

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.

NARRATIVE

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.

APPROVALS

APPROVED THIS 25th DAY OF OCTOBER, 2011

N.H. Galt
DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 2nd DAY OF NOV., 2011

Donnan R. Dreesing
MAYOR, TOWN OF CANYON CITY

APPROVED THIS 1st DAY OF NOV., 2011

Margaret Hoffmann
TOWN OF CANYON CITY PLANNING COMMISSION

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

Steve R. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 11/14/2011

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.

Debby Kay McClellan
GRANT COUNTY CLERK Deputy

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

Michael C. Springer
BENCHMARK LAND SURVEYING

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 HEREON.

David Lundy
DAVID LUNDY

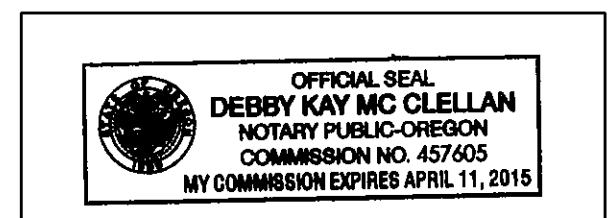
ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 14, 2011, BY DAVID LUNDY.

Debby Kay McClellan
NOTARY PUBLIC FOR OREGON

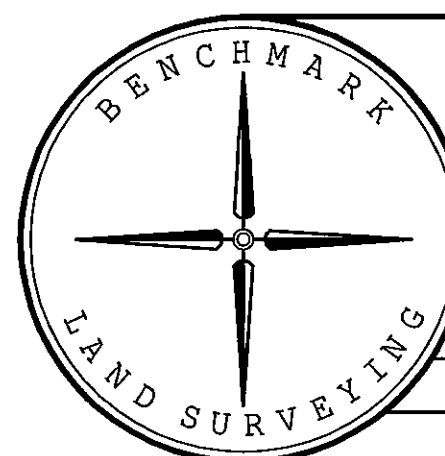
MY COMMISSION EXPIRES April 11, 2015



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 14 2011

BY: Michael C. Springer



SHEET 2 OF 2

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

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SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E.,
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

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

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.