

# LAND PARTITION PLAT NO. 2006-27

SITUATED IN THE SE1/4SE1/4  
SEC. 35, T.13S., R.31E., W.M.,  
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

NOVEMBER 14, 2006

## 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 LAND REPRESENTED AS SHOWN ON THIS PARTITION PLAT, SAID LAND BEING SITUATED IN THE TOWN OF CANYON CITY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 31 E., W.M.:

SECTION 35: A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF LAND PARTITION NO. 94-5, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY OREGON, SAID POINT ALSO BEING THE INITIAL POINT OF THIS LAND PARTITION, THENCE ALONG THE CANYON CITY CEMETERY'S WESTERLY FENCE LINE AS FOLLOWS:

S.22°19'00"W., 353.93 FEET;  
S.47°18'07"E., 86.06 FEET (RECORD S.47°24"E., 86.04);  
N.72°08'44"E., 58.94 FEET (RECORD N.72°12"E., 58.82) TO THE EAST LINE OF THE W1/2SE1/4SE1/4 OF SAID SECTION 35;

THENCE, LEAVING SAID FENCE LINE S.00°37'07"E., 563.79 FEET, ALONG THE EAST LINE OF W1/2SE1/4SE1/4, SAID SECTION 35, TO THE NORTHERLY RIGHT OF WAY LINE OF THE CANYON CITY-MARYSVILLE ROAD AS DESCRIBED IN DEED INSTRUMENT NO. 900209;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS:

110.53 FEET ALONG THE ARC OF A 1869.82 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS S.66°34'16"W., 110.51);  
S.68°15'52"W., 226.83 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 062503, RECORDS OF GRANT COUNTY, OREGON;

THENCE ALONG SAID NORTHEASTERLY LINE AS FOLLOWS:

98.16 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.64°45'35"W., 93.85);  
S.85°38'26"W., 28.00 FEET;  
251.93 FEET ALONG THE ARC OF A 336.97 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.72°56'30"W., 246.10) TO THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE WEST LINE OF THE W1/2SE1/4SE1/4 OF SAID SECTION 35;

THENCE, ALONG SAID WEST LINE, N.00°44'11"W., 348.63 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED IN SAID DEED INSTRUMENT NO. 062503;

THENCE ALONG SAID EASTERLY LINE AS FOLLOWS:

118.43 FEET ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.31°34'34"E., 112.25);  
N.00°44'11"W., 505.10 FEET TO THE SOUTH LINE OF PARCEL 1 OF SAID LAND PARTITION NO. 94-5;

THENCE EAST 621.35 FEET, ALONG THE SOUTH LINE OF PARCEL 1 OF SAID LAND PARTITION NO. 94-5 TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 13.97 ACRES, MORE OR LESS.

BAGETT, GRIFFITH & BLACKMAN  
PROFESSIONAL LAND SURVEYORS  
217 N. CANYON BLVD.  
JOHN DAY, OREGON 97845  
541-575-1251

RECEIVED AND  
FILED

Dec. 22, 2006  
OFFICE OF COUNTY SURVEYOR

Michael C. Springer (Deputy)  
ATTEST: *Michael C. Springer*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael C. Springer*  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2008

## SUBJECT TO THE FOLLOWING:

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. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED JULY 22, 1947, BOOK 51, PAGE 95. 30 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE RIGHT TO CONSTRUCT AND MAINTAIN A WATER LINE ADJACENT TO THE NORTH LINE OF THE CANYON CITY-MARYSVILLE COUNTY ROAD, OVER, THROUGH AND ACROSS THE W1/2SE1/4SE1/4 OF SEC. 35, T. 13 S., R. 31 E., W.M., LYING NORTH OF THE CANYON CITY-MARYSVILLE COUNTY ROAD. GRANTED TO THE TOWN OF CANYON CITY. RECORDED AUGUST 20, 1965, BOOK 93, PAGE 343. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROAD IN ITS PRESENT LOCATION, PROVIDED, HOWEVER, THAT THE GRANTORS SHALL HAVE THE RIGHT TO RELOCATE SAID ROAD AS LONG AS IT PROVIDES ACCESS TO THE GRANTEE'S PROPERTY AS DESCRIBED THEREIN. GRANTED TO ELWOOD GNECKOW AND HOPE GNECKOW, HUSBAND AND WIFE RECORDED AUGUST 6, 1973 BOOK 110, PAGE 271. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. RECORDED OCTOBER 28, 1976, BOOK 115, PAGE 661. 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FOR EASEMENTS IN COMMON FOR THE PURPOSE OF INGRESS AND EGRESS GRANTED TO SHANE HORRELL AND DEBBIE HORRELL, HUSBAND AND WIFE. RECORDED NOVEMBER 6, 1979, BOOK 122, PAGE 51. 60 FEET IN WIDTH, AS SHOWN.
7. PRIVATE EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED, FOR EASEMENTS IN COMMON FOR THE PURPOSE OF INGRESS AND EGRESS GRANTED TO JAMES W. HILLIARD AND LAURIE E. HILLIARD, HUSBAND AND WIFE. RECORDED OCTOBER 1, 1981, BOOK 125 PAGE 410. 60 FEET IN WIDTH, AS SHOWN.
8. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, A CORP. RECORDED NOVEMBER 3, 2004, INSTR. NO. 042959. 30 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
9. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## APPROVALS

APPROVED THIS 11 DAY OF December, 2006

*Jim Kimbrough*  
MALHEUR COUNTY SURVEYOR

APPROVED THIS 21 DAY OF Dec., 2006

*Donald E. Mooney*  
MAYOR, TOWN OF CANYON CITY

APPROVED THIS 21 DAY OF Dec., 2006

*Marlon A. Hoffman*  
TOWN OF CANYON CITY PLANNING COMMISSION

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

*Shane E. Sutton*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 12/21/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 22 DAY OF December, 2006 AT 1:00 O'CLOCK  
P.M., AND RECORDED AS LAND PARTITION PLAT  
NO. 2006-27 GRANT COUNTY RECORDS.  
*Michael C. Springer*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2006-27.  
*Michael C. Springer*  
BAGETT-GRIFFITH AND BLACKMAN

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CRAIG TOWELL. THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE PARCELS WITH THIS LAND PARTITION, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING APPURTENANT MONUMENTS FROM SURVEY NO.'S 692 AND 1257 WHICH WERE SURVEYED IN AUGUST 1981 AND MAY 1993, RESPECTIVELY. I ACCEPT THE FOUND MONUMENTS FROM THESE SURVEYS. I SET NEW MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. TOWELL.

THE TOWN OF CANYON CITY ACQUIRED ADDITIONAL RIGHT OF WAY FOR THE CANYON CITY-MARYSVILLE ROAD AS DESCRIBED IN DEED INSTRUMENT NO. 900209, RECORDS OF GRANT COUNTY. THE CENTERLINE ALIGNMENT DESCRIBED IN SAID INSTRUMENT DOES NOT MATCH THE RECORD ALIGNMENT SHOWN ON SURVEY NO. 692. I PLACED THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD BY OFFSETTING THE CENTERLINE DESCRIBED IN INSTRUMENT NO. 900209 40 FEET NORTHERLY, AS SHOWN HEREON.

## REFERENCES

RECORD MAP OF SURVEY NO.'S 201, 692 & 1257  
DEED RECORD INSTRUMENT NO.'S 900209, 061945 & 062503  
PRELIMINARY TITLE REPORT ORDER NO. 19662  
AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY  
BEING PARTITIONED RECORDED AS INSTRUMENT NO.  
2006-3249, DEED RECORDS.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CRAIG D. TOWELL AND MELONIE J. TOWELL, HUSBAND AND WIFE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT WE HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

*Craig D. Towell*  
CRAIG D. TOWELL

*Melanie J. Towell*  
MELONIE J. TOWELL

ACKNOWLEDGMENT  
STATE OF Oregon  
COUNTY OF Malheur

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 11, 2006,  
BY CRAIG D. TOWELL AND MELONIE J. TOWELL, HUSBAND AND WIFE.

*Vicki A. Humbard*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Aug 2, 2008

