

# LAND PARTITION PLAT NO. 2006-30

SITUATED IN NE1/4SE1/4, SECTION 35, T.13S., R.31E., W.M.  
TOWN OF CANYON CITY,  
GRANT COUNTY, OREGON  
NOVEMBER 14, 2006

## APPROVALS

APPROVED THIS 18 DAY OF December, 2006

*Jim Kinsley*  
MALHEUR COUNTY SURVEYOR

APPROVED THIS 27th DAY OF Dec., 2006

*Ronald E. Moomy*  
MAYOR, TOWN OF CANYON CITY

APPROVED THIS 27th DAY OF Dec., 2006

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

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

*Paul R. Sutton*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 12/26/2006

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 27 DAY OF December 2006 AT 1:30 CLOCK  
P.M., AND RECORDED AS LAND PARTITION PLAT  
NO. 2006-30 GRANT COUNTY RECORDS.

*Walter J. Smith*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2006-30

*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

## REFERENCES

RECORD MAP OF SURVEY NO.'S 272 & 692  
DEED RECORD INSTRUMENT NO. 032375  
PRELIMINARY TITLE REPORT ORDER NO. 12032

AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY  
BEING PARTITIONED RECORDED AS INSTRUMENT NO.  
2006-3-287, DEED RECORDS.

## LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER FROM RECORD SURVEY NO. 692
- FOUND 5/8" IRON PIN FROM RECORD SURVEY NO. 272
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- [ ] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 692
- ( ) RECORD BEARING AND DISTANCE FROM DEED RECORD BOOK 107 PAGE 513
- x—x FENCE LINE

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LAURIE TUREMAN. THE PURPOSE OF THIS SURVEY WAS TO CREATE 3 PARCELS WITH THIS LAND PARTITION, AND TO SET MONUMENTS AT THE CORNERS OF THE PARCEL BOUNDARIES AS SHOWN.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING CONTROLLING MONUMENTS. WE RETRACED THE APPURTENANT MONUMENTS FROM RECORD MAP OF SURVEY NO.'S 272 AND 692, WHICH I SURVEYED IN JULY 1972 AND AUGUST 1981, RESPECTIVELY. I ACCEPT THESE MONUMENTS, UNLESS OTHERWISE SHOWN.

WE SEARCHED FOR BUT DID NOT FIND ONE OF THE RECORD PINS FROM MAP OF SURVEY NO. 692, WHICH IS AN ANGLE POINT ON TUREMAN'S EAST BOUNDARY. I REESTABLISHED THIS CORNER PROPORTIONATELY, AS SHOWN.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT POSITIONS APPROVED BY LAURIE TUREMAN. THE DIVISION LINE BETWEEN PARCELS 1 AND 2 AND BETWEEN PARCELS 1 AND 3 IS ALONG THE RECORD CENTERLINE OF THAT CERTAIN EASEMENT DESCRIBED IN BOOK 125, PAGE 410, GRANT COUNTY DEED RECORDS, AS SHOWN ON THE MAP.

RECEIVED AND  
FILED

DEC. 27, 2006  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Walter J. Smith*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*

OREGON  
JULY 12, 1963  
ROBERT D. BAGETT  
598

Renewal Date 12/31/07

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, LAURIE E. TUREMAN, DO HEREBY DECLARE THAT 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 ON THE ANNEXED PLAT, AND THAT I DO HEREBY CREATE A PRIVATE ACCESS, UTILITIES AND EMERGENCY VEHICLE ACCESS EASEMENT TO THE BENEFIT OF PARCELS 1, 2 AND 3 AND TO THE CITY OF CANYON CITY, ON, OVER, ACROSS AND UNDER A PORTION OF PARCELS 1, 2, AND 3, SAID EASEMENT BEING 60.0 FEET IN WIDTH, 30.0 FEET ON EACH SIDE OF THE CENTERLINE, AND COINCIDING WITH A PORTION OF THAT CERTAIN PRIVATE ACCESS EASEMENT LEADING TO EAST MAIN STREET, AS SAID EASEMENT IS DESCRIBED IN BOOK 125, PAGE 410, DEED RECORDS OF GRANT COUNTY OREGON, AS SHOWN HEREON.

*Laurie E. Tureman*  
LAURIE E. TUREMAN

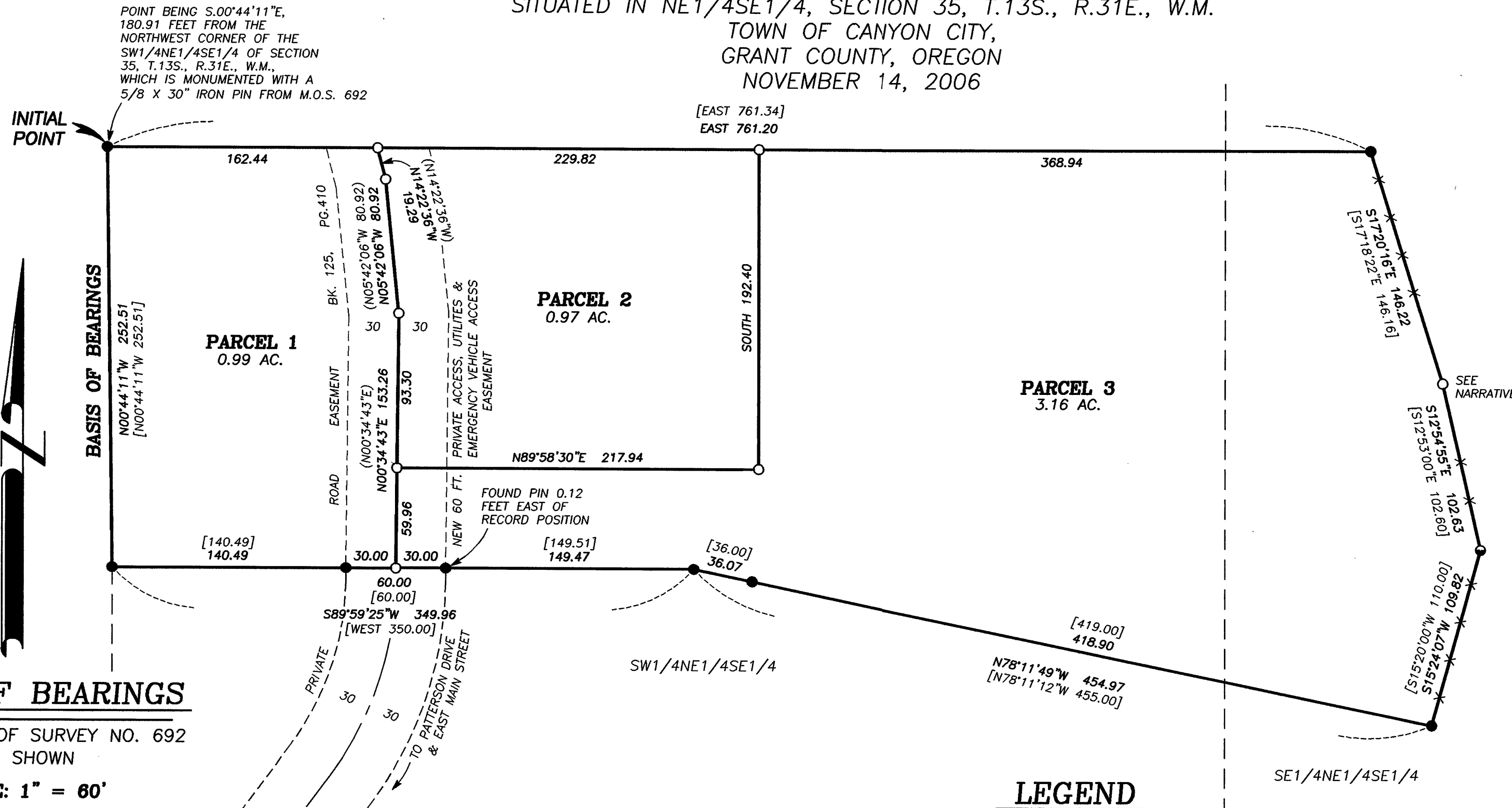
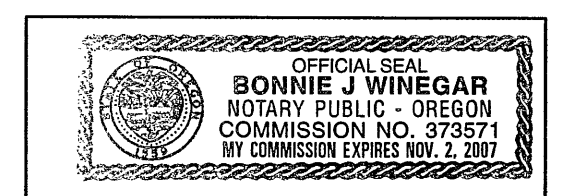
## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 22, 2006,  
BY LAURIE E. TUREMAN.

*Bonnie J. Winegar*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 11-2-07



## BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 692  
AS SHOWN

SCALE: 1" = 60'

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, 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:

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

SECTION 35:

A TRACT OF LAND SITUATED IN THE SW1/4NE1/4SE1/4 AND IN THE SE1/4NE1/4SE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SW1/4NE1/4SE1/4 OF SAID SECTION 35, SAID POINT BEING S.00°44'11"E., 180.91 FEET FROM THE NORTHWEST CORNER OF SAID SW1/4NE1/4SE1/4;

THENCE EAST, 761.20 (RECORD: EAST 761.34 FEET) TO THE CEMETERY FENCE LINE;

THENCE ALONG SAID FENCE LINE, AS FOLLOWS:

S.17°20'16"E., 146.22 FEET (RECORD: S.17°18'22"E., 146.16 FEET);

S.12°54'55"E., 102.63 FEET (RECORD: S.12°53'00"E., 102.60 FEET);

S.15°24'07"W., 109.82 FEET (RECORD: S.15°20'00"W., 110.00 FEET);

THENCE LEAVING SAID FENCE LINE, N.78°11'49"W., 454.97 FEET (RECORD: N.78°11'12"W., 455.00 FEET);

THENCE S.89°59'25"W., 349.96 FEET (RECORD: WEST, 350.00 FEET) TO THE WEST LINE OF THE SW1/4NE1/4SE1/4 OF SAID SECTION 35;

THENCE N.00°44'11"W., ALONG THE WEST LINE OF SAID SW1/4NE1/4SE1/4,

252.51 FEET (RECORD: N.00°44'11"W., 252.51 FEET), TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 5.12 ACRES.

I DO HEREBY DESIGNATE THE NW CORNER OF PARCEL 1 AS THE INITIAL POINT OF THIS LAND PARTITION. SAID INITIAL POINT BEING S.00°44'11"E., 180.91 FEET FROM THE NORTHWEST CORNER OF THE SW1/4NE1/4SE1/4 SAID SECTION 35.

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

## SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS.
2. A PRIVATE EASEMENT, 30 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED JULY 19, 1947, RECORDED JULY 22, 1947, IN DEED BOOK 51, PAGE 95, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
3. PRIVATE EASEMENT DEED, 10 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO MID COUNTY CEMETERY DISTRICT, A MUNICIPAL CORP., DATED NOV. 8, 1971, RECORDED NOV. 9, 1971, IN DEED BOOK 107, PAGE 513, CONVEYING AN EASEMENT FOR A WATER LINE, AND INCIDENTAL PURPOSES, AS MORE PARTICULARLY DESCRIBED THEREIN. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
4. A PRIVATE EASEMENT, 15 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP., DATED OCTOBER 19, 1976, RECORDED OCTOBER 28, 1976, IN DEED BOOK 115, PAGE 661, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
5. A PRIVATE EASEMENT, 30 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO C P NATIONAL, A CORP., DATED OCTOBER 17, 1979, RECORDED DECEMBER 7, 1978, IN DEED BOOK 122, PAGE 180, AND RE-RECORDED DECEMBER 17, 1979 IN BOOK 122, PAGE 232, RECORDS OF GRANT COUNTY, OREGON. RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
6. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM JACK EASLEY AND MINNIE EASLEY, DATED OCT. 24, 1979, RECORDED OCT. 1, 1981 IN DEED BOOK 125, PAGE 410, TO-WIT: "GRANTORS RESERVE FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE ROADWAY ESTABLISHED BY AND UPON THE ABOVE EASEMENTS". 60 FEET IN WIDTH, AS SHOWN.
7. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.