

LAND PARTITION PLAT NO. 2013-03

A PORTION OF LOT 43 OF THE ORIGINAL TOWN OF CANYON CITY,
SITUATED IN THE SE1/4 SECTION 35, T.13S., R.31E. AND A TRACT OF LAND
SITUATED IN THE NW1/4 SECTION 1, T.14S., R.31E., W.M.,
TOWN OF CANYON CITY, GRANT COUNTY, OREGON



BASIS OF BEARINGS

RECORD MAP OF SURVEY NO. 1765
SECTION LINE BETWEEN FOUND MONUMENTS
BEARS S89°14'32"W AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JIM DIEKER. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF PARCELS 1 AND 2 OF THIS PARTITION, AS SHOWN HEREON.

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 91, 1765, 1970 AND THE PLAT OF EDGEWOOD TERRACE SUBDIVISION.

RECORD MAP OF SURVEY NO. 1970 WAS PERFORMED BY ME IN JANUARY 2013 WITH THE PURPOSE OF RESOLVING SEVERAL BOUNDARY ISSUES BY THE USE OF PROPERTY LINE ADJUSTMENTS. FOLLOWING THE SURVEY, TWO PROPERTY LINE ADJUSTMENT DEEDS WERE RECORDED AS INSTRUMENT NO.'S 20130624 AND 20130626. ONE OF THE PROPOSED ADJUSTMENTS WAS ALONG THE LINE COMMON WITH THE TOWN OF CANYON CITY'S PROPERTY TO RESOLVE SOME ACCESS ISSUES. HOWEVER, IT NEVER CAME TO FRUITION. INSTEAD, THE TOWN OF CANYON CITY GRANTED AN EASEMENT TO RESOLVE THE ISSUE, WHICH WAS RECORDED AS INSTRUMENT NO. 20130625, SHOWN HEREON.

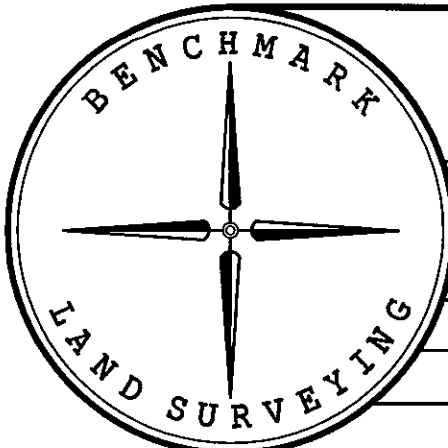
I ACCEPT THE FOUND CONTROLLING MONUMENTS FROM THE AFOREMENTIONED SURVEYS. NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND AND AT LOCATIONS APPROVED BY MR. DIEKER.

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

LEGEND

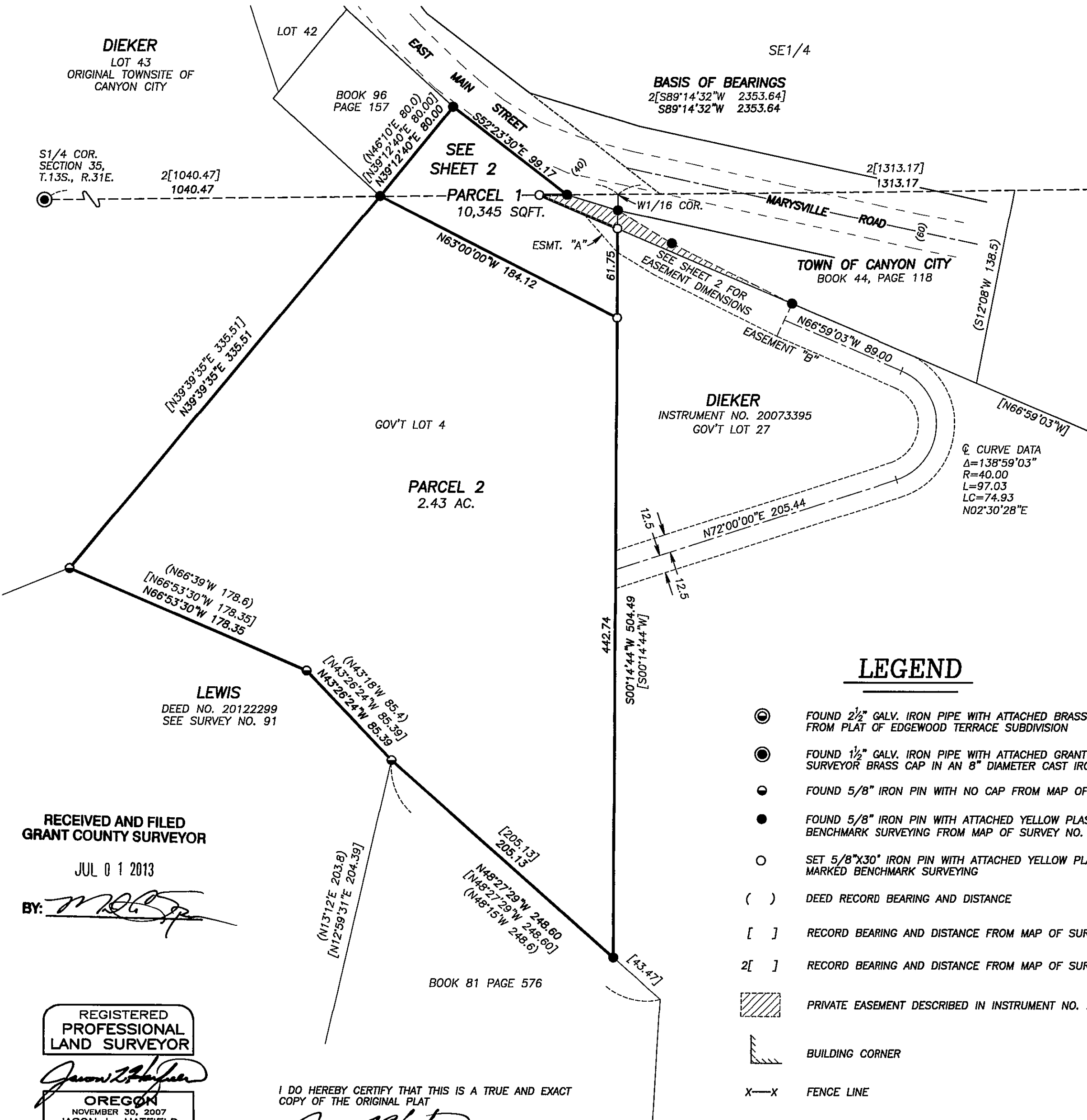
- FOUND 2 1/2" GALV. IRON PIPE WITH ATTACHED BRASS CAP FROM PLAT OF EDGEWOOD TERRACE SUBDIVISION
- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED GRANT COUNTY SURVEYOR BRASS CAP IN AN 8" DIAMETER CAST IRON MON. CASE
- FOUND 5/8" IRON PIN WITH NO CAP FROM MAP OF SURVEY NO. 91
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING FROM MAP OF SURVEY NO. 1970
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- DEED RECORD BEARING AND DISTANCE
- RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1970
- RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1765
- PRIVATE EASEMENT DESCRIBED IN INSTRUMENT NO. 20130625
- BUILDING CORNER
- FENCE LINE



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
SITUATED IN THE SE1/4 SECTION 35, T.13S., R.31E. AND IN THE
NW1/4 SECTION 1, T.14S., R.31E., W.M.,
TOWN OF CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	JIM AND DAVID DIEKER	
SURVEYED BY	JLH & MCS	6/20/2013
SCALE: 1"=60'	DRAWN BY: JLH	SHEET 1 OF 2



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUL 0 1 2013

BY: *[Signature]*

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2015

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT
[Signature]
BENCHMARK LAND SURVEYING