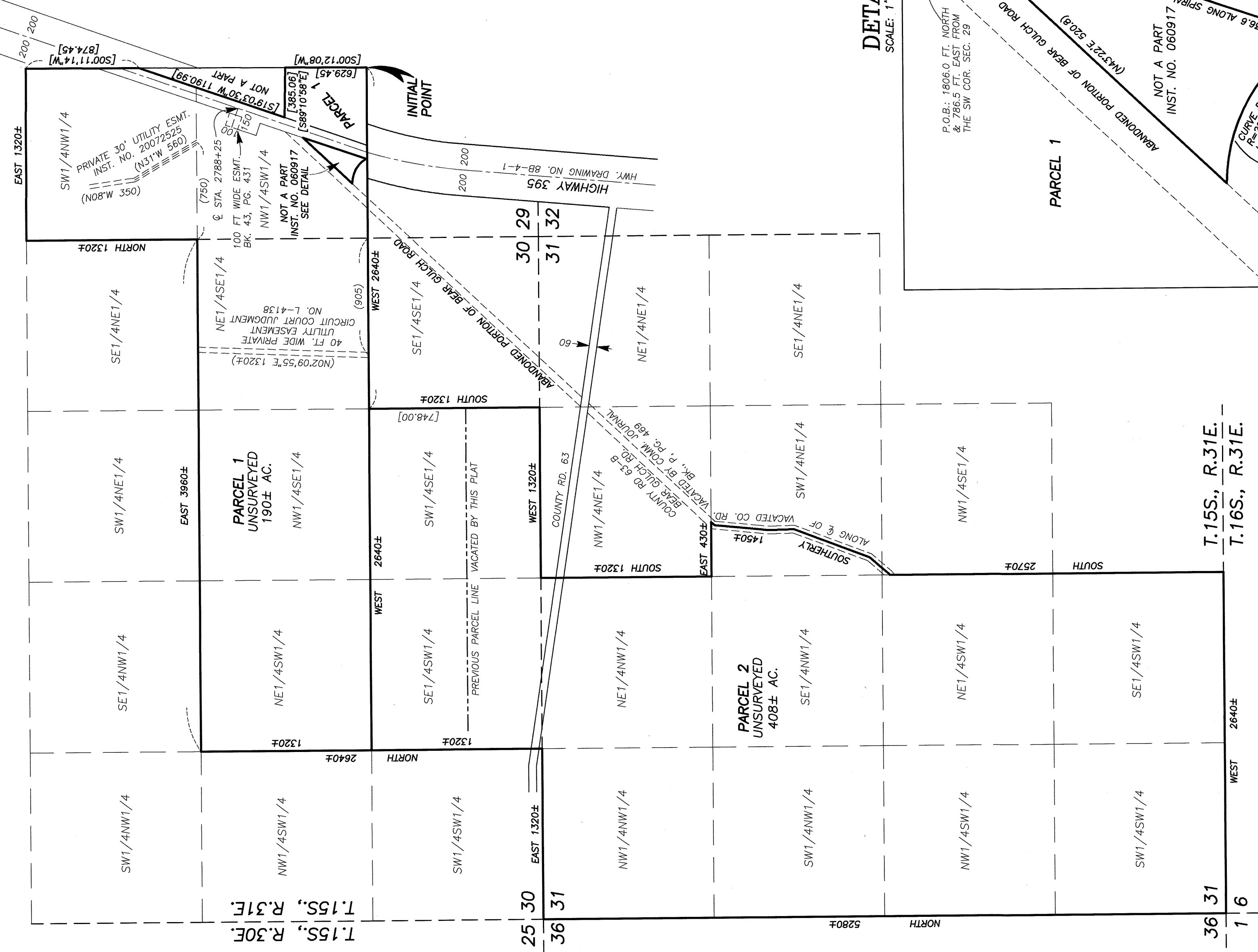
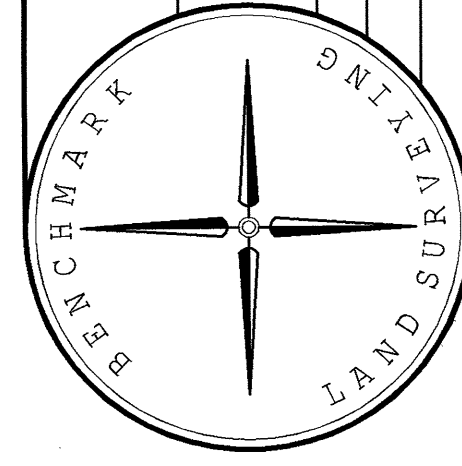
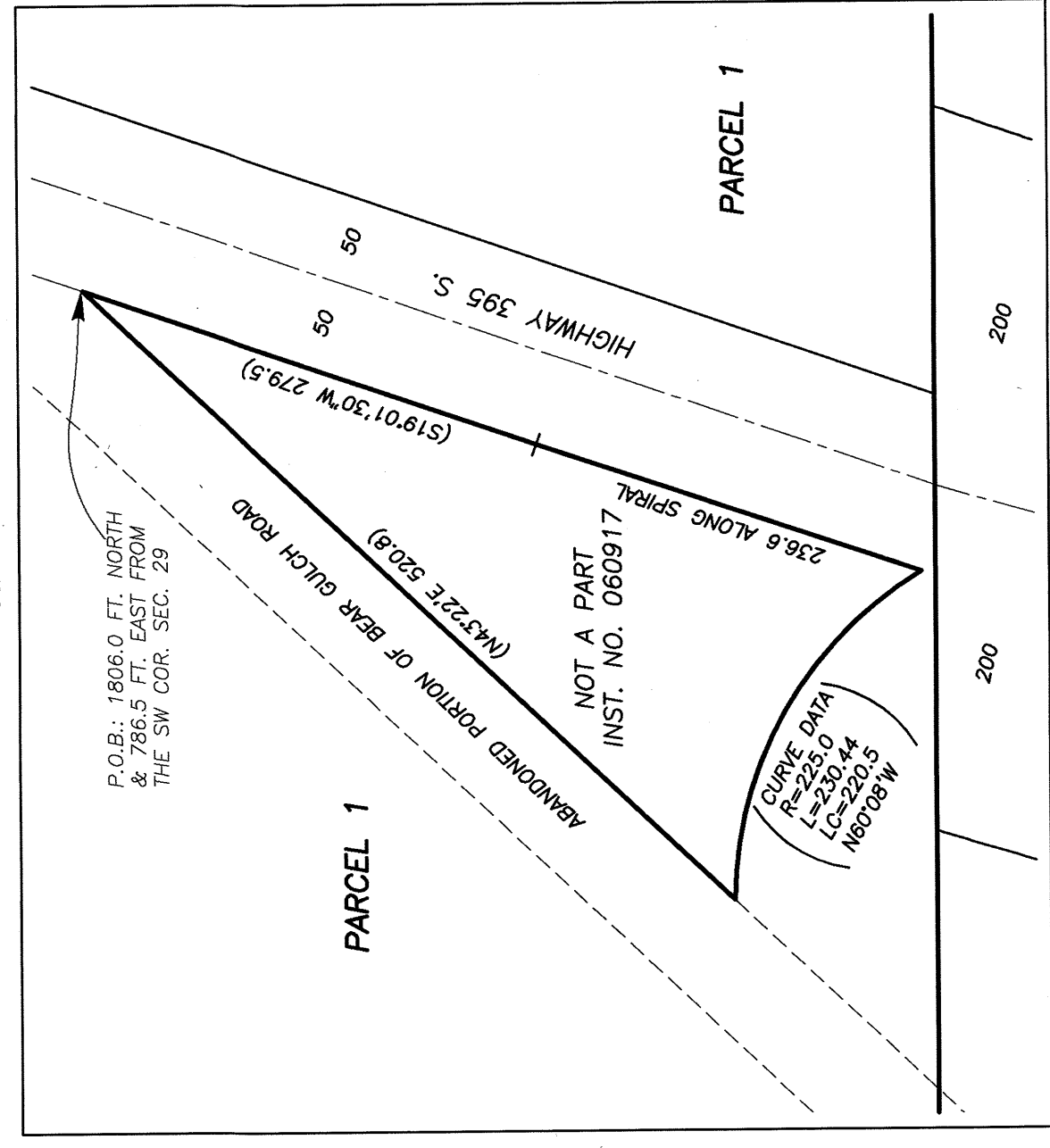


LAND PARTITION PLAT NO. 2024-09

A REPLAT OF PARCELS 2 AND 3 OF LAND PARTITION NO. 2007-11 SITUATED IN THE NW1/4 AND SW1/4 SECTION 29, THE SE1/4 AND SW1/4 SECTION 30 AND IN THE NE1/4, SW1/4 AND NW1/4 SECTION 31, T.15S., R.31E., W.M., GRANT COUNTY, OREGON



DETAIL
SCALE: 1"=100'



REGISTERED PROFESSIONAL LAND SURVEYOR
 JULY 9, 2002
 MICHAEL C. SPRINGER
 #70918
 EXPIRES: 6/30/2026

RECEIVED AND FILED
 GRANT COUNTY SURVEYOR

OCT 14 2024

BY: *[Signature]*

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

BENCHMARK LAND SURVEYING

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

A REPLAT OF PARCELS 2 AND 3 OF LAND PARTITION NO. 2007-11 SITUATED IN SECTION 29, SECTION 30 AND IN SECTION 31, T.15S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR MANDY HOLLIDAY/WINDY POINT CATTLE CO.
 DRAWN BY MCS
 10/4/2024
 SCALE: 1"=600'
 SHEET 1 OF 2

LAND PARTITION PLAT NO. 2024-09

A REPLAT OF PARCELS 2 AND 3 OF LAND PARTITION NO. 2007-11
SITUATED IN THE NW1/4 AND SW1/4 SECTION 29, THE SE1/4 AND SW1/4
SECTION 30 AND IN THE NE1/4, SW1/4 AND NW1/4 SECTION 31, T.15S., R.31E.,
W.M., GRANT COUNTY, OREGON

EASEMENTS

- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR DRAINAGE DITCH AND LATERALS, GRANTED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED OCTOBER 23, 1939 IN BOOK 43, PAGE 431. SAID EASEMENT BEING 100 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
- A PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO WEST COAST POWER COMPANY, INC. RECORDED JUNE 21, 1941 IN BOOK 44 PAGE 553. DEEDS OF GRANT COUNTY, OREGON, SAID EASEMENT BEING 20 FEET IN WIDTH, NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION. AFFECTS LAND IN THE NW1/4SW1/4 AND SW1/4NW1/4 SECTION 29, T.15S., R.31E.
- A PERPETUAL RIGHT OF WAY AND PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CALIFORNIA PACIFIC UTILITIES COMPANY, A CORPORATION, SAID RIGHT OF WAY CONDEMNED AND APPROPRIATED BY THE CERTAIN JUDGMENT ENTERED AUGUST 8, 1967 IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR THE COUNTY OF GRANT, CASE NO. L-4138, FILE NO. JR44467. SAID EASEMENT BEING 40 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
- TERMS AND PROVISIONS THEREOF IN EASEMENTS, RECORDED SEPTEMBER 7, 2006 AS INSTRUMENT NO. 20062293, NOT SHOWN, THIS DOCUMENT IS FOR EXISTING EASEMENTS AND AFFECTS LAND IN T.16S., R.31E.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR AN ELECTRIC TRANSMISSION LINE OR DISTRIBUTION LINE OR SYSTEM, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, RECORDED SEPTEMBER 14, 2007 AS INSTRUMENT NO. 20072525. EASEMENT BEING 30 FEET IN WIDTH, APPROXIMATE LOCATION SHOWN.
- BURIED / AERIAL COMMUNICATIONS LINE RIGHT OF WAY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO OREGON TELEPHONE CORPORATION, RECORDED AUGUST 2, 2022 AS INSTRUMENT NO. 20221432, NOT PLOTTED, NO WIDTH OR SPECIFIC LOCATION PROVIDED IN THE DEED DESCRIPTION. AFFECTS PARCEL 2 OF LAND PARTITION PLAT NO. 2007-11.
- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE LAND 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.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 14th DAY OF October, 2024,


HARNER COUNTY SURVEYOR

APPROVED THIS 14th DAY OF October, 2024,


GRANT COUNTY PLANNING DIRECTOR

ALL JEN VALOREN AND SPECIAL ASSESSMENTS DUE PURSUANT TO THIS PLAT HAVE BEEN ASSESSED AND COLLECTED.
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 10/14/2024

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 14 DAY OF October, 2024 AT 1:34 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2024-09 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 9, 2008
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2028

REFERENCES

LAND PARTITION PLAT NO. 2007-11
OREGON STATE HIGHWAY COMMISSION MAP NO. 8B-4-1
DEED RECORD INSTRUMENT NO.'S 060917, 200692286, 20071851, 20130750,
20071851 & 20130750,
COMMISSIONER'S JOURNAL BOOK P, PAGE 469
LAND TITLE CO. OF GRANT COUNTY TITLE REPORT ORDER NO.29146

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THIS REPLAT OF A PORTION OF LAND PARTITION NO. 2007-11. SAID LAND PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T.15S., R.31E., W.M.:

PARCEL 2 AND PARCEL 3 OF LAND PARTITION NO. 2007-11, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2007 IN THE OFFICE OF THE GRANT COUNTY CLERK

EXCEPTING THEREFROM HIGHWAY 395 SOUTH.

ALSO EXCEPTING THEREFROM COUNTY ROAD NO. 63.

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF THE NW1/4SW1/4 SECTION 29 AS THE INITIAL POINT OF THIS PLAT.

THIS LAND PARTITION CONTAINS 598 ACRES, MORE OR LESS.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF MANDY HOLLIDAY ON BEHALF OF HERSELF AND WINDY POINT CATTLE COMPANY OWNERS OF PARCELS 2 AND 3 OF LAND PARTITION PLAT NO. 2007-11, AS EVIDENCED BY DEED INSTRUMENT NUMBERS 20062286 AND 20230678, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS PLAT IS TO REPLAT THE PARCEL LINE BETWEEN SAID PARCELS. NO SURVEY WAS CONDUCTED FOR THIS PARTITION PROCESS.

THE REPLATTED PARCEL LINE HAS BEEN PLOTTED AT A LOCATION APPROVED BY THE LANDOWNERS. ALL ABERAGES AND THE LOCATIONS OF ALL LINES, COURSES, DISTANCES, EASEMENTS, HIGHWAY 395 AND COUNTY ROADS ARE APPROXIMATE AND MAY CHANGE UPON THE EXECUTION OF AN ACTUAL SURVEY. GOD BLESS AMERICA.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT AMANDA HOLLIDAY AND WINDY POINT CATTLE COMPANY, INC. 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 REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

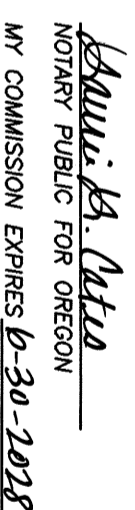

AMANDA HOLLIDAY

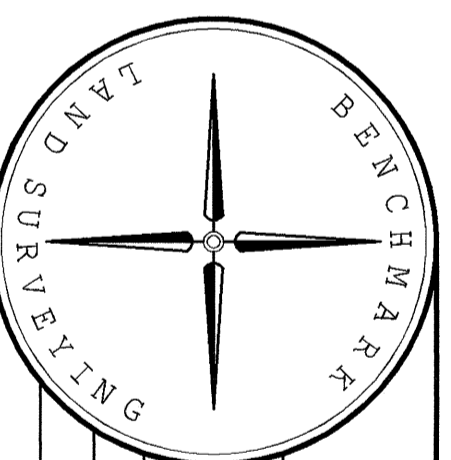
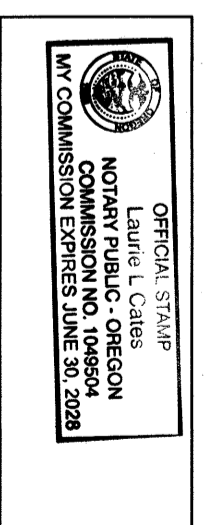

AMANDA HOLLIDAY, PRESIDENT
WINDY POINT CATTLE COMPANY, INC

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF GRANT) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct. 14, 2024, BY AMANDA HOLLIDAY


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-30-2028



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

A REPLAT OF PARCELS 2 AND 3 OF LAND PARTITION NO. 2007-11
SITUATED IN SECTION 29, SECTION 30 AND IN SECTION 31,
T.15S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR MANDY HOLLIDAY/WINDY POINT CATTLE CO.
DRAWN BY MCS 10/4/2024
SHEET 2 OF 2