

# LAND PARTITION PLAT NO. 2005-02

SITUATED IN THE SW1/4 OF SECTION 1

T14S, R31E, W.M.

A PORTION IS IN THE TOWN OF CANYON CITY  
GRANT COUNTY, OREGON

January 13, 2005

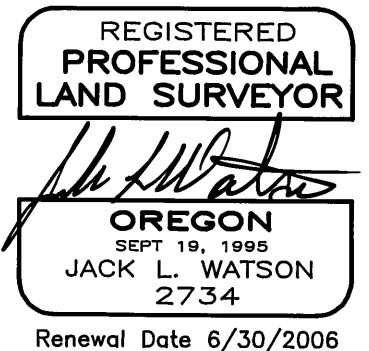
## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked the corners of Parcel 2 as shown with proper monuments and that Parcel 1 was not surveyed in this partition process. This partition is situated in the SW1/4 of Section 1, T14S, R31E, W.M., Town of Canyon City, Grant County, Oregon, more particularly described as follows:

Beginning at the Initial Point which is a 5/8 inch iron pin, being 1149.69 feet south and 532.17 feet east of the W1/4 corner of said Section 1; thence West, 65.50 feet; thence S24°42'20"W, 413.64 feet; thence S35°05'05"E, 8.62 feet; thence S23°41'02"W, 115.21 feet; thence S35°05'05"E, 146.42 feet; thence S14°18'13"W, 23.21 feet; thence S35°04'00"E, 380 feet, more or less, to the south line of the N1/2SW1/4SW1/4 of said Section 1; thence East, along the south line of the N1/2SW1/4SW1/4 of said Section 1, 765 feet, more or less, to the SE corner of the N1/2SW1/4SW1/4 of said Section 1; thence North, along the east line of the N1/2SW1/4SW1/4 of said Section 1, 660 feet, more or less, to the NE corner of the N1/2SW1/4SW1/4 of said Section 1; thence S89°54'41"W, 780.40 feet to a point which is south of the point of beginning; thence North, 300.00 feet to the point of beginning.

This partition contains 14.88 acres.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
575-1813



## DECLARATION

Know all people by these presents that I, James J. Jensen, do hereby declare I am the owner of the lands described in the Surveyor's Certificate, and that I have caused the same to be partitioned into parcels in accordance with the provisions of ORS Chapter 92 as shown hereon. I do hereby create a private access easement, 30 feet in width, along an existing road, for ingress and egress, over and across Parcel 2 to access Parcel 1, as shown.

*James J. Jensen*  
James J. Jensen

## ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF GRANT }

This instrument was acknowledged before me on this 24<sup>th</sup> day of January, 2005, by James J. Jensen.

*Tracey L. Watson*  
Notary Public of Oregon  
My commission expires: 3/8/08



## EASEMENTS

THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) A public easement, including the terms and conditions thereof, to Town of Canyon City, for a pipe line, 16 feet in width, recorded April 17, 1936, in Book 41, Page 188, deeds of Grant County, Oregon. Not shown due to insufficient data given in the deed.
- 2) A private utility easement, including the terms and conditions thereof, to California-Pacific Utilities Company, 30 feet in width, recorded July 22, 1947, in Book 51, Page 81-84, deeds of Grant County, Oregon.
- 3) A private easement, including the terms and conditions thereof, for a pipe line, 10 feet in width, recorded August 21, 1989, in Book 139, Page 271, deeds of Grant County, Oregon. Not shown due to insufficient information given in the deed.

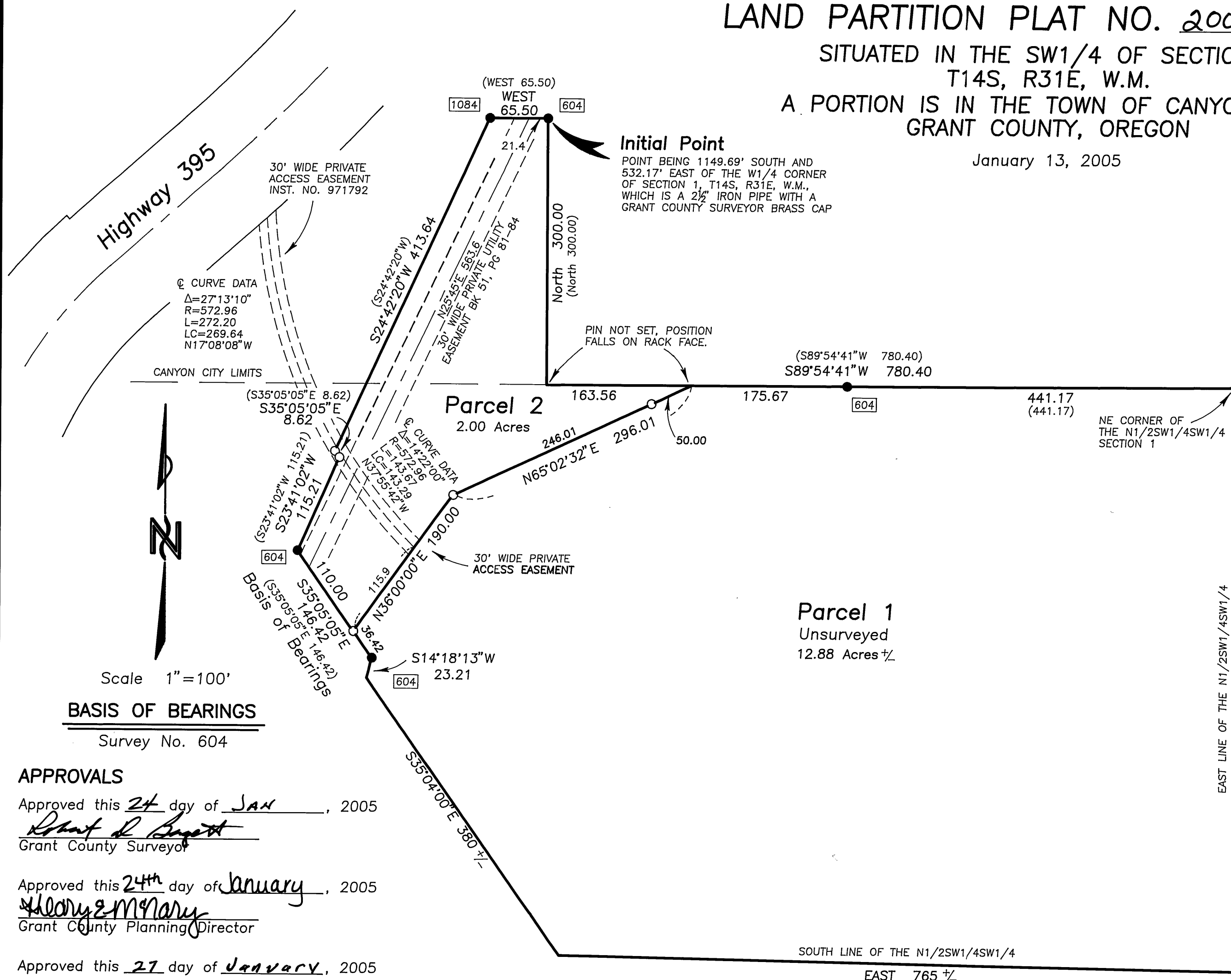
## LEGEND

- Found 5/8" iron pin with attached yellow plastic cap.
- Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- ( ) Record bearing and distance.
- Found monument, see record map of survey number shown in box.

RECEIVED AND  
FILED

FEB 8, 2005

OFFICE OF COUNTY SURVEYOR  
Attest: *Tracey L. Watson*



## APPROVALS

Approved this 24 day of JAN, 2005

*Robert L. Jensen*  
Grant County Surveyor

Approved this 24<sup>th</sup> day of January, 2005

*Henry McNary*  
Grant County Planning Director

Approved this 27 day of JANUARY, 2005

*Marilyn Hoffman*  
Chairman of the Canyon City  
Planning Commission

All ad valorem and special assessments due pursuant to law have been assessed and collected.

*Karen A. Officer, Deputy*  
Grant County Assessor and Tax Collector

Date 01-27-2005

I do hereby certify that this plat was received on the 31 day of January, 2005 at 10:15 o'clock A.M., and recorded as Land Partition Plat No. 2005-02 Grant County Records.

*Debra Jack Deputy Clerk*  
Grant County Clerk

I do hereby certify that this is a true and exact copy of the original Land Partition plat.

*Jack L. Watson*  
Jack L. Watson

## NARRATIVE

This survey was performed at the request of James Jensen. The purpose of this survey was to partition Mr. Jensen's property, as described in Instrument No. 971792, deeds of Grant County, into 2 parcels. Parcel 1 was not surveyed during this partition process.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the monuments shown and the access road. New monuments were set on the west line of parcel 2 at deed record from the existing monuments. The monuments along the new division line between the parcels are locations approved by Mr. Jensen.

The south and east lines of Parcel 1 are shown in their approximate locations. In 1912, Michael Spears, Grant County Surveyor, performed an extensive survey for the Town of Canyon City to establish the lines of the NW1/4SW1/4 in Section 1. Mr. Spears wrote a detailed narrative of the survey and the basis for the decisions he made in determining the various lines in Section 1. In 1923, John Collins, U.S. Cadastral Engineer, performed a retracement and dependant resurvey of selected lines in Section 1. Mr. Collins did not accept the method or conclusions that Mr. Spears used to position certain corners in Section 1. The south and east lines of this property are affected by the conflicting surveys. No effort was made in this survey to determine the location of these boundaries of Parcel 1. The south boundary is shown in the approximate location of the 1923 survey and the east line is shown in the approximate location of the 1912 survey.