

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

APPROVALS

APPROVED THIS 25TH DAY OF JUNE, 2013.
Neil G. Miller
UNION COUNTY SURVEYOR

APPROVED THIS 27 DAY OF JUNE, 2013.
Marlene Hoffman
PLANNING COMMISSION CHAIRMAN,
TOWN OF CANYON CITY

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

Karen A. O'Brien Chief Deputy
GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06-27-2013

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 27 DAY OF JUNE, 2013 AT
3:32 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2013-03 GRANT COUNTY RECORDS.

Shelby McChellan
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

PORTION OF LOT 43
BOOK 96 PAGE 157
NOT A PART

DIEKER
PORTION OF LOT 43
ORIGINAL TOWNSITE OF
CANYON CITY

SEC. 35, T.13S., R.31E.
SEC. 1, T.14S., R.31E.

COR. FALLS 0.24'
NORTH OF SEC. LINE
S89°14'32"W [S89°14'32"W]

PORTION OF LOT 43
ORIGINAL TOWN OF
CANYON CITY

COVERED PORCH
HOUSE

PARCEL 1-
10,345 SQFT.

INITIAL POINT
BEING S89°14'32"W 1348.44 FT.
FROM THE N1/4 COR. SECTION 1

PARCEL 2
2.43 AC.

GARAGE

MARYSVILLE ROAD
E=57°56'46"E
(S77°49'40"E)

TOWN OF CANYON CITY
BOOK 44, PAGE 118

DIEKER
INSTRUMENT NO. 20073395
GOVERNMENT LOT 27

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JAMES MAX DIEKER AND DAVID WILLIAM DIEKER, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT A
WE DO HEREBY CREATE A PRIVATE EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS AND PLACEMENT OF UTILITIES FROM PARCEL 2 AND FROM OTHER ADJACENT LANDS OWNED BY US, TO EAST MAIN STREET, AS SHOWN ON THE ANNEXED PLAT.

EASEMENT B
WE ARE ALSO THE OWNERS OF GOVERNMENT LOT 27, AS EVIDENCED BY THAT CERTAIN DEED RECORDED AS INSTRUMENT NO. 20073395, GRANT COUNTY DEED RECORDS. WE DO HEREBY CREATE A PRIVATE EASEMENT, OVER AND ACROSS SAID GOVERNMENT LOT 27 FOR THE PURPOSE OF INGRESS, EGRESS AND PLACEMENT OF UTILITIES FROM SAID PARCEL 2 AND FROM OTHER ADJACENT LANDS OWNED BY US, CONNECTING TO EASEMENT "A" AND TO THAT CERTAIN PRIVATE ACCESS EASEMENT DESCRIBED IN DEED INSTRUMENT NO. 20130625, AS SHOWN ON THE ANNEXED PLAT.

James Max Dieker
JAMES MAX DIEKER

David William Dieker
DAVID WILLIAM DIEKER

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Grant } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 21, 2013,
BY JAMES MAX DIEKER.

Leslie E. Traylor
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES July 31, 2015



STATE OF OREGON }
COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 26th, 2013,
BY DAVID WILLIAM DIEKER.

Brandon M. Lamma
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES February 05th, 2016



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, DESCRIBED AS FOLLOWS:

LAND 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, AS FOLLOWS:

THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 20130624, RECORDED APRIL 15, 2013 IN THE OFFICE OF THE GRANT COUNTY CLERK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP ON THE NORTH LINE OF SAID SECTION 1, SAID IRON PIN BEING S.89°14'32"W., 1348.44 FEET FROM THE NORTH 1/4 CORNER SAID SECTION 1, SAID IRON PIN ALSO BEING THE INITIAL POINT OF THIS LAND PARTITION;
THENCE CONTINUING ALONG SAID NORTH LINE S.89°14'32"W., 19.11 FEET TO THE NW CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE TOWN OF CANYON CITY IN DEED RECORD BOOK 44, PAGE 118, SAID CORNER ALSO KNOWN AS CORNER NO. 11 OF THE JOHN LONG PLACER;
THENCE S.66°59'03"E., ALONG THE SOUTHERLY LINE OF SAID TOWN OF CANYON CITY TRACT, 58.97 FEET TO THE EAST LINE OF GOVERNMENT LOT 4 SAID SECTION 1;
THENCE S.00°14'44"W., ALONG SAID EAST LINE, 504.49 FEET TO THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 81, PAGE 576;
THENCE ALONG SAID NORTH LINE N.48°27'29"W., 205.13 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED INSTRUMENT NO. 20122299;
THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:
N.43°26'24"W., 85.39 FEET (RECORD = N.43°18'W., 85.4 FEET);
N.66°53'30"W., 178.35 FEET (RECORD = N.66°39'W., 178.6 FEET);
THENCE LEAVING SAID NORTH LINE, N.39°39'35"E., 335.51 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORD BOOK 96, PAGE 157;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT N.39°12'40"E., 80.00 FEET (RECORD = N.46°10'E., 80.0 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST MAIN STREET;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.52°23'30"E., 99.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.

REFERENCES

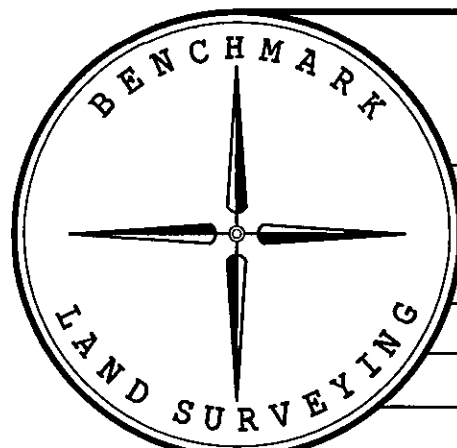
RECORD MAP OF SURVEY NO.'S 40S, 91, 1753, 1765 & 1970
GENERAL LAND OFFICE FIELD NOTES - 1924 RETRACEMENT
U.S. MINERAL SURVEY NO. 882
PLAT OF EDGEWOOD TERRACE SUBDIVISION
PLAT OF ORIGINAL TOWNSITE OF CANYON CITY
INSTRUMENT NO.'S 20073395, 20100031, 20122299,
20130624, 20130625 & 20130626

DEED RECORD BOOK 44 PAGE 118
BOOK 49 PAGE 27
BOOK 96 PAGE 156
BOOK 96 PAGE 157

PRELIMINARY TITLE REPORT ORDER NO. 23607

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2015



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
SCALE: 1"=20'	DRAWN BY: JLH
	SHEET 2 OF 2