

REPLAT NO. 2022-R 02

A REPLAT OF LOTS 32, 33 OF CANYON MOUNTAIN HEIGHTS ADDITION;
LOT 111 OF THE 2004 REPLAT OF LOTS 36 AND 37 AND LOTS 40 THRU 47 OF CANYON MOUNTAIN HEIGHTS ADDITION;
LOT 116 OF THE 2020 REPLAT OF LOTS 34 AND 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

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 20200194, AND BRUCE WARD ON BEHALF OF SUNRISE CONSTRUCTION SPECIALTY, LLC, OWNER OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 20220474. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOTS 32 AND 33 OF CANYON MOUNTAIN HEIGHTS ADDITION INTO A SINGLE LOT (LOT 117, SHOWN ON THE ANNEXED PLAT) AND TO REPLAT THE NORTH AND SOUTH LINES OF LOT 116, WHICH IS OWNED BY THE FIELDS, IN ORDER TO ELIMINATE CERTAIN ENCROACHMENTS. NEW LOT NUMBERS ARE ASSIGNED TO THE AFFECTED LOTS AS SHOWN.

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 AND FROM RECORD MAP OF SURVEY NO. 2125. ANALYSES OF FIELD DATA SHOWS THAT THE IRON PINS SET DURING THE SURVEY OF CANYON MOUNTAIN HEIGHTS ADDITION NEAR THE NORTHEAST, AND SOUTHEAST CORNERS OF LOT 118 AND AT THE SOUTHEAST CORNER OF LOT 119 HAVE BEEN DISTURBED AND THESE PINS ARE NOT ACCEPTED. THE IRON PINS ALONG ELK VIEW DRIVE WERE MOST LIKELY DISTURBED DURING THE INSTALLATION OF UTILITIES. DURING SURVEY NO. 2125, I RESET THE PIN AT THE NORTHWEST CORNER OF THE FIELDS' LOT (LOT 116 ON THAT SURVEY). UPON REVISITING THE CORNER DURING THIS SURVEY, I FIND THAT THE PIN HAS YET AGAIN BEEN MOVED BY AN UNKNOWN PARTY. I LEFT THE MYSTERIOUS MIGRATING PIN IN THE POSITION I FOUND IT DURING THIS SURVEY AND SHOW ITS RELATIONSHIP TO THE ORIGINAL LOCATION AS WELL AS THE NEW REPLATTED LOT CORNER. THE ORIGINAL PIN NEAR THIS CORNER FROM CANYON MOUNTAIN HEIGHTS IS NOWHERE TO BE FOUND.

ADDITIONALLY, THE PIN NEAR THE NORTHEAST CORNER OF LOT 118 SET DURING THE SURVEY OF CANYON MOUNTAIN HEIGHTS (PREVIOUSLY NOT ACCEPTED AND BEING SHOWN N.07°42'E., 2.77 FEET FROM THE ORIGINAL LOT CORNER) HAS ALSO BEEN MOVED (AGAIN). LANDOWNERS FIELD AND WARD HAVE NO EXPLANATION FOR THE CURRENT LOCATION OF THESE PINS.

I SET NEW PINS AT THE NORTHWEST, SOUTHWEST, SOUTHEAST AND ON AN ANGLE POINT ON THE NORTH LINE OF LOT 118. I RESET THE MISSING PIN AT THE SOUTHEAST CORNER OF LOT 119 AT ITS RECORD LOCATION ACCORDING TO THE EVIDENCE FOUND.

EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENTS AND MATTERS DISCLOSED IN DECLARATION AND ON THE PLAT FOR LAND PARTITION PLAT NO. 2000-09, FILED IN THE OFFICE OF THE GRANT COUNTY CLERK ON JUNE 2, 2000 (NONE APPLY)
- RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF IN PATENT RECORDED SEPTEMBER 17, 2001 AS INSTRUMENT NO. 212394. THE ONLY EXCEPTION THAT PERTAINS TO THE SUBJECT PROPERTY IS THE STANDARD RESERVATION FOR DITCHES AND CANALS. NO WIDTH IS GIVEN; NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- 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 UTILIZES EASEMENT PARALLEL WITH AND ADJACENT TO THE RIGHT OF WAY LINES OF ELK VIEW DRIVE. THIS EASEMENT IS MODIFIED BY DOCUMENT NO. 212449, RECORDED SEPTEMBER 24, 2001.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

REFERENCES

RECORD MAP OF SURVEY NO. 1548
PLAT OF CANYON MOUNTAIN HEIGHTS ADDITION

RE-PLAT OF OF LOTS 36 AND 37 AND LOTS 40-47 OF CANYON MOUNTAIN HEIGHTS

MAP OF SURVEY NO. 2125 (REPLAT OF LOTS 34 & 35 OF CANYON MOUNTAIN HEIGHTS)

DEED RECORD INSTRUMENT NO.'S 20132336, 20200194, 20200496 & 20220474

PRELIMINARY TITLE REPORT ORDER NO. 28409

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

SEP 7 2022
BY: *[Signature]*

APPROVALS

APPROVED THIS 29 DAY OF August, 2022.

[Signature]
UNION COUNTY SURVEYOR

APPROVED THIS 7 DAY OF SEPTEMBER, 2022.

[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: 9/7/22

APPROVED THIS 1st DAY OF September, 2022.

[Signature]
GRANT COUNTY JUDGE

[Signature]
GRANT COUNT COMMISSIONER

[Signature]
GRANT COUNT COMMISSIONER

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 1st DAY OF September, 2022 AT
9:40 O'CLOCK A.M., AND RECORDED AS REPLAT NO.
2022-R-02 GRANT COUNTY RECORDS.

[Signature]
GRANT COUNTY CLERK - Deputy

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918
EXPIRES: 6/30/2024

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 AND REPLATTED LOT LINES OF THIS REPLAT OF A PORTION OF CANYON MOUNTAIN HEIGHTS. SAID REPLAT BEING SITUATED IN THE SE1/4SW1/4 SECTION 35, T13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 32 AND 33 OF CANYON MOUNTAIN HEIGHTS ADDITION TO CANYON CITY, OREGON, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK;

LOT 111 OF THE REPLAT OF LOTS 36 AND 37 AND LOTS 40 THRU 47 OF CANYON MOUNTAIN HEIGHTS ADDITION TO CANYON CITY, OREGON, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK;

LOT 116 OF THE REPLAT OF LOTS 34 AND 35 OF CANYON MOUNTAIN HEIGHTS ADDITION TO CANYON CITY, OREGON, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF LOT 119 OF THIS REPLAT AS THE INITIAL POINT.

CONTAINING 1.28 ACRES (55,548 SQ. FT.)

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT WE RAYMOND FIELD AND ALLISON FIELD AS THE OWNERS OF LOT 116, CANYON MOUNTAIN HEIGHTS ADDITION, AND SUNRISE CONSTRUCTION SPECIALTIES, LLC AS THE OWNER OF LOTS 32, 33 AND 111, CANYON MOUNTAIN HEIGHTS ADDITION, 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 THE LOTS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

[Signature]
RAYMOND FIELD

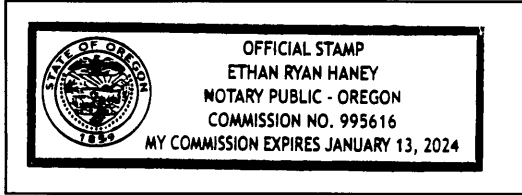
[Signature]
ALLISON FIELD

[Signature]
BRUCE WARD, MANAGER
SUNRISE CONSTRUCTION SPECIALTIES, LLC

ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug 31, 2022, BY RAYMOND FIELD AND ALLISON FIELD

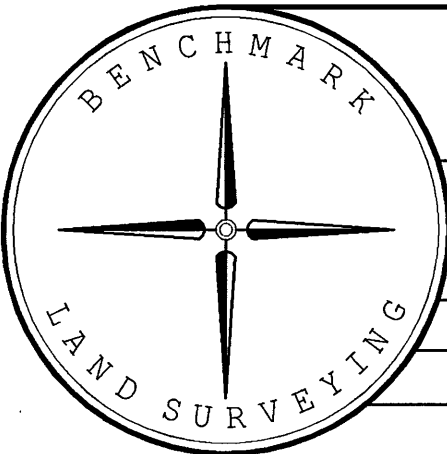
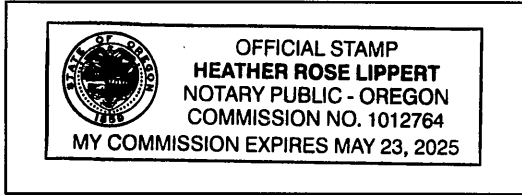
[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Jan 13, 2024



ACKNOWLEDGMENT
STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01 Sept, 2022, BY BRUCE WARD.

[Signature]
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES MAY 23 2025



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

A REPLAT OF LOTS IN
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

SURVEYED FOR	RAYMOND & ALLISON FIELD/SUNRISE CONSTRUCTION		
SURVEYED BY	MCS	8/20/2022	
	DRAWN BY: MCS	SHEET 2 OF 2	