

# LAND PARTITION PLAT NO. 2014-01

A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 2012-10  
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 FEBRUARY 22, 2014

## 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, 2 AND 3 OF THIS LAND 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 SE1/4 SECTION 2, DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION NO. 2012-10, ACCORDING TO THE PLAT THEREOF, FILED IN THE OFFICE OF THE CLERK OF SAID COUNTY AND STATE ON OCTOBER 10, 2012.

THIS PARTITION CONTAINS 23.83 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 1 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 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 OF POWERLINE.
- 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 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.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## 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.

CHARLES J. STINNETT

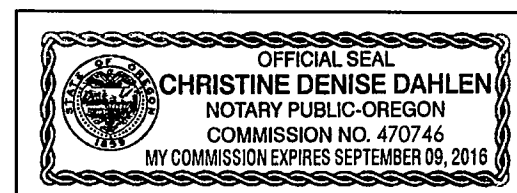
### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF GRANT } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 12, 2014,  
BY CHARLES J. STINNETT.

Christine O'Dahlen  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 9/9/2016



## APPROVALS

APPROVED THIS 10<sup>th</sup> DAY OF MARCH, 2014.

Rich G. Johnson  
UNION COUNTY SURVEYOR

APPROVED THIS 12<sup>th</sup> DAY OF March, 2014.

Hilary McNamee by [Signature]  
GRANT COUNTY PLANNING DIRECTOR

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

Jonas Cates, Deputy  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 3-13-14

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 13 DAY OF March, 2014 AT 11:50 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2014-01 GRANT COUNTY RECORDS.

Shelby McClulla  
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

## REFERENCES

RECORD MAP OF SURVEY NO.'S 232, 259, 285, 558, 1469, 1619, 1638 & 1647

RECORD LAND PARTITION PLAT NO.'S 98-42, 99-05, 99-13, 99-16, 2002-02 & 2012-10  
PLAT OF LITTLE CANYON HEIGHTS ADDITION

DEED RECORD INSTRUMENT NO.'S 223215, 032472, 071925 & 201425

DEED RECORD BOOK 106 PAGE 60

PRELIMINARY TITLE REPORT ORDER NO. 24002  
COMMISSIONER'S JOURNAL BOOK M, PAGES 588-589  
223497 & 223820

TOWN OF CANYON CITY ORDINANCE NO. 158

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

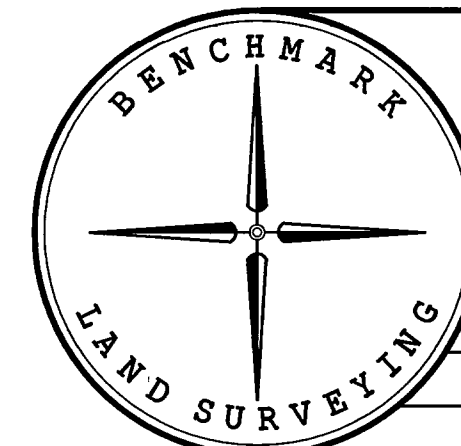
Jason L. Hatfield  
OREGON  
NOVEMBER 30/2007  
JASON L. HATFIELD  
#69454

EXPIRES: 6/30/2015

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

MAR 13 2014

BY: [Signature]



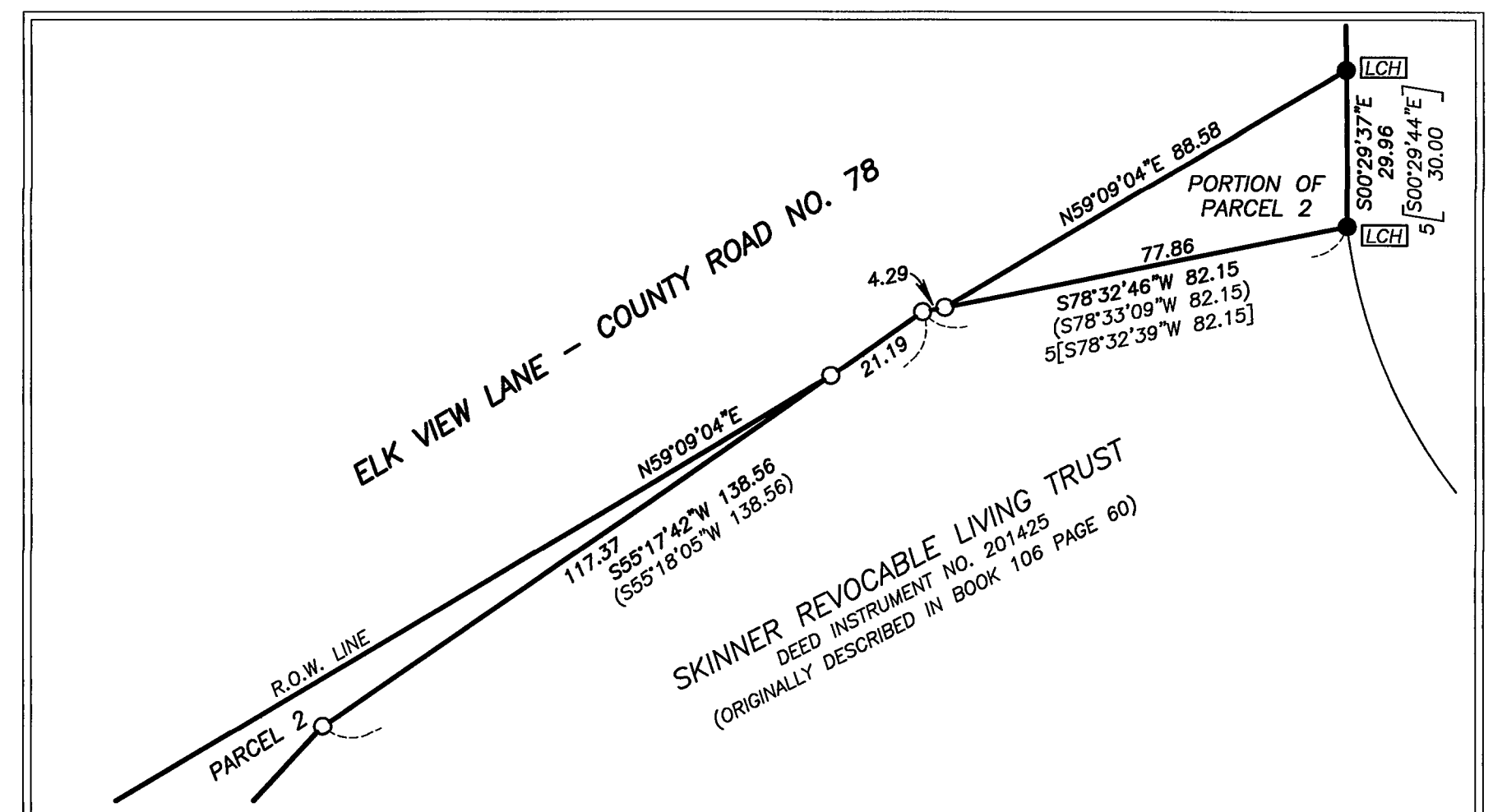
BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
2101 MAIN STREET, STE 223 BAKER CITY, OREGON  
541-575-1251 ~ 800-699-0516

LAND PARTITION PLAT  
A PARTITION OF PARCEL 3 OF LAND PARTITION NO. 2012-10  
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, MCS & NNS
DRAWN BY:	JLH
	2/22/2014
	SHEET 3 OF 3

## DETAIL "A"

SCALE: 1"=30'



## DETAIL "B"

SCALE: 1"=20'

