

# LAND PARTITION PLAT NO. 2007-17

A PARTITION OF PARCEL 2 OF LAND PARTITION NO. 2006-27  
SITUATED IN THE SE1/4SE1/4  
SEC. 35, T.13S., R.31E., W.M.,  
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

JUNE 11, 2007

## 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 PARTITION BEING A PARTITION OF PARCEL 2, LAND PARTITION PLAT NO. 2006-27 SITUATED IN THE SE1/4SE1/4 SECTION 35, T.13S., R.31E., W.M., TOWN OF CANYON CITY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION PLAT NO. 2006-27, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY.

I DO HEREBY DESIGNATE THE SE CORNER OF PARCEL 2, LAND PARTITION NO. 2006-27 AS THE INITIAL POINT OF THIS LAND PARTITION.

THIS PARTITION CONTAINS 5.35 ACRES, MORE OR LESS.

BAGETT, GRIFFITH & BLACKMAN  
PROFESSIONAL LAND SURVEYORS  
217 NORTH CANYON BLVD.  
JOHN DAY, OREGON  
(541) 575-1251

## SUBJECT TO THE FOLLOWING:

- 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 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.
- 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.
- 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.
- 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.
- 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.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## APPROVALS

APPROVED THIS 2 DAY OF July, 2007  
Jim Kumbulung  
MALHEUR COUNTY SURVEYOR

APPROVED THIS 12 DAY OF July, 2007  
Donald G. W. Brown  
MAYOR, TOWN OF CANYON CITY

APPROVED THIS 18 DAY OF July, 2007  
Melanie J. Hillman  
TOWN OF CANYON CITY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
Karen B. Officer, Deputy  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 07.16.2007

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 19 DAY OF July, 2007 AT 2:20 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2007-17 GRANT COUNTY RECORDS.  
Brian J. Smith  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF LAND PARTITION PLAT NO. 2007-17  
M. C. Springer  
BAGETT-GRIFFITH-AND-BLACKMAN

## 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

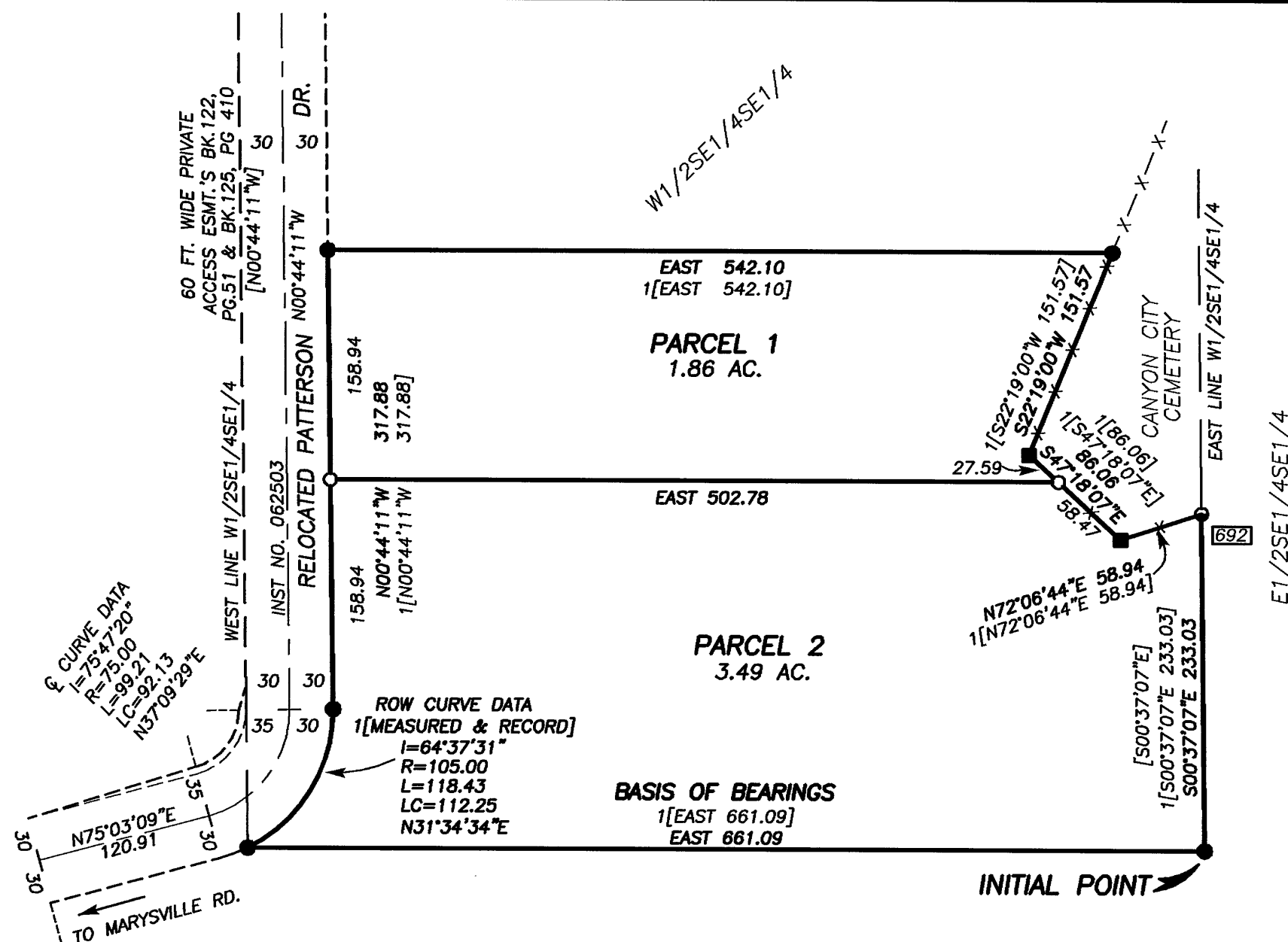
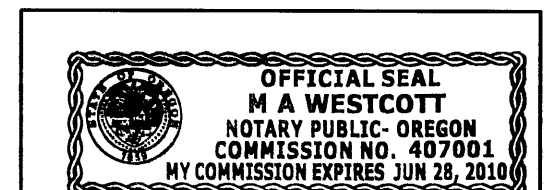
## ACKNOWLEDGMENT

STATE OF Oregon } SS  
COUNTY OF Jefferson }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07-09, 2007, BY CRAIG D. TOWELL AND MELONIE J. TOWELL, HUSBAND AND WIFE.

M. W. Smith  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 06-28-10



## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MELONIE TOWELL. THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO 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. 692 AND RECORD LAND PARTITION NO. 2006-27 WHICH WERE SURVEYED IN AUGUST 1981 AND NOVEMBER 2006, RESPECTIVELY. I ACCEPT THE FOUND MONUMENTS FROM THESE SURVEYS. I SET NEW MONUMENTS IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MRS. TOWELL, AS SHOWN HEREON.

## LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER FROM LAND PARTITION NO. 2006-27
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER
- FOUND 3/4" SQUARE IRON FENCE POST IN CONC. BLOCK
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER
- ( ) DEED RECORD BEARING AND DISTANCE
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 692
- [ ] RECORD BEARING AND DISTANCE FROM LAND PARTITION NO. 2006-27
- FOUND MONUMENT FROM RECORDED SURVEY NO. □ SURVEY NO. APPEARS IN BOX
- X-X FENCE LINE

## NOTES:

- THE BEARINGS AND DISTANCES SHOWN ALONG THE CENTERLINE OF PATTERSON DRIVE MATCH RECORD.
- SECTION 35 WAS SUBDIVIDED DURING RECORD SURVEY NO. 351

## BASIS OF BEARINGS

RECORD LAND PARTITION PLAT NO. 2006-27  
AS SHOWN

SCALE: 1" = 100'

## REFERENCES

RECORD MAP OF SURVEY NO.'S 201, 892 & 1257  
RECORD LAND PARTITION PLAT NO. 2006-27  
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. 071920, DEED RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2008

RECEIVED AND  
FILED

JULY 19, 2007  
OFFICE OF COUNTY SURVEYOR

Robert D. Baggett  
ATTEST: James L. Baggett