

REPLAT NO. 2019-R\_01

A REPLAT OF A PORTION OF LOT 7 AND LOTS 8, 9 AND 10 OF MASSON ADDITION ~ SITUATED IN THE SW1/4SE1/4 AND THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON

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 LOT 11 OF THIS REPLAT OF A PORTION OF MASSON ADDITION TO CANYON CITY, SAID REPLAT BEING SITUATED IN THE SW1/4SE1/4 AND THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT SITUATED AT THE NORTHWEST CORNER OF LOT 11 OF THIS REPLAT, SAID POINT BEING MONUMENTED WITH A 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING, THENCE ALONG THE NORTH LINE OF SAID LOT 11, N.89°38'37"E., 183.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;

THENCE ALONG THE EAST LINE OF SAID LOT 11, COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF NORTH HUMBOLT STREET THE FOLLOWING COURSES AND DISTANCES:

S. 11°37'08"W., 58.52 FEET;

S. 14°05'08"W., 119.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE LEAVING SAID RIGHT OF WAY LINE, N. 74°02'06"W., 173.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH SCENIC DRIVE;

THENCE ALONG THE WEST LINE OF SAID LOT 11, COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH SCENIC DRIVE, N. 10°45'00"E., 127.19 FEET TO THE POINT OF BEGINNING.

LOT CONTAINS 0.62 ACRES (27,080 SQ.FT.)

DEED RECORD DESCRIPTION

LOTS 8 AND 9 AND THE NORTHERLY 21.0 FEET OF LOT 7, OF MASSON ADDITION TO THE TOWN OF CANYON CITY, GRANT COUNTY, OREGON, ACCORDING TO THE PLAT THEREOF FILED ON THE 17TH DAY OF MARCH, 1948 IN BOOK 2, PAGE 4 OF THE RECORD OF TOWN PLATS FOR GRANT COUNTY, OREGON.

SAVE AND EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 9 IN SAID ADDITION, THENCE N.73°49'W., ALONG THE NORTH LINE OF SAID LOT 9, 184.3 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT;

THENCE S. 12°04'W., ALONG THE WESTERLY LINE OF SAID LOT, 25.05 FEET;

THENCE S. 73°49'E., 182.5 FEET TO THE EASTERLY LINE OF SAID LOT;

THENCE N. 16°11'E., ALONG THE EASTERLY LINE 25.0 TO THE PLACE OF BEGINNING.

ALL OF LOT 10 AND THE NORTHERLY HALF OF LOT 9 OF MASSON ADDITION TO THE TOWN OF CANYON CITY, GRANT COUNTY, OREGON, ACCORDING TO THE PLAT THEREOF FILED ON THE 17TH DAY OF MARCH, 1948 IN BOOK 2, PAGE 4 OF THE RECORD OF TOWN PLATS FOR GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 9 IN SAID ADDITION, THENCE N.73°49'W., ALONG THE NORTH LINE OF SAID

LOT 9, 184.3 FEET TO THE WESTERLY LINE OF SAID LOT, 25.05 FEET;

THENCE S. 73°49'E., 182.5 FEET TO THE EASTERLY LINE OF SAID LOT;

THENCE N. 16°11'E., ALONG THE EASTERLY LINE, 25.0 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION OF SAID LOTS 7, 8, 9 AND 10 CONVEYED TO THE TOWN OF CANYON CITY, OREGON A MUNICIPAL CORPORATION, BY DEEDS RECORDED SEPTEMBER 30, 1980 IN BOOK 123, PAGE 614 AND RECORDED DECEMBER 23, 1980 IN BOOK 124, PAGE 02, RECORDS OF GRANT COUNTY, OREGON.

APPROVALS

APPROVED THIS 26 DAY OF FEBRUARY, 2019.

Union County Surveyor

APPROVED THIS 4 DAY OF MARCH, 2019.

City of Canyon City

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

Grant County Assessor & Tax Collector

DATE: 3/1/2019

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13 DAY OF March, 2019 AT 2:00 O'CLOCK P.M., AND RECORDED AS REPLAT NO. 2019-R\_01, GRANT COUNTY RECORDS.

Grant County Clerk

APPROVED THIS 13 DAY OF March, 2019.

Grant County Judge

Grant County Commissioner

Grant County Commissioner

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

EASEMENTS

REFERENCES

RECORD MAP OF SURVEY NO. 169  
PLATS OF 62 ADDITION & MASSON ADDITION  
DEED RECORD INSTRUMENT NO. 5 20161708  
DEED RECORD BOOK 123 PAGE 614  
BOOK 124 PAGE 02  
PRELIMINARY TITLE REPORT ORDER NO. 26396

DECLARATION

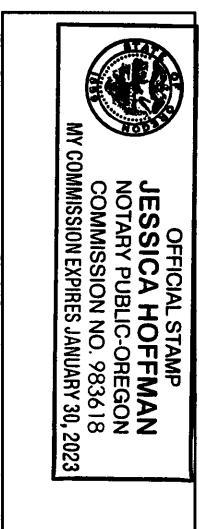
KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ZION W. JACOBSON, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE REPLATED INTO A SINGLE LOT IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Zion W. Jacobson

ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/28, 2019,  
By ZION W. JACOBSON  
Notary Public for Oregon  
MY COMMISSION EXPIRES 1/30/2023



RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

MAR 14 2019

By [Signature]

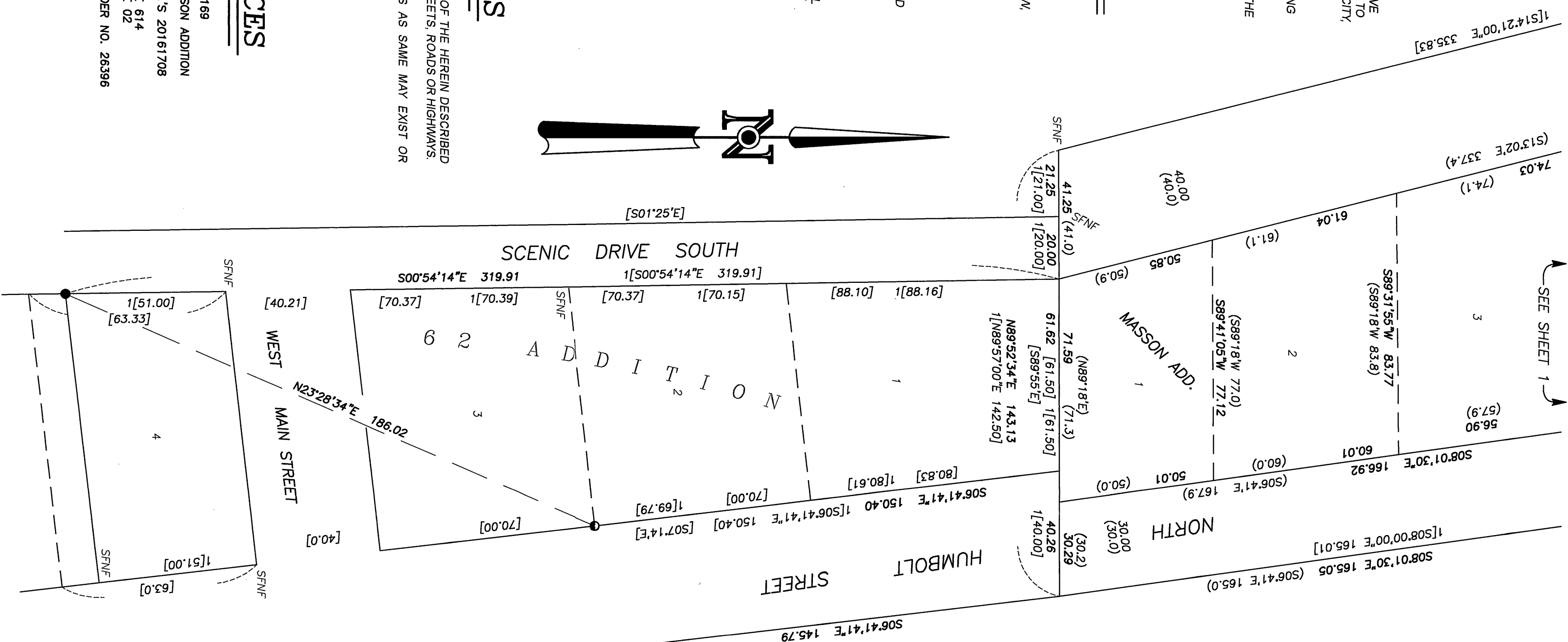


BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
1207 DENNEY AVE., BAKER CITY, OREGON  
541-676-1201 ~ 541-623-8652

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SURVEYED BY ZION JACOBSON  
SCALE: 1"=30' DRAWN BY: MCS SHEET 2 OF 2

RECORD MAP OF SURVEY NO. 2107



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

