

LAND PARTITION PLAT NO. 2012-10

A PARTITION OF A PORTION OF PARCEL 1 OF LAND PARTITION NO. 2002-02
SITUATED IN GOVERNMENT LOTS 1 AND 2 AND IN THE SE1/4 SECTION 2,
T.14S., R.31E., W.M., GRANT COUNTY, OREGON
SURVEY COMPLETED SEPTEMBER 27, 2012

SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1 AND 2 OF THIS LAND PARTITION, AND THAT I DID NOT SURVEY PARCEL 3 OF THIS LAND PARTITION, SAID PARTITION BEING SITUATED IN GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 14 S., R. 31 E., W.M.:

A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 1 AND 2 AND IN THE SE1/4NW1/4 SECTION 2, DESCRIBED AS FOLLOWS:

PARCEL 1 OF LAND PARTITION NO. 2002-02, ACCORDING TO THE PLAT THEREOF, FILED IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON FEBRUARY 21, 2002.

EXCEPTING THEREFROM, THAT PORTION PLATTED AS LITTLE CANYON HEIGHTS ADDITION TO CANYON CITY, GRANT COUNTY, OREGON, AS SHOWN ON THE PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE ON FEBRUARY 20, 2003.

THIS PARTITION CONTAINS 48.03 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTH QUARTER CORNER SECTION 2, T.14S., R.31E., W.M. AS THE INITIAL POINT OF THIS LAND PARTITION.

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 UTILITY AND INCIDENTAL PURPOSES THERETO, GRANTED TO WEST COAST POWER CO., A CORP., RECORDED APRIL 26, 1937 IN BOOK 41, PAGE 603. NO WIDTH GIVEN. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR UTILITIES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, RECORDED APRIL 17, 1970 IN BOOK 103, PAGE 257. EASEMENT BEING 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITY AND INCIDENTAL PURPOSES THERETO. GRANTED TO JACK MCKENNA, DBA BLUE MT TV CABLE CO., RECORDED JUNE 24, 1971 IN BOOK 106, PAGE 155. NO WIDTH GIVEN. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITIES, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, RECORDED APRIL 15, 1974 IN BOOK 111, PAGE 375. EASEMENT BEING 10 FEET IN WIDTH, 10 FEET ON THE EAST SIDE OF CENTERLINE.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITIES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, RECORDED SEPTEMBER 15, 1977 IN BOOK 117, PAGE 541. EASEMENT BEING 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITIES, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, RECORDED JULY 26, 1978 IN BOOK 119, PAGE 442. EASEMENT BEING 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITIES, GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY RECORDED JULY 26, 1978 IN BOOK 119, PAGE 443. EASEMENT BEING 15 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITIES, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., A COOPERATIVE CORP., RECORDED SEPTEMBER 12, 1995 AS INSTRUMENT NO. 951780. EASEMENT BEING 15 FEET IN WIDTH.
- PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR UTILITIES, GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE, INC., A COOPERATIVE CORP., RECORDED APRIL 29, 1997 AS INSTRUMENT NO. 970709. EASEMENT BEING 15 FEET IN WIDTH.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.
- PRIVATE UTILITY EASEMENT AS RECORDED ON LAND PARTITION PLAT NO. 98-42, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK. EASEMENT BEING 20 FEET IN WIDTH.
- PRIVATE ACCESS AND UTILITY EASEMENT AS RECORDED ON LAND PARTITION PLAT NO. 98-42, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK. EASEMENT BEING 50 FEET IN WIDTH.
- PRIVATE ACCESS AND UTILITY EASEMENT AS RECORDED ON LAND PARTITION PLAT NO. 98-42, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK. EASEMENT BEING 60 FEET IN WIDTH.
- PRIVATE ACCESS AND UTILITY EASEMENT AS RECORDED ON LAND PARTITION PLAT NO. 99-13, ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK. EASEMENT BEING 60 FEET IN WIDTH.

APPROVALS

APPROVED THIS 6TH DAY OF OCTOBER, 2012.

Nick G. Tylman
DEPUTY UNION COUNTY SURVEYOR

APPROVED THIS 10th DAY OF October, 2012.

Helen McNary by Shannon Pope
GRANT COUNTY PLANNING DIRECTOR

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

Rene J. Sutton
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 10/10/2012

GRANT COUNTY COURT

APPROVED THIS 10th DAY OF October, 2012.

Mark Webb
GRANT COUNTY JUDGE

Jason W. Myers
COMMISSIONER

Brian Britton
COMMISSIONER

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 10 DAY OF October, 2012 AT 1:40 O'CLOCK P.M., AND RECORDED AS LAND PARTITION PLAT NO. 2012-10 GRANT COUNTY RECORDS.

Whitby McClellan
GRANT COUNTY CLERK, Deputy

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

Jason L. Hatfield
BENCHMARK LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2013

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHARLIE STINNETT. THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF PARCELS 1 AND 2 OF THIS PARTITION.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE EXISTING MONUMENTS SHOWN ON RECORD SURVEY NO.'S 872 AND 1638, AND LAND PARTITION PLAT NO.'S 98-42, 99-05 AND 99-13. I ACCEPT THE POSITIONS OF THESE FOUND MONUMENTS.

SURVEY NO. 1638 WAS PERFORMED FOR THE COUNTY ROAD DEPARTMENT IN 2002. THE NARRATIVE ON THIS MAP STATES THAT IT WAS PERFORMED AT THE REQUEST OF THE ROAD DEPARTMENT AND THAT THE PURPOSE WAS TO "LOCATE THE EXISTING ROAD AND ESTABLISH THE RIGHT OF WAY LINES FOR COUNTY ROAD NO. 78". I FOUND NO DEED OR DEDICATION CONVEYING THIS RIGHT OF WAY TO THE COUNTY FOLLOWING SURVEY NO. 1638. THEREFOR, MR. STINNETT IS DEDICATING THAT PORTION OF THE COUNTY ROAD CROSSING THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND AT THE DIRECTION OF MR. STINNETT.

UNSURVEYED LINES AND AREAS MAPPED HEREON ARE APPROXIMATE OR OF RECORD, AND MAY CHANGE UPON EXECUTION OF A SURVEY.

REFERENCES

RECORD MAP OF SURVEY NO.'S 872, 1638 & 1647
RECORD LAND PARTITION PLAT NO.'S 98-42, 99-05,
99-13, 99-16 AND 2002-02

PLAT OF LITTLE CANYON HEIGHTS ADDITION
DEED RECORD INSTRUMENT NO. 20071925
PRELIMINARY TITLE REPORT ORDER NO. 23204
COMMISSIONER'S JOURNAL BOOK M, PAGES 588-589
223497 & 223820
TOWN OF CANYON CITY ORDINANCE NO. 158

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, CHARLES J. STINNETT, DO HEREBY 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 HEREBY DEDICATE, DONATE AND CONVEY TO GRANT COUNTY, OREGON, FOR PUBLIC USE FOREVER, THE RIGHT OF WAY OF MEADOWLARK LANE/ELK VIEW LANE, AS DEPICTED ON THE ANNEXED PLAT.

Charles J. Stinnett
CHARLES J. STINNETT

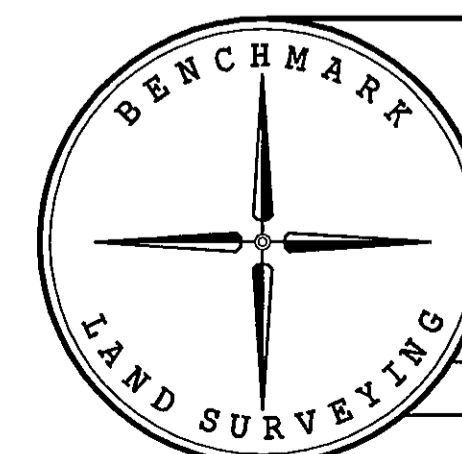
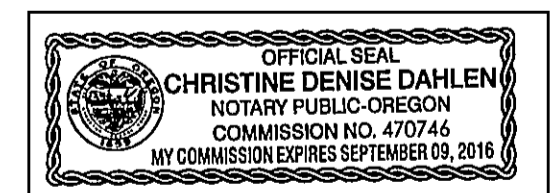
ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF GRANT }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 10, 2012,
BY CHARLES J. STINNETT.

Christine D. Dahlen
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 9/9/2016



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

LAND PARTITION PLAT
A PARTITION OF A PORTION OF PARCEL 1 L.P. 2002-02
SITUATED IN GOVERNMENT LOTS 1 AND 2 AND IN THE SE1/4
SECTION 2, T.14S., R.31E., W.M., GRANT COUNTY, OREGON

SURVEYED FOR	CHARLES STINNETT	
SURVEYED BY	JLH	9/27/2012
DRAWN BY: JLH		SHEET 3 OF 3