

BASIS OF BEARINGS

EDWARD HINES INDUSTRIAL PARK SUBDIVISION
AS SHOWN

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 15 2022

BY: *[Signature]*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2022

REFERENCES

RECORD MAP OF SURVEY NO. 1509
EDWARD HINES INDUSTRIAL PARK SUBDIVISION
DEED RECORD INSTRUMENT NO. 20201041
PRELIMINARY TITLE REPORT ORDER NO. 28298

EASEMENTS

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. EASEMENTS AND MATTERS DISCLOSED ON MAP AND DEDICATION OF EDWARD HINES INDUSTRIAL PARK SUBDIVISION FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON JUNE 30, 1999.
3. A PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR POWER AND TELEPHONE LINES. GRANTED TO C.P. NATIONAL, RECORDED NOVEMBER 14, 1978 IN BOOK 119, PAGE 957. SAID EASEMENT BEING 30 FEET IN WIDTH, AS SHOWN.
4. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 9 DAY OF JUNE, 2022.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 14 DAY OF JUNE, 2022.

[Signature]
MAYOR, CITY OF SENECA

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

[Signature]
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 6/15/22

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 15 DAY OF JUNE, 2022 AT
9:15 O'CLOCK A.M., AND RECORDED AS HIGHER PURPOSE
SUBDIVISION IN THE 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 YELLOW PLASTIC CAP MARKED PLS 848 FROM THE PLAT OF EDWARD HINES INDUSTRIAL PARK SUBDIVISION
- FOUND 5/8" IRON PIN - NO CAP, FROM THE PLAT OF EDWARD HINES INDUSTRIAL PARK SUBDIVISION
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED PLS 848 FROM SURVEY NO. 1509
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE: SURVEY NO. 1509 AND/OR EDWARD HINES INDUSTRIAL PARK SUBDIVISION
- X—X FENCE LINE
- P—P OVERHEAD POWERLINE

HIGHER PURPOSE SUBDIVISION

LOT 14, EDWARD HINES INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE NE1/4SW1/4 SECTION 35, T.16S., R.31E., W.M.,
CITY OF SENECA, 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 BOUNDARY AND LOTS OF THIS SUBDIVISION. SAID SUBDIVISION BEING SITUATED IN THE NE1/4SW1/4 SECTION 35, T.16S., R.31E., W.M., CITY OF SENECA, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14 OF EDWARD HINES INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE GRANT COUNTY, OREGON CLERK ON JUNE 30, 1999.

THIS SUBDIVISION CONTAINS 1.44 ACRES (62,827 SQ. FT.)

I DO HEREBY DESIGNATE THE SOUTHEAST CORNER OF LOT 8 OF THIS SUBDIVISION AS THE INITIAL POINT.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT TYLER ROBERTS, DOES HEREBY DECLARE THAT HE IS THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

[Signature]
TYLER ROBERTS

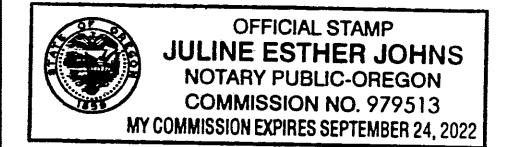
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 14, 2022, BY
TYLER ROBERTS.

[Signature]
NOTARY PUBLIC FOR OREGON

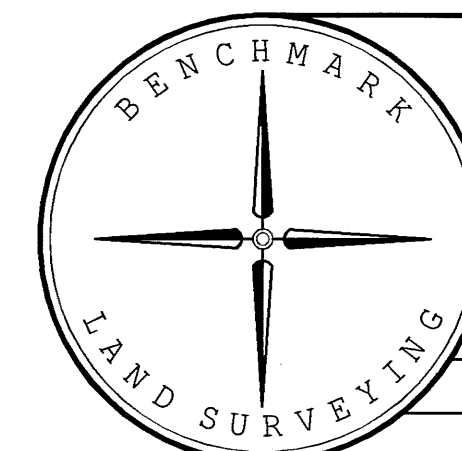
MY COMMISSION EXPIRES 9-24-2022



NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF TYLER ROBERTS, OWNER OF LOT 14 OF EDWARD HINES INDUSTRIAL PARK SUBDIVISION AS EVIDENCED BY GRANT COUNTY DEED INSTRUMENT NO. 20201041. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO THE EIGHT LOTS AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT RECORD MONUMENTS FROM EDWARD HINES INDUSTRIAL PARK SUBDIVISION AND SURVEY NO. 1509. ALL FOUND MONUMENTS ARE ACCEPTED. I REPLACED THE MISSING PIN AT THE SOUTHWEST CORNER OF LOT 8 AT A POINT DETERMINED BY A BEARING-BEARING INTERSECTION. THE NEW LOTS SHOWN HEREON WERE SURVEYED AND PLATTED ACCORDING TO THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. ROBERTS. GOD BLESS AMERICA.



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
541-575-1251 ~ benchmarkls.com

HIGHER PURPOSE SUBDIVISION PLAT
SITUATED IN THE NE1/4SW1/4 SECTION 35,
T.16S., R.31E., W.M.,
CITY OF SENECA, GRANT COUNTY, OREGON

SURVEYED FOR	TYLER ROBERTS
SURVEYED BY	MCS & DDD
SCALE: 1" = 40'	DRAWN BY: MCS
	6/02/2022

RECORD MAP OF SURVEY NO. 2187