LAND PARTITION PLAT NO. 2011-10

A PARTITION OF PARCEL 1, LAND PARTITION NO. 2007-21 SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., TOWN OF CANYON CITY, GRANT COUNTY, OREGON

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 LAND PARTITION PLAT, SAID LAND PARTITION BEING DESCRIBED AS FOLLOWS:

TWP. 13 S., R. 31 E., W.M., GRANT COUNTY, OREGON:

SECTION 35:

PARCEL 1 OF LAND PARTITION NO. 2007-21 ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK.

I DO HEREBY DESIGNATE THE NW CORNER OF PARCEL 1 OF THIS LAND PARTITION AS THE INITIAL POINT.

THIS LAND PARTITION CONTAINS 24.22 ACRES.

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVE LUNDY. THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE PARCELS BY PARTITIONING PARCEL 1 OF LAND PARTITION NO. 2007-21, AS SHOWN HEREON.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS FROM RECORD SURVEY NO. 1732 AND LAND PARTITION NO'S 2006-13 AND 2007-21. I ACCEPT THE FOUND APPURTENANT MONUMENTS FROM THESE SURVEYS, NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. LUNDY.

- 1. ANY RIGHTS OF WAY FOR PUBLIC UTILITIES CROSSING THE DESCRIBED
- 2. THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR
- 3. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN PATENT GRANTED TO CLEARWATER LAND EXCHANGE-OREGON, AN OREGON PARTNERSHIP FOR A PRIVATE ROAD RIGHT OF WAY. RECORDED SEPTEMBER 17, 2001 AS INSTRUMENT NO. 212394. 30 FT. WIDE. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- 4. PRIVATE POWER LINE RIGHT OF WAY MODIFICATION AGREEMENT. DATED SEPTEMBER 6, 2001, RECORDED SEPTEMBER 24, 2001 AS INSTRUMENT NO. 212449. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- 5. PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT "A" FROM RECORD LAND PARTITION PLAT NO. 2006-13, WHICH IS RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK. 60 FEET IN WIDTH, AS SHOWN.
- 6. PRIVATE WATERLINE EASEMENT "B" FROM RECORD LAND PARTITION PLAT NO. 2006-13, WHICH IS RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK. 10 FEET IN WIDTH, AS SHOWN.
- 7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR AND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM. GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC. RECORDED DECEMBER 14, 2006 AS INSTRUMENT NO. 20063172. SAID EASEMENT IS DESCRIBED AS FOLLOWING EASEMENT "A" FROM LAND PARTITION NO. 2006-13, AS SHOWN HEREON.
- 8. PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT "A" FROM RECORD LAND PARTITION PLAT NO. 2007-21, WHICH IS RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK. 60 FEET IN WIDTH, AS SHOWN.
- 9. PRIVATE ACCESS EASEMENT "B" FROM RECORD LAND PARTITION PLAT NO. 2007-21, WHICH IS RECORDED IN THE OFFICE OF THE GRANT COUNTY CLERK. 30 FEET IN WIDTH, AS SHOWN.
- 10. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

APPROVALS

APPROVED THIS 25th DAY OF OCTOBER, 2011

DEANY UNION COUNTY SURVEYOR

APPROVED THIS 2 DAY OF WOV. 2011

APPROVED THIS 1 DAY OF NOV. , 2011

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

DATE: 1/14/201/

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 14 DAY OF November, 2011 AT 9:22 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. **2011-10** GRANT COUNTY RECORDS.

GRANT COUNTY OFERK DEPUTY

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

BENCHMARK LAND STRVEYING

BOUNDARY REFERENCES

RECORD MAP OF SURVEY NO.'S 286, 361 & 1732 RECORD LAND PARTITION PLAT NO.'S 99-16, 2005-14 2006-13 AND 2007-21

DEED RECORD INSTRUMENT NO. 051064 PRELIMINARY TITLE REPORT ORDER NO. 18765

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, DAVID LUNDY, DO DECLARE THAT I AM THE OWNER OF THE LAND 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.

I DO HEREBY CREATE THE FOLLOWING EASEMENT:

A 60 FOOT WIDE PRIVATE ACCESS AND UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT, 30 FEET ON EACH SIDE OF THE CENTERLINE SHOWN HEREON. SAID EASEMENT BEING OVER AND ACROSS PORTIONS OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION, AND IS TO THE BENEFIT OF PARCELS 1, 2 AND 3 OF THIS LAND PARTITION. SAID EASEMENT IS FOR PROVIDING ACCESS AND UTILITIES FROM SAID PARCELS TO THE EXISTING PRIVATE ACCESS AND UTILITIES EASEMENTS CREATED ON LAND PARTITION PLAT NO.'S 2006-13 AND 2007-21, AS SHOWN HEREON.

IT BEING THE INTENT THAT THE CENTERLINE AND SIDELINES OF SAID NEW EASEMENT BEGIN AT THE END OF THE EXISTING 60 FOOT WIDE PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT "A" FROM LAND PARTITION PLAT NO. 2007-21, AS SHOWN

REGISTERED **PROFESSIONAL** LAND SURVEYOR

MICHAEL C. SPRINGER #70918

OREGON

EXPIRES: 6/30/2012

ACKNOWLEDGMENT

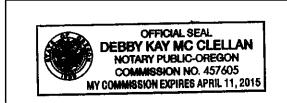
STATE OF OREGON SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 14, 2011,

BY PAVID LUNDY. PLOBY KAY MCLULA NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES April 11 2015

SURVE



SHEET 2 OF

BENCHMARK LAND SURVEYING 217 N. CANYON BLVD. JOHN DAY, OREGON 2101 MAIN STREET, STE 223 BAKER CITY, OREGON 541-575-1251 ~ 800-699-0516

A PARTITION OF PARCEL 1, LAND PARTITION NO. 2007-21 SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., TOWN OF CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR DAVE LUNDY MCS & JLH SURVEYED BY 10/11/2011 Scale: 1"=100" Drawn by: MCS

NOTES:

- 1.THE EXTERIOR BOUNDARY OF THIS LAND PARTITION WAS SURVEYED IN MAY 2005 DURING RECORD SURVEY NO. 1732
- 2. THE COURSES AND DISTANCES BETWEEN THE FOUND AND SET MONUMENTS ALONG THE CENTERLINE OF EASEMENT "A" FROM LAND PARTITION NO. 2006-13 MATCH THE RECORD.

RECEIVED AND FILED **GRANT COUNTY SURVEYOR**