

# LAND PARTITION PLAT NO. 2016-09

A PARTITION OF PARCEL 2, PARTITION NO. 2014-02  
SITUATED IN THE NW1/4 OF SECTION 35  
T13S, R31E, W.M.  
CITY OF CANYON CITY  
GRANT COUNTY, OREGON

October 19, 2016

T13S R31E

27 | 26  
34 | 35

FOUND 3" IRON PIPE  
WITH BLM BRASS CAP  
[286]

1764.06  
6(1764.36)

BASIS OF BEARINGS  
1(S89°50'W 2643.3)  
2(S89°04'W 2661.12)  
3(S87°43'49"W 2566.35)  
4&6(S87°43'49"W 2566.34)  
S87°43'49"W 2565.92

1/4 COR

641.45  
3&4&5&7(641.59)  
6(641.58)

FOUND 1 1/2" IRON PIPE WITH  
GRANT COUNTY SURVEYOR  
BRASS CAP  
[361]



Scale 1"=200'

BASIS OF BEARINGS

SURVEY NO. 1627

REFERENCES

Survey No. 1627  
Land Partition No. 2014-02  
Deed Instrument No. 20131646

LEGEND

- Found monument as shown.
- Set 5/8"x30" iron pin with attached red plastic cap, marked CORNERSTONE SURVEYING, INC.
- Found 5/8" iron pin with attached red plastic cap.
- Found 5/8" iron pin with attached alum. cap.
- 1( ) GLO record bearing and distance.
- 2( ) Survey No. 286 record bearing and distance.
- 3( ) Survey No. 1457 record bearing and distance.
- 4( ) Survey No. 1470 record bearing and distance.
- 5( ) Survey No. 1593 record bearing and distance.
- 6( ) Survey No. 1627 record bearing and distance.
- 7( ) Partition No. 2014-02 record bearing and distance.
- Found monument, see record map of survey number shown in box.

## NARRATIVE

This survey was performed at the request of Garry Allen. The purpose of this survey was to partition Mr. Allen's property described in Deed Instrument No. 20131646 into two parcels. This is a partition of Parcel 2 of Land Partition No. 2014-02.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and features shown hereon. The monuments shown as found hereon were accepted. A new corner monument was established on line between the found monuments at the NE and SE corners of Parcel 1, Partition No. 2014-02. The NW and SW corners of Parcel 1 were established as directed by Mr. Allen.

This survey was performed using RTK GPS receivers.

## APPROVALS

Approved this 27 day of OCTOBER, 2016

*[Signature]*  
Grant County Surveyor

Approved this 3 day of NOVEMBER, 2016

*[Signature]*  
Mayor of Canyon City

All ad valorem and special assessments due pursuant to law have been assessed and collected.

*[Signature]*  
Grant County Assessor and Tax Collector  
Date 11-14-2016

I do hereby certify that this plat was received on the 14 day of Nov, 2016 at 9:20 o'clock A.M., and recorded as Land Partition Plat No. 2016-09 Grant County Records.

*[Signature]*  
Grant County Clerk

## SURVEYOR'S CERTIFICATE

I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments, the parcels of this land partition in accordance with the statutes of the State of Oregon. This is a partition of Parcel 2 of Grant County Land Partition No. 2014-02 situated in the NW1/4 of Section 35, T13S, R31E, W.M., City of Canyon City, Grant County, Oregon, more particularly described as follows.

Beginning at the Initial Point which is a 5/8" iron pin with attached red plastic cap at the SW corner of Parcel 2 which is identical with the SW corner of Parcel 2 of Land Partition No. 2014-02;

Thence N88°59'32"E, 162.47 feet;  
Thence N00°56'18"W, 2213.56 feet to the north line of Section 35;  
Thence S87°43'49"W, along the north line of Section 35, 160.41 feet;  
Thence S00°53'01"E, 2210.03 feet to the point of beginning.

This partition contains 8.20 acres.

Cornerstone Surveying, Inc.  
233 S. Canyon Blvd.  
John Day, Oregon 97845  
(541)575-1813

## DECLARATION

Know all people by these presents that I, Garry Allen, do hereby declare I am the owner of the lands 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 hereon. I hereby create a 30 foot wide private access easement, over and across Parcel 2, for ingress and egress and utilities to Parcel 1.

*[Signature]*  
Garry J. Allen

## ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF GRANT }

This instrument was acknowledged before me on this 7<sup>th</sup> day of November, 2016, by Garry J. Allen.

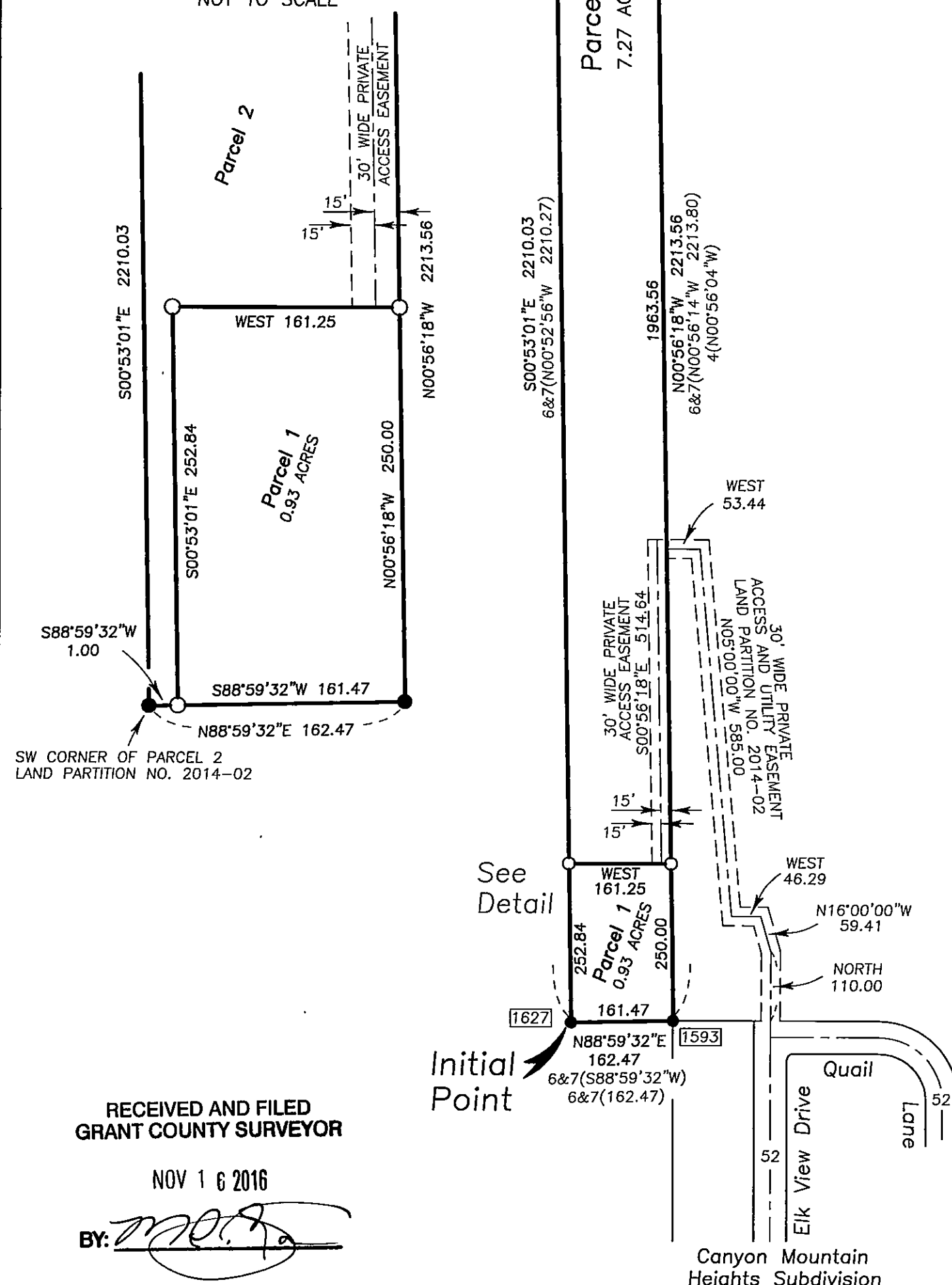
*[Signature]*  
Notary Public of Oregon  
My commission expires: FEB 19<sup>th</sup> 2018



## THIS PARTITION IS SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in streets, roads and highways.
- 2) Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches traversing the subject property.
- 3) Exceptions and Reservations contained in Patent recorded in Deed Instrument No. 212394, recorded September 17, 2001, deeds of Grant County, Oregon.  
Item No.1) There are no apparent ditches or canals constructed upon the subject property.  
Item No. 2) The 30' road right of way does not cross the subject property.
- 4) A private Power line right of way modification agreement, to Oregon Trail Electric Consumers Cooperative, recorded September 24, 2001, in Deed Instrument No. 212449. No width or specific location is given, therefore it is not shown on the plat.
- 5) A private utility easement, including the terms and conditions thereof, to Oregon Trail Electric Consumers Cooperative, 30 feet in width, recorded December 20, 2013, in Instrument No. 20132511, deeds of Grant County, Oregon. The constructed line does not follow the description given, nor is the constructed line located upon the subject property. Therefore no easement is shown on the plat.

Detail  
NOT TO SCALE



RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

NOV 16 2016

BY: *[Signature]*