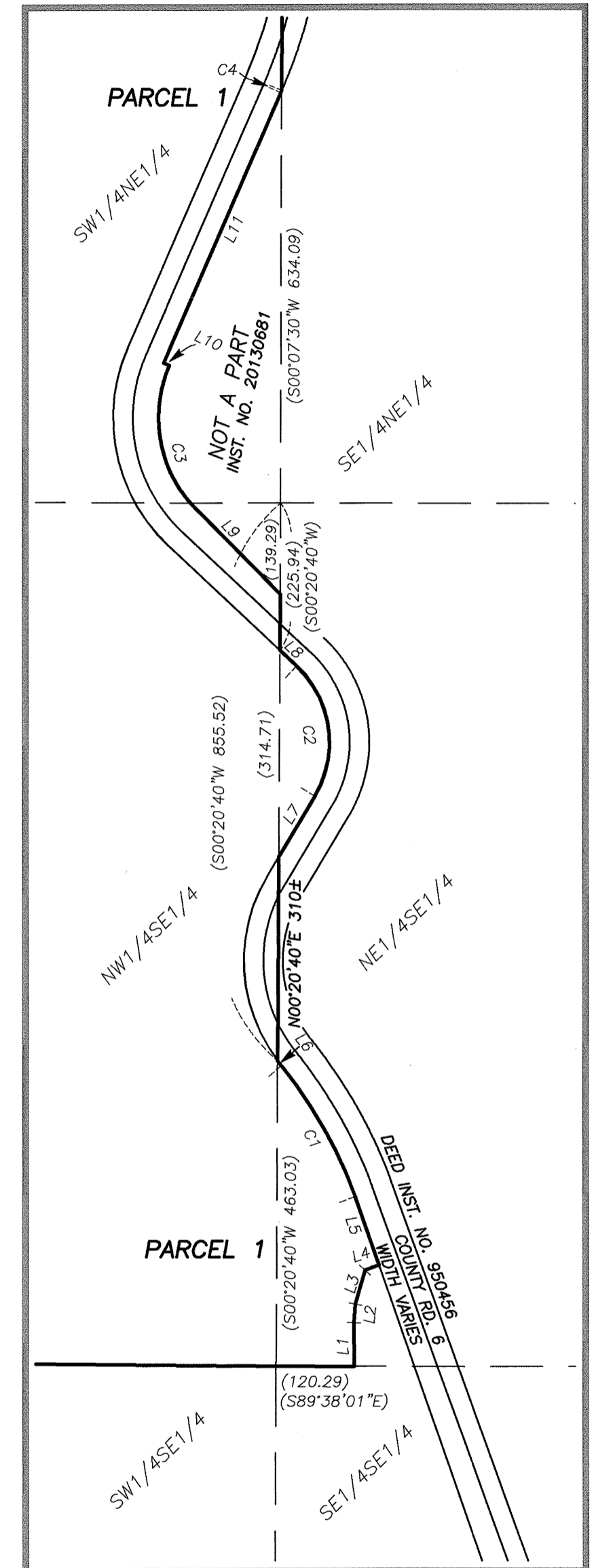
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE: SURVEY NO. 1449
- 1[] RECORD BEARING AND DISTANCE: SURVEY NO. 1500
- 2[] RECORD BEARING AND DISTANCE: L.P. 2003-10
- 3[] RECORD BEARING AND DISTANCE: SURVEY NO. 1649

DEED RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°45'45"E	66.88
L2	N04°37'00"E	28.64
L3	N15°48'00"E	54.70
L4	N70°53'07"E	18.06
L5	N19°06'53"W	111.37
L6	N38°32'31"W	4.44
L7	N30°59'45"E	106.91
L8	N46°45'15"W	35.19
L9	N44°38'24"W	176.85
L10	N66°28'15"W	10.00
L11	N23°31'45"E	451.26

DEED RECORD CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	690.00	19°15'50"	231.99	N29°25'10"W	230.90
C2	160.00	77°45'00"	217.12	N07°52'45"W	200.84
C3	200.00	70°17'00"	245.34	N11°36'45"W	230.24
C4	850.00	0°18'51"	4.66	N23°22'20"E	4.66



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

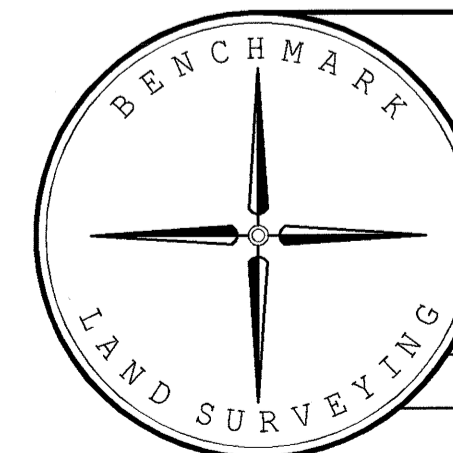
I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT.

BENCHMARK LAND SURVEYING

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

SEP 3 0 2024

BY:



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

LAND PARTITION PLAT
SITUATED IN THE SE1/4 SECTION 24 AND THE NE1/4,
SE1/4 AND NW1/4 SECTION 25, T.10S., R.27E., W.M.,
AND IN THE SW1/4 SECTION 19, T.10S., R.28E., W.M.,
GRANT COUNTY, OREGON

SURVEYED FOR	JOHN & DEBORAH COLE	
DRAWN BY	MCS	9/11/2024
SCALE: 1"=600'		SHEET 1 OF 2

LAND PARTITION PLAT NO. 2024-08

SITUATED IN THE SE1/4 SECTION 24 AND THE NE1/4, SE1/4 AND NW1/4 SECTION 25, T.10S., R.27E., W.M., AND IN THE SW1/4 SECTION 19, T.10S., R.28E., W.M., GRANT COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE JOHN L. COLE AND DEBORAH S. COLE, HUSBAND AND WIFE (WHO ALSO ACQUIRED TITLE AS JOHN L. COLE AND DEBORAH S. COLE, AS TENANTS BY THE ENTIRETY), DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO A SINGLE PARCEL IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

John L. Cole
JOHN L. COLE

Deborah S. Cole
DEBORAH S. COLE

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF JOHN AND DEBORAH COLE, OWNERS OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBERS 961701, 20130475 AND 20131380, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE COLES' PROPERTY INTO A SINGLE PARCEL. NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. I FOUND RECORD SURVEY NUMBERS 1260, 1500, 1649, 2061 AND LAND PARTITION PLAT NO. 2003-10. WHERE POSSIBLE, I UTILIZED THE RECORD COURSES AND DISTANCES FROM THESE MAPS TO RECONSTRUCT THE SECTION, SECTION SUBDIVISION LINES AND COUNTY ROADS. HOWEVER, THIS BEING AN UNSURVEYED LAND PARTITION, THE AREA OF PARCEL 1 AND THE LOCATIONS OF ALL LINES, COURSES, DISTANCES, EASEMENTS AND COUNTY ROADS ARE APPROXIMATE. GOD BLESS AMERICA.

SURVEYOR'S CERTIFICATE

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

TRACT 1

T.10S., R.27E., W.M.:

SECTION 25: SW1/4NE1/4, S1/2NW1/4, NW1/4SE1/4;

ALSO, A TRACT OF LAND BEING A PORTION OF THE SE1/4 SECTION 25, T.10S., R.27E. W.M. BEING SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED JANUARY 14, 1993 IN THE GRANT COUNTY SURVEYORS OFFICE AS RECORD OF SURVEY NUMBER 1260, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW1/4NE1/4 OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SW1/4NE1/4, S.00°07'30"W., 1310.85 FEET TO THE NORTHEAST CORNER OF THE NW1/4SE1/4 SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID NW1/4SE1/4, S.00°20'40"W., 855.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 6 AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE EAST LINE OF SAID NW1/4SE1/4, S.00°20'40"W., 463.03 FEET TO THE SOUTH LINE OF THE NE1/4SE1/4 SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S.89°38'01"E., 120.29 FEET; THENCE N.00°45'45"E., 66.88 FEET; THENCE N.04°37'00"E., 28.64 FEET; THENCE N.15°48'00"E., 54.70 FEET; THENCE N.70°53'07"E., 18.06 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES:
(1) N.19°06'53"W., 111.37 FEET;
(2) NORTHERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 19°15'50", AN ARC LENGTH OF 231.99 FEET, SUBTENDED BY A CHORD WHICH BEARS N.29°25'10"W., 230.90 FEET;
(3) N.38°32'31"W., 4.44 FEET TO THE POINT OF BEGINNING.

ALSO, A TRACT OF LAND BEING A PORTION OF THE SE1/4 OF SECTION 25, T.10S., R.27E. W.M., BEING SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED JANUARY 14, 1993 IN THE GRANT COUNTY SURVEYORS OFFICE AS RECORD OF SURVEY NUMBER 1260, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW1/4NE1/4 SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SW1/4NE1/4, S.00°07'30"W., 1310.85 FEET TO THE NORTHEAST CORNER OF THE NW1/4SE1/4 SAID SECTION 25; THENCE ALONG THE EAST LINE OF THE NW1/4SE1/4, S.00°20'40"W., 225.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 6 AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE EAST LINE OF SAID NW1/4SE1/4, S.00°20'40"W., 314.71 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE FOLLOWING THREE COURSES AND DISTANCES:
(1) N.30°59'45"E., 106.91 FEET;
(2) NORTHERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 77°45'00", AN ARC LENGTH OF 217.12 FEET, SUBTENDED BY A CHORD WHICH BEARS N.07°52'45"W., 200.84 FEET;
(3) N.46°45'15"W., 35.19 FEET TO THE POINT OF BEGINNING.

SAVE & EXCEPT THAT PORTION CONVEYED TO GARY W. ENGLE AND PATRICIA M. ENGLE, TRUSTEES OR A SUCCESSOR TRUSTEE OF THE GREG & PATRICIA ENGLE TRUST DATED 7-10-2006, BY DEED RECORDED APRIL 25, 2013, AS INSTRUMENT NO. 20130681; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW1/4SE1/4 SAID SECTION 25; THENCE S.00°20'40"W., 139.29 FEET ALONG THE EAST LINE OF SAID NW1/4SE1/4 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 6; THENCE ALONG SAID RIGHT OF WAY LINE, N.44°38'24"E., 176.85 FEET; THENCE 245.34 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.11°36'45"W., 230.42 FEET); THENCE N.66°28'15"W., 10.00 FEET; THENCE N.23°31'45"E., 451.26 FEET; THENCE 4.66 FEET ALONG THE ARC OF A 850.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.23°22'20"E., 4.66 FEET) TO A POINT ON THE EAST LINE OF THE SW1/4NE1/4 SAID SECTION 25; THENCE ALONG SAID EAST LINE, S.00°07'30"W., 634.09 FEET TO THE POINT OF BEGINNING.

TRACT 2:

LAND IN THE SE1/4 SECTION 24 AND THE NE1/4, SECTION 25, T.10S., R.27E. AND IN THE SW1/4 SECTION 19, T.10S., R.28E., W.M., GRANT COUNTY, OREGON, AS FOLLOWS:

PARCEL 1 OF LAND PARTITION PLAT NO. 2003-10, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON SEPTEMBER 29, 2003.

I DO HEREBY DESIGNATE THE W1/4 CORNER SECTION 25, T.10S., R.27E., W.M. AS THE INITIAL POINT OF THIS PLAT.

THIS LAND PARTITION CONTAINS 315 ACRES, MORE OR LESS.

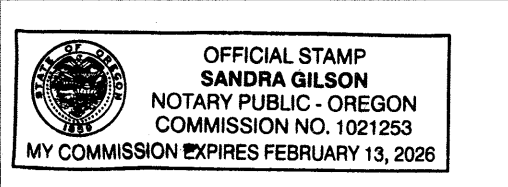
ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 30, 2024, BY JOHN L. COLE AND DEBORAH S. COLE.

Michael C. Springer
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 2/13/26



EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE HEREIN DESCRIBED LANDS LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS.
- ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE SUBJECT PROPERTY.
- ROAD RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO GRANT COUNTY, OREGON, RECORDED JANUARY 17, 1961 IN BOOK 84, PAGE 355. AFFECTS THE SW1/4NE1/4 AND NW1/4SE1/4 SECTION 25, AS SHOWN.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITIES AND INCIDENTAL PURPOSES. GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC. RECORDED APRIL 5, 1985 IN BOOK 131, PAGE 636. AFFECTS THE S1/2SE1/4 SECTION 24 AND THE NW1/4SE1/4 SECTION 25, NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES AND INCIDENTAL PURPOSES. GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC. RECORDED MAY 13, 1985 IN BOOK 131, PAGE 809. AFFECTS THE NW1/4SE1/4 SECTION 25, NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES AND INCIDENTAL PURPOSES. GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC. RECORDED MAY 13, 1985 IN BOOK 131, PAGE 810. AFFECTS THE NW1/4SE1/4 SECTION 25, NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES THERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO TELEPHONE UTILITIES OF EASTERN OREGON, INC. RECORDED FEBRUARY 25, 1988 IN BOOK 136, PAGE 411. EASEMENT IS 10 FEET WIDE AND AFFECTS LOT 4, SECTION 19, T.10S., R.28E. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- RIGHT OF WAY DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO GRANT COUNTY, OREGON, RECORDED MARCH 8, 1995 AS INSTRUMENT NO. 950456. WIDTH VARIES, SHOWN HEREON AS COUNTY ROAD 6.
- AGREEMENT FOR A PRIVATE EASEMENT AND ACKNOWLEDGEMENT OF FENCE OF CONVENIENCE, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN CHINA PEAK RANCH, INC. AND KEITH CHARLES AND BETTY JO CHARLES, HUSBAND AND WIFE. RECORDED OCTOBER 30, 2009 AS INSTRUMENT NO. 20092359. EASEMENT IS 30 FEET IN WIDTH. EASEMENT AFFECTS THE NE1/4NW1/4 SECTION 25 AND IS OUTSIDE THE BOUNDARY OF THIS LAND PARTITION. APPROXIMATE LOCATION SHOWN.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 17 DAY OF SEPTEMBER, 2024,

Michael C. Springer
UNION COUNTY SURVEYOR

APPROVED THIS 30th DAY OF September, 2024,

Shannon Brown
GRANT COUNTY PLANNING DIRECTOR

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

Chief Donut Assessor Tax Collector
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 9/30/24

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 30th DAY OF September, 2024 AT 3:21 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2024-08 GRANT COUNTY RECORDS.

Kevin Cates
GRANT COUNTY CLERK

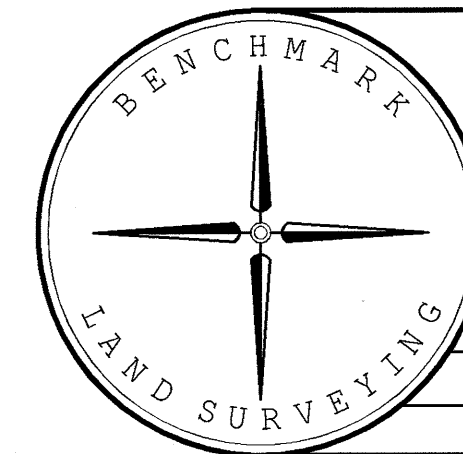
I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Michael C. Springer
BENCHMARK LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael C. Springer
OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2026



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

LAND PARTITION PLAT
SITUATED IN THE SE1/4 SECTION 24 AND THE NE1/4, SE1/4 AND NW1/4 SECTION 25, T.10S., R.27E., W.M., AND IN THE SW1/4 SECTION 19, T.10S., R.28E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	JOHN & DEBORAH COLE	
DRAWN BY	MCS	9/11/2024
		SHEET 2 OF 2

REFERENCES

- RECORD MAP OF SURVEY NO.'S 1260, 1449, 1500, 1649 & 2061,
- LAND PARTITION PLAT NO. 2003-10
- DEED RECORD INSTRUMENT NO.'S 950456, 961701, 20111380, 20130475 & 20130681
- DEED RECORD BOOK 84, PAGE 355
- LAND TITLE CO. OF GRANT COUNTY PRELIMINARY REPORT ORDER NO. 29128