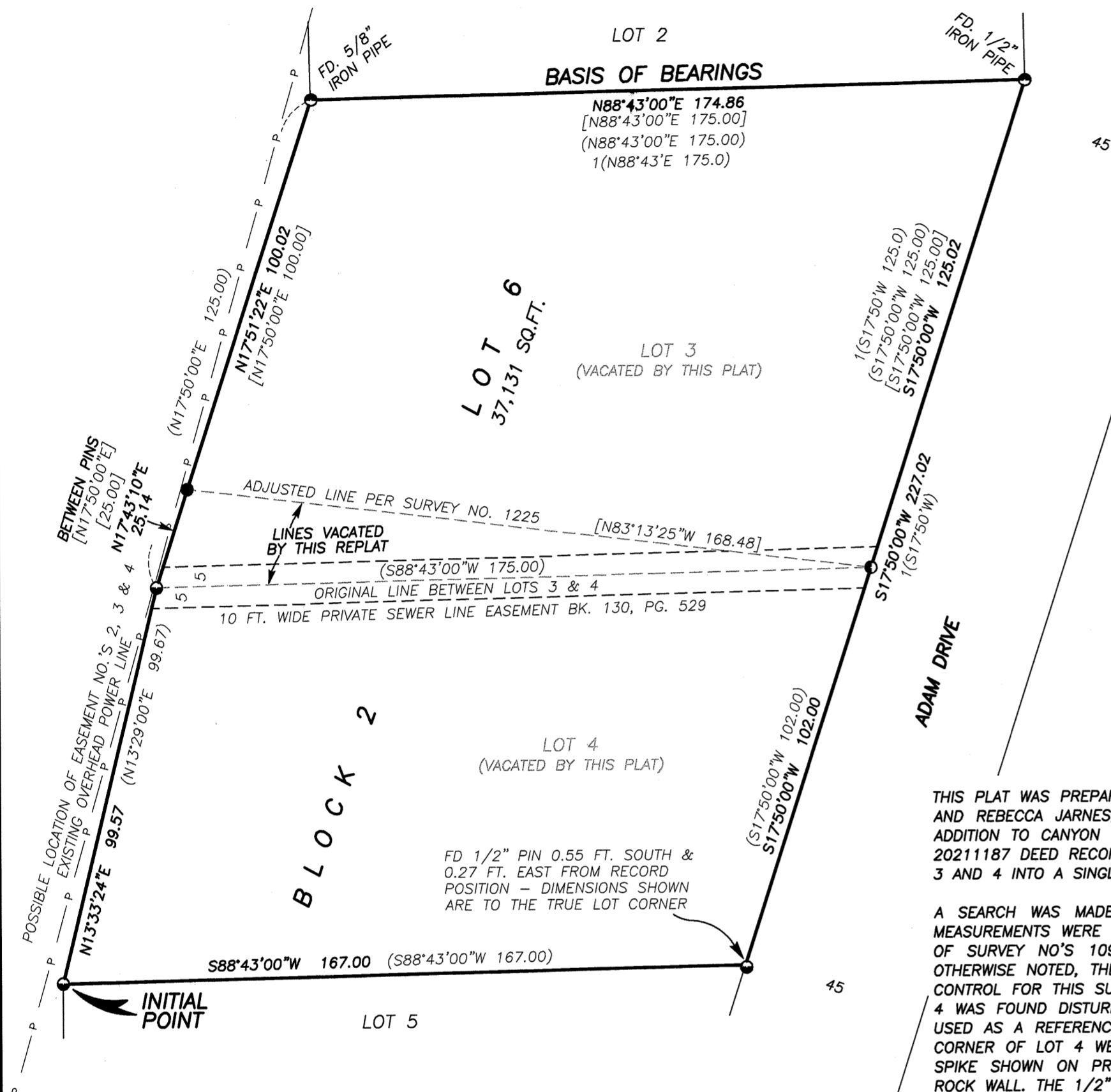


# REPLAT NO. 2023-R 02

A REPLAT OF LOTS 3 AND 4, BLOCK 2 OF ADAM HEIGHTS ADDITION  
SITUATED IN GOV'T LOT 1, SECTION 2, T.14S., R.31E., W.M.,  
CANYON CITY, GRANT COUNTY, OREGON



## BASIS OF BEARINGS ADAM HEIGHTS ADDITION AS SHOWN

## REFERENCES

RECORD MAP OF SURVEY NO.'S 109 & 1225  
THE PLAT OF ADAM HEIGHTS ADDITION  
DEED RECORD INSTRUMENT NO.'S 20211184 & 20211187  
PRELIMINARY TITLE REPORT ORDER NO. 28586

## NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF BRETT STIGILE ON BEHALF OF HIMSELF AND REBECCA JARNES, OWNERS OF LOTS 3 AND 4 OF BLOCK 2 OF ADAM HEIGHTS ADDITION TO CANYON CITY, AS EVIDENCED BY DEED INSTRUMENT NO'S 20211184 AND 20211187 DEED RECORDS. THE PURPOSE OF THIS PROJECT WAS TO REPLAT SAID LOTS 3 AND 4 INTO A SINGLE LOT IN ORDER TO COMPLY WITH CANYON CITY ORDINANCES.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM RECORD MAP OF SURVEY NO'S 109, 1225 AND THE PLAT OF ADAM HEIGHTS ADDITION. UNLESS OTHERWISE NOTED, THE FOUND PINS SHOWN HEREON ARE ACCEPTED AND UTILIZED AS CONTROL FOR THIS SURVEY. THE 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 4 WAS FOUND DISTURBED. THE PIPE IS NOT ACCEPTED AS THE LOT CORNER, BUT IS USED AS A REFERENCE MONUMENT TO THE ACTUAL LOT CORNER. AT THE NORTHEAST CORNER OF LOT 4 WE FOUND A 1/2" IRON PIN IN IDENTICAL LOCATION OF RAILROAD SPIKE SHOWN ON PREVIOUS SURVEYS. WE FOUND NO EVIDENCE OF THE SPIKE OR ROCK WALL. THE 1/2" PIN IS ACCEPTED AS THE LOT CORNER.

THERE ARE NO SPECIFIC LOCATIONS IN THE DEED DESCRIPTIONS FOR EASEMENT NO'S 2, 3 AND 4. HOWEVER, THERE IS AN EXISTING OVERHEAD POWER LINE RUNNING GENERALLY PARALLEL TO THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY. I ASSUME THE EASEMENTS MAY BE RELATED TO THIS POWER LINE, BUT DUE TO AMBIGUITIES IN THE DEED DESCRIPTIONS, I DO NOT SHOW EXACT LOCATIONS FOR SAID EASEMENTS IN ORDER TO AVOID ERRONEOUSLY ENCUMBERING ANY PROPERTIES. GOD BLESS AMERICA.

## APPROVALS

APPROVED THIS 3 DAY OF MARCH, 2023.

*[Signature]*  
UNION-COUNTY SURVEYOR

APPROVED THIS 9 DAY OF MARCH, 2023.

*[Signature]*  
CITY OF CANYON CITY, MAYOR

APPROVED THIS 15 DAY OF MARCH, 2023.

*[Signature]*  
GRANT COUNTY JUDGE  
*[Signature]*  
GRANT COUNTY COMMISSIONER  
*[Signature]*  
GRANT COUNTY COMMISSIONER

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

*[Signature]*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 03/09/2023

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 15 DAY OF MARCH, 2023 AT  
9 O'CLOCK A.M., AND RECORDED AS REPLAT NO.  
2023-R 02 GRANT COUNTY RECORDS.

*[Signature]*  
GRANT COUNTY CLERK - Deputy

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE EXTERIOR BOUNDARY OF THIS REPLAT. SAID REPLAT BEING SITUATED IN GOVERNMENT LOT 1, SECTION 2, T.14S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3 AND 4 OF BLOCK 2 OF ADAM HEIGHTS ADDITION TO CANYON CITY, AS SHOWN ON THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, IN BOOK 2 OF PLATS, AT PAGES 27-28.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF LOT 4 OF BLOCK 2 OF SAID ADAM HEIGHTS ADDITION AS THE INITIAL POINT OF THIS REPLAT.

CONTAINING 37,131 SQUARE FEET, MORE OR LESS.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, REBECCA JARNES AND BRETT STIGILE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED THE SAME TO BE REPLATTED INTO A SINGLE LOT IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

*[Signature]*  
REBECCA JARNES

*[Signature]*  
BRETT STIGILE

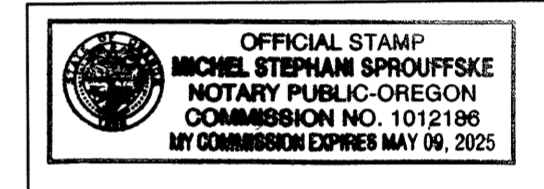
## ACKNOWLEDGMENT

STATE OF OREGON  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 09, 2023, BY REBECCA JARNES AND BRETT STIGILE.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES MAY 09, 2025

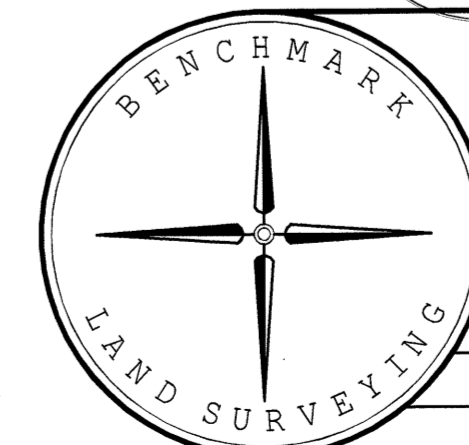


## EASEMENTS

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES. GRANTED TO WEST COAST POWER COMPANY, A DELAWARE CORP. RECORDED APRIL 26, 1937 IN BOOK 41, PAGE 603. THE DOCUMENT DOES NOT SPECIFY A WIDTH OR SPECIFIC LOCATION FOR THIS EASEMENT. AFFECTS GOVERNMENT LOTS 1 AND 2 AND THE N1/2SE1/4 SECTION 2, T.14S., R.31E.
- PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER OR TELEPHONE LINES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED MAY 26, 1971 IN BOOK 106, PAGE 20. EASEMENT IS 10 FEET IN WIDTH. NO SPECIFIC LOCATION IS GIVEN IN THE DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES. GRANTED TO JACK MCKENNA, DBA BLUE MT. TV CABLE CO. RECORDED JUNE 24, 1971 IN BOOK 106, PAGE 155. THE DOCUMENT DOES NOT SPECIFY A WIDTH OR SPECIFIC LOCATION FOR THIS EASEMENT.
- MEMORANDUM OF SEWER MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN DENNIS C. SMITH AND BARBARA A. SMITH, HUSBAND AND WIFE, AND KENNETH IVERS AND MARY A. IVERS, HUSBAND AND WIFE. RECORDED JULY 27, 1983 IN BOOK L, PAGE 333, LEASE AND AGREEMENT RECORDS.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A SEWER LINE. RECORDED AUGUST 7, 1984 IN BOOK 130, PAGE 529. EASEMENT IS 10 FEET IN WIDTH, ASSUMED LOCATION SHOWN HEREON AS BEING CENTERED ON THE DIVISION LINE BETWEEN LOTS 3 AND 4.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

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

*[Signature]*  
BENCHMARK LAND SURVEYING



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
541-575-1251 ~ benchmark1s.com

A REPLAT OF LOTS 3 AND 4, BLOCK 2 OF ADAM HEIGHTS ADDITION  
SITUATED IN GOV'T LOT 1, SECTION 2, T.14S., R.31E., W.M.,  
CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	REBECCA JARNES & BRETT STIGILE	
SURVEYED BY	MCS & DDD	2/17/2023
SCALE: 1"=30'	DRAWN BY: MCS	

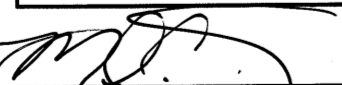
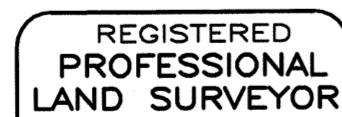
## LEGEND

- FOUND IRON PIPE FROM SURVEY NO. 109, AS SHOWN
- FOUND 1/2" IRON PIN AT RECORD LOCATION -SEE NARRATIVE
- FOUND 5/8" IRON PIN (UNLESS OTHERWISE NOTED)- NO CAP FROM ADAM HEIGHTS ADD.
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM SURVEY NO. 1225
- ( ) RECORD BEARING AND DISTANCE ADAM HEIGHTS ADDITION
- 1( ) RECORD BEARING AND DISTANCE: SURVEY NO. 109
- [ ] RECORD BEARING AND DISTANCE: SURVEY NO. 1225
- P—P EXISTING OVERHEAD POWER LINE

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

MAR 15 2023

BY: *[Signature]*



OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2024