

REPLAT NO. 2020-R 01

LOTS 34 & 35 OF CANYON MOUNTAIN HEIGHTS ADDITION
SITUATED IN THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M.,
TOWN OF 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 THE EXTERIOR BOUNDARY OF THIS REPLAT OF A PORTION OF CANYON MOUNTAIN HEIGHTS. SAID REPLAT BEING SITUATED IN THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 34 AND LOT 35 OF CANYON MOUNTAIN HEIGHTS.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF LOT 116 AS THE INITIAL POINT OF THIS REPLAT

CONTAINING 19,712 SQ. FT.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 28, 2002 AS DEED INSTRUMENT NO. 220300 AND RERECORDED SEPTEMBER 18, 2006 AS DEED INSTRUMENT NO. 20062378.
- PUBLIC UTILITIES EASEMENT AS SHOWN ON THE PLAT OF CANYON MOUNTAIN HEIGHTS ADDITION. SAID EASEMENT BEING 8 FEET IN WIDTH AS SHOWN HEREON.
- PRIVATE EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR THE CONSTRUCTION AND MAINTENANCE OF TRANSMISSION LINES AND POLES, TOGETHER WITH ALL APPURTENANCES HERETO AS MORE PARTICULARLY DESCRIBED THEREIN. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. RECORDED JUNE 13, 2003 AS DEED INSTRUMENT NO. 031843. SAID EASEMENT BEING 8 FEET IN WIDTH AND SHOWN HEREON AS BEING COINCIDENT WITH THE PUBLIC UTILITY EASEMENT PARALLEL WITH AND ADJACENT TO THE RIGHT OF WAY LINES OF ELK VIEW DRIVE.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE, RAYMOND FIELD AND ALLISON FIELD, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE REPLATTED INTO A SINGLE LOT IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

Raymond Field
RAYMOND FIELD

Allison Field
ALLISON FIELD

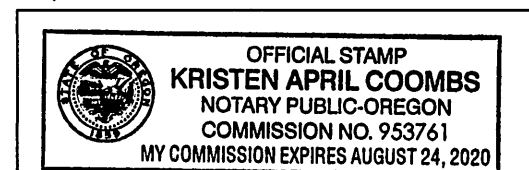
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/30/20, 2020, BY RAYMOND FIELD AND ALLISON FIELD.

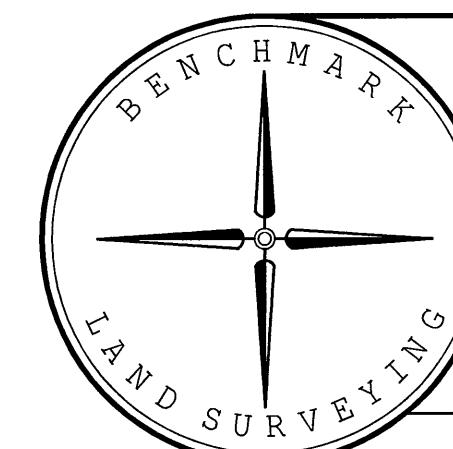
Kristen April Coombs
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8/24/2020



BASIS OF BEARINGS

CANYON MOUNTAIN HEIGHTS
AS SHOWN



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

REPLAT
LOTS 34 & 35 OF CANYON MOUNTAIN HEIGHTS ADD.
SITUATED IN THE SE1/4SW1/4 SECTION 35, T.13S., R.31E., W.M.,
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	RAYMOND AND ALLISON FIELD	
SURVEYED BY	MCS	3/20/2020
SCALE: 1"=50'	DRAWN BY: MCS	

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF RAYMOND AND ALLISON FIELD, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO.'S 20132336 AND 20200496. THE PURPOSE OF THIS SURVEY WAS TO REPLAT THE FIELDS' PROPERTY INTO A SINGLE LOT, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM CANYON MOUNTAIN HEIGHTS ADDITION TO CANYON CITY. DATA ANALYSIS SHOWS THAT THE FOUND IRON PINS NEAR THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF LOT 34 AND AT THE SOUTHEAST CORNER OF LOT 35 HAVE BEEN DISTURBED. THE IRON PINS ALONG ELK VIEW DRIVE WERE MOST LIKELY DISTURBED DURING THE INSTALLATION OF UTILITIES. THE PIN NEAR THE NORTHWEST CORNER OF LOT 34 MAY HAVE BEEN DISTURBED DURING EARTHWORK ACTIVITIES. ALL THESE PINS APPEAR TO HAVE BEEN COMPLETELY REMOVED FROM THEIR ORIGINAL POSITION AND RESET IN THEIR CURRENT POSITIONS BY AN UNKNOWN PARTY. THE DISTURBED PINS ARE NOT ACCEPTED, BUT ALL OTHER FOUND PINS SHOWN HEREON ARE ACCEPTED.

I SET NEW PINS AT THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 116 AT RECORD POSITIONS. THE NEW PIN AT THE NORTHWEST CORNER OF LOT 116 IS SET BY PROPORTIONATE MEASURE BETWEEN CONTROLLING FOUND PINS, AS SHOWN HEREON.

APPROVALS

APPROVED THIS 27 DAY OF MARCH, 2020.

[Signature]
DEPUTY
UNION COUNTY SURVEYOR

APPROVED THIS 31 DAY OF MARCH, 2020.

[Signature]
CITY OF CANYON CITY

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 03/31/2020

APPROVED THIS 31st DAY OF MARCH, 2020.

[Signature]
GRANT COUNTY JUDGE

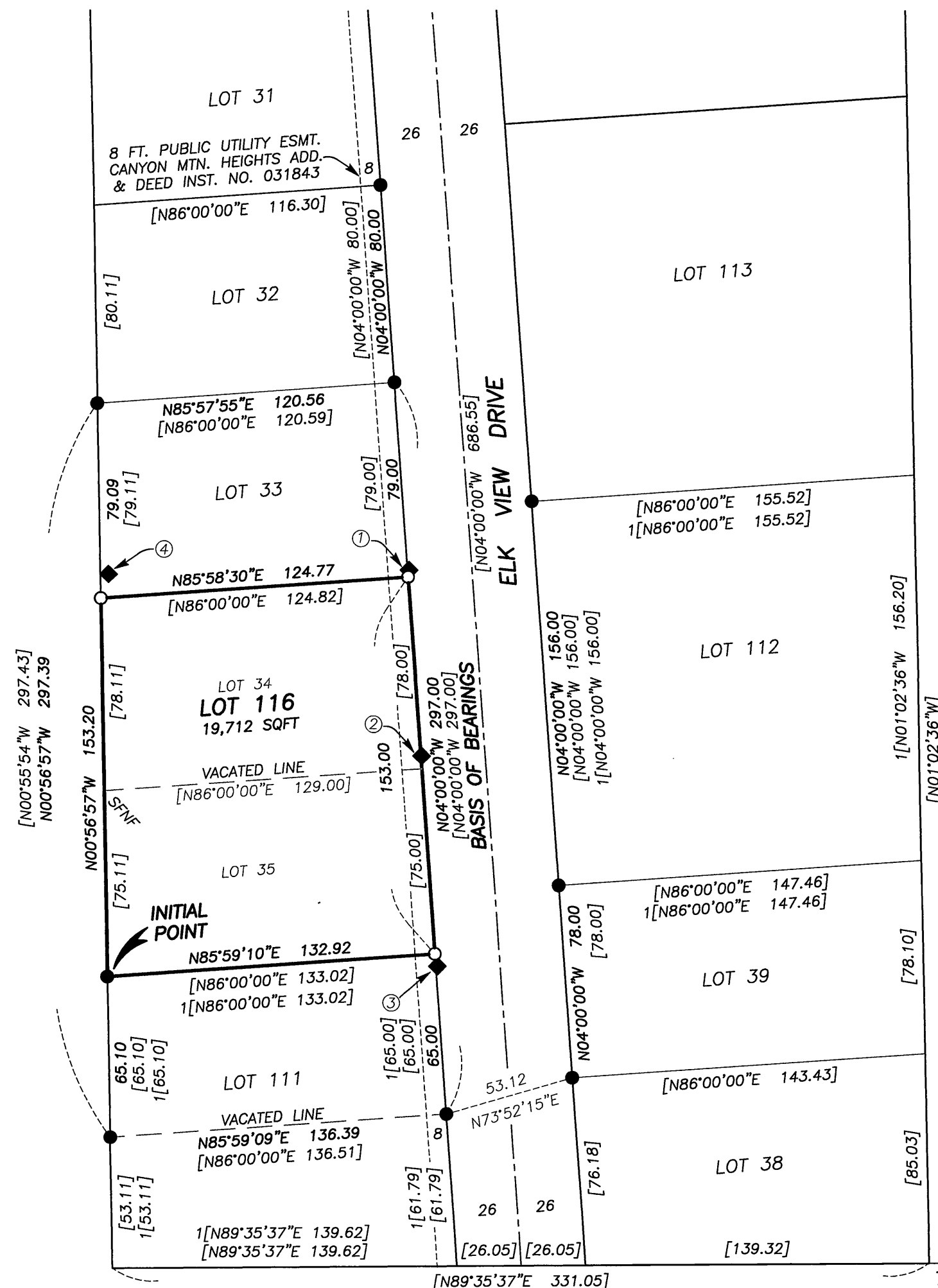
[Signature]
GRANT COUNTY COMMISSIONER

[Signature]
GRANT COUNTY COMMISSIONER

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 29 DAY OF April, 2020 AT
1:30 O'CLOCK P.M., AND RECORDED AS REPLAT NO.
2020-R 01 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK

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



LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING, INC. FROM THE PLAT OF CANYON MOUNTAIN HEIGHTS
- ◆ FOUND 5/8" IRON PIN WITH ATTACHED RED PLASTIC CAP MARKED CORNERSTONE SURVEYING FROM PLAT OF CANYON MOUNTAIN HEIGHTS - NOT ACCEPTED, SEE NOTE
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING - UNLESS OTHERWISE NOTED
- [] RECORD BEARING AND DISTANCE: PLAT OF CANYON MTN. HTS.
- 1[] RECORD BEARING AND DISTANCE: REPLAT OF LOTS 36, 37 & 40-47 OF CANYON MTN. HTS.
- SFNF RECORD MONUMENT SEARCHED FOR, NOT FOUND

FOUND PINS DISTURBED - NOT ACCEPTED:
① FOUND PIN: N07°42'E, 2.77' FROM RECORD POSITION
② FOUND PIN: N00°06'E, 5.18' FROM RECORD POSITION
③ FOUND PIN: S11°45'E, 5.12' FROM RECORD POSITION
④ FOUND PIN: N18°07'E, 10.33' FROM RECORD POSITION

REFERENCES

PLAT OF CANYON MOUNTAIN HEIGHTS ADDITION
RE-PLAT OF OF LOTS 36 AND 37 AND LOTS 40-47 OF
CANYON MOUNTAIN HEIGHTS
DEED RECORD INSTRUMENT NO.'S 20132336 & 20200194
20200496
PRELIMINARY TITLE REPORT ORDER NO. 26888



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

APR 1 2020

BY: *[Signature]*