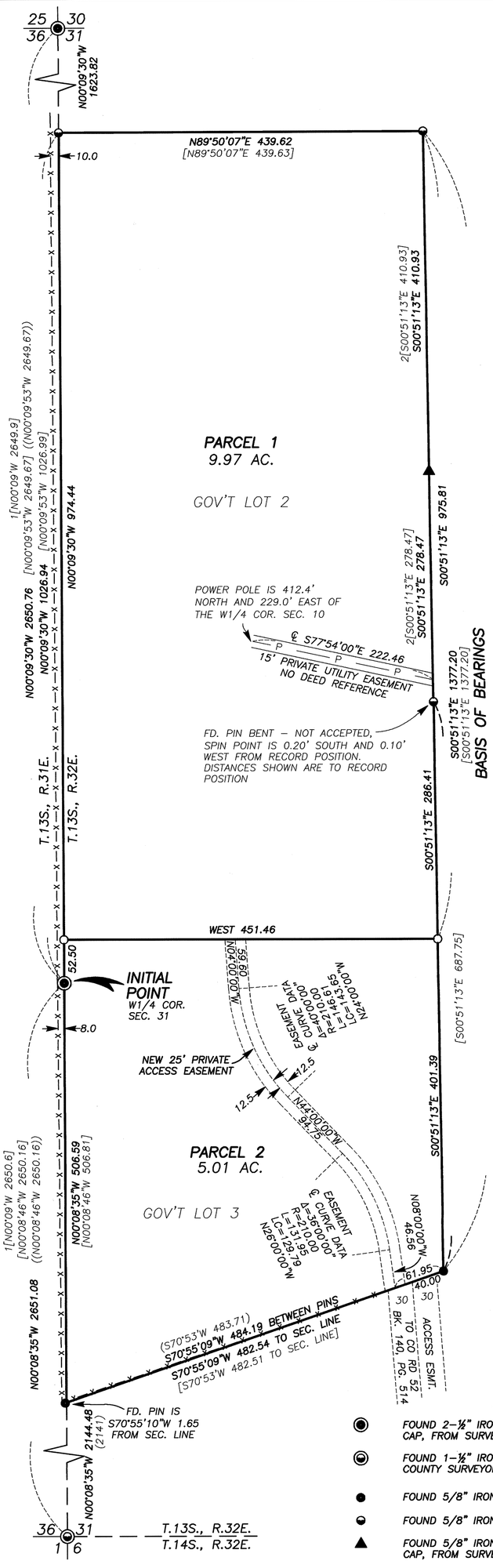
LAND PARTITION PLAT NO. 2024-12

SITUATED IN GOVERNMENT LOTS 2 AND 3, SECTION 31, T.13S., R.32E., W.M., GRANT COUNTY, OREGON



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 261 AS SHOWN

APPROVALS

APPROVED THIS 11 DAY OF DECEMBER, 2024.

UNION COUNTY SURVEYOR

APPROVED THIS 18th DAY OF December, 2024.

GRANT COUNTY PLANNING DIRECTOR

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

Chief Deputy Assessor/Tax Collector

GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 12/18/24

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 18 DAY OF December, 2024 AT 3:30 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2024-12 GRANT COUNTY RECORDS.

Joleen Moulton

GRANT COUNTY CLERK – Deputy

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

BENCHMARK LAND SURVEYING

SURVEYOR'S CERTIFICATE

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

T.13S., R.32E., W.M.:
SECTION 31: A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 2 AND 3 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS THE W1/4 CORNER SAID SECTION 31;

THENCE ALONG THE WEST LINE OF SAID SECTION 31, N.00°09'30"W., A DISTANCE OF 1026.94 FEET;

THENCE, LEAVING SAID SECTION LINE, N.89°50'07"E, A DISTANCE OF 439.62 FEET;

THENCE S.00°51'13"E., A DISTANCE OF 1377.20 FEET;

THENCE S.70°55'09"W., A DISTANCE OF 482.54 FEET TO THE WEST LINE OF SAID SECTION 31;

THENCE ALONG SAID SECTION LINE, N.00°08'35"W., A DISTANCE OF 506.59 FEET TO THE POINT OF BEGINNING.

THIS LAND PARTITION CONTAINS 14.98 ACRES, MORE OR LESS.

EASEMENTS

1. RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS.
2. PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA–PACIFIC UTILITIES COMPANY, A CORP. SAID EASEMENT BEING 15 FEET IN WIDTH. THE TITLE REPORT SHOWS AN ERRONEOUS DEED REFERENCE FOR THIS EASEMENT. THE LOCATION OF THE EASEMENT SHOWN HEREON IS ASSUMED AND BASED ON OVERHEAD POWER LINES LOCATED DURING MY FIELD SURVEY.
3. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF PHILLIP JENKINS, TRUSTEE OF THE PHILLIP H. JENKINS TRUST, UAD 8/2/2023, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20231455. THE PURPOSE OF THIS PLAT IS TO PARTITION THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE INTO TWO PARCELS, AS SHOWN.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. I FOUND RECORD SURVEY NUMBERS 182, 229, 260, 261, 286 AND 1946. UNLESS OTHERWISE NOTED, I ACCEPT AND UTILIZED THE FOUND RECORD MONUMENTS FROM THESE SURVEYS TO DETERMINE THE BOUNDARY OF THE SUBJECT PROPERTY. THE SOUTHWEST CORNER OF THE SUBJECT TRACT IS DETERMINED BY HOLDING THE BEARING BETWEEN THE TWO FOUND PINS ON THE SOUTH BOUNDARY LINE AND INTERSECTING THE WEST LINE OF SECTION 31. NO NEW PIN IS SET AT THIS LOCATION.

THE DIVISION LINE BETWEEN PARCELS 1 AND 2 IS PLACED AT A LOCATION APPROVED BY MR. JENKINS. GOD BLESS AMERICA.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I PHILLIP H. JENKINS, TRUSTEE OF THE PHILLIP H. JENKINS TRUST, UAD 8/2/2023, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AND THAT I DO HEREBY CREATE THE 25 FOOT WIDE PRIVATE ACCESS EASEMENT SHOWN HEREON OVER AND ACROSS PARCEL 2. SAID EASEMENT IS TO THE BENEFIT OF THE OWNERS AND FUTURE OWNERS OF PARCEL 1

PHILLIP H. JENKINS

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF GRANT)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-18, 2024, BY PHILLIP H. JENKINS

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-14-2028

OFFICIAL STAMP
KRISTEN COOMBS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1050897
MY COMMISSION EXPIRES AUGUST 14, 2028

REFERENCES

RECORD MAP OF SURVEY NO.'S 182, 229, 260, 261, 286 & 1946
DEED RECORD INSTRUMENT NO.'S 20150299 & 20231455
PRELIMINARY TITLE REPORT ORDER NO. 29180

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

LEGEND

◉	FOUND 2–½" IRON PIPE WITH ATTACHED BLM BRASS CAP, FROM SURVEY NO. 286
◉	FOUND 1–½" IRON PIPE WITH ATTACHED 2–½" GRANT COUNTY SURVEYOR BRASS CAP
●	FOUND 5/8" IRON PIN – NO CAP, FROM SURVEY NO. 229
◒	FOUND 5/8" IRON PIN – NO CAP, FROM SURVEY NO. 261
▲	FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP, FROM SURVEY NO. 1946
○	SET 5/8"X30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
( )	RECORD BEARING AND DISTANCE: SURVEY NO. 229
(( ))	RECORD BEARING AND DISTANCE: SURVEY NO. 260
[ ]	RECORD BEARING AND DISTANCE: SURVEY NO. 261
1[ ]	RECORD BEARING AND DISTANCE: SURVEY NO. 286
2[ ]	RECORD BEARING AND DISTANCE: SURVEY NO. 1946
x—x	FENCE LINE

RECEIVED AND FILED
GRANT COUNTY SURVEYOR
DEC 18 2024
BY:

BENCHMARK LAND SURVEYING

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

LAND PARTITION PLAT
SITUATED IN GOVERNMENT LOTS 2 AND 3, SECTION 31, T.13S., R.32E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	PHILLIP JENKINS	
SURVEYED BY	MCS	12/6/2024
SCALE: 1"=100'	DRAWN BY: MCS	