# LAND PARTITION PLAT NO. 2017-07

SITUATED IN THE SW1/4 SECTION 23, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON

SCALE: 1"=300"

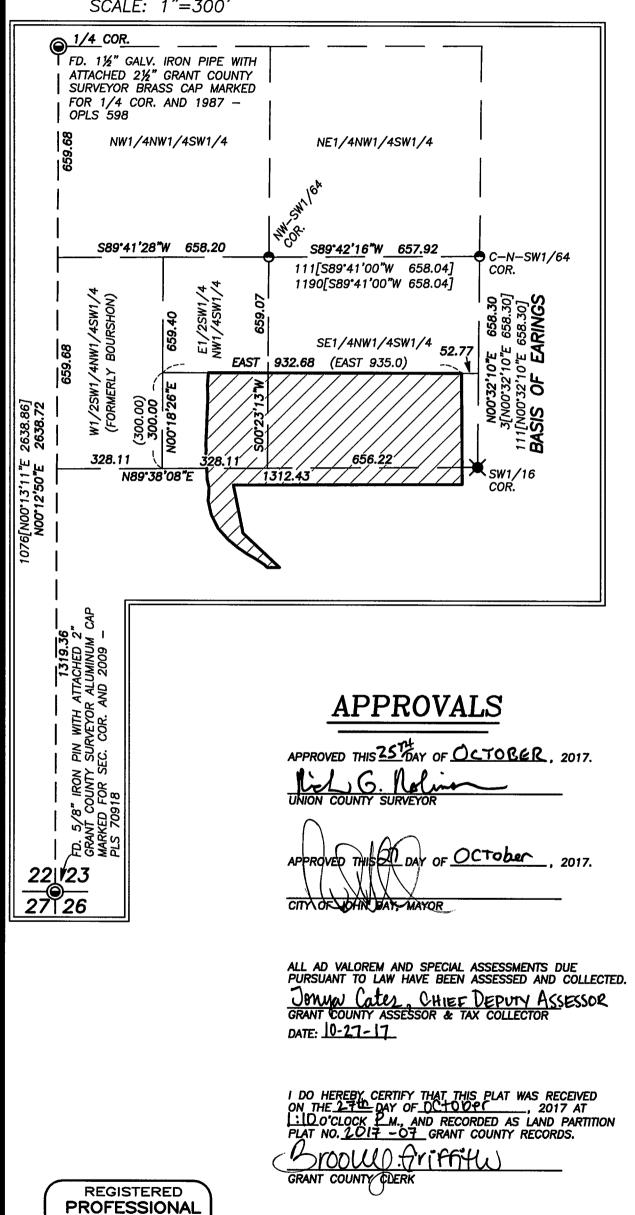
LAND SURVEYOR

OREGON

MICHAEL C. SPRINGER

EXPIRES: 6/30/2018

#70918



I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT

COPY OF THE ORIGINAL PLAT.

BENCHMARK LAND SURVEYING

## **NARRATIVE**

THIS PLAT WAS PREPARED AT THE REQUEST OF COLLEEN HILL HOGAN AND CELESTE HILL-THOMAS ON BEHALF OF C & C HILL, LLC. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 20171455 INTO THREE PARCELS, AS SHOWN HEREON.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS SHOWN ON RECORD SURVEY NO'S 111, 753, 1042. 1076, 1190 AND 1884. I ALSO UTILIZED INFORMATION FROM THE PLAT OF BESWICK ADDITION TO JOHN DAY WHICH WAS PREPARED BY V.H. COFFEY IN JUNE OF 1953.

I BEGAN THIS SURVEY BY LOCATING THE FOUND MONUMENTS SHOWN HEREON. I SEARCHED FOR, BUT DID NOT FIND THE RECORD CENTERLINE MONUMENT AT THE SOUTHERLY INTERSECTION OF NW 5TH STREET AND NW CANTON STREET. I BELIEVE THE MONUMENT MAY HAVE BEEN DESTROYED DURING A SEWER OR WATERLINE PROJECT. I ALSO SEARCHED FOR, BUT DID NOT FIND THE MONUMENT AT THE NORTHEAST CORNER OF LOT 125 OF BESWICK ADDITION. THE PLAT OF BESWICK ADDITION SHOWS A SYMBOL AT THE NORTHEAST CORNER OF SAID LOT 125, BUT NO MONUMENT IS DESCRIBED ON THE PLAT.

I FOUND THE 5/8" IRON PIN WITH ATTACHED YELLOW CAP ON THE WEST LINE OF LOT 126 DISTURBED. THE COURSES AND DISTANCES SHOWN HEREON ARE TO A CALCULATED POSITION BASED ON A DISTANCE-DISTANCE INTERSECTION FROM THE FOUND PIN AT THE NORTHWEST CORNER OF SAID BESWICK ADDITION AND THE FOUND PIN SET IN SURVEY NO. 753 AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 20130404. ALL OTHER FOUND MONUMENTS SHOWN HEREON ARE

THE EAST LINE OF THIS PARTITION IS COINCIDENT WITH THE WEST LINE OF A STRIP OF LAND DESCRIBED IN CIRCUIT COURT OF GRANT COUNTY, OREGON JUDGMENT NO. L-6985. THE STRIP WAS AWARDED TO THE CITY OF JOHN DAY "IN PERPETUITY FOR STREET PURPOSES AND FOR THE NORTHERLY EXTENSION OF NORTHWEST CANTON STREET AND FOR A ROUTE FOR A SEWER PIPE LINE." THE DOCUMENT ALSO STATES THAT THE STREET IS 30 FEET WIDE ON THE WEST AND 25 FEET WIDE ON THE EAST SIDE OF THE EXTENDED CENTERLINE OF NORTHWEST CANTON STREET.

I ESTABLISH THE NORTH LINE OF THE THIS PARTITION BY HOLDING THE FOLLOWING DEED CALL FROM BOOK 97. PAGE 681, "THENCE N. ALONG THE E. LINE OF SAID BOURSHON PROPERTY A DISTANCE OF 300.0 FEET TO THE S. BANK OF THE JOHN DAY RIVER; THENCE E. A DISTANCE OF 990.0 FT. TO SAID QUARTER SECTION LINE".

THE SOUTHEAST CORNER OF THE BOURSHON PROPERTY CITED IS ALSO THE SOUTHEAST CORNER OF THE W1/2W1/4NW1/4SW1/4 SAID SECTION 23, WHICH IS CITED IN LATER DEED DESCRIPTIONS. I HELD THE RECORD DISTANCE OF 300.0 FEET ALONG SAID LINE WHICH VERY NEARLY INTERSECTS THE SOUTH BANK OF THE RIVER. FROM THIS POINT I RAN THE RECORD BEARING: EAST, TO THE WEST RIGHT OF WAY LINE OF NW CANTON STREET EXTENDED. I SET THE REMAINING PARCEL CORNERS AT POSITIONS APPROVED BY MS. HILL HOGAN AND MS. HILL-THOMAS.

I FOUND NO RECORDED EASEMENT FOR THE POWERLINE RUNNING JUST NORTH AND PARALLEL TO THE NORTH LINE OF BESWICK ADDITION. DROP LINES RUN SOUTHERLY FROM THE OVERHEAD POWER LINE SHOWN HEREON TO PROVIDE SERVICE TO DWELLINGS ON LOTS 120-125 OF BESWICK ADDITION. THE AREAS SHOWN HEREON FOR PARCELS 1 AND 3 ARE TO THE CENTERLINE OF CANYON CREEK.

## **DECLARATION**

KNOW ALL PEOPLE BY THE PRESENTS THAT C & C HILL, LLC DOES HEREBY DECLARE THAT SAID COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

SAID COMPANY DOES HEREBY CREATE A NEW 20' WIDE PRIVATE, NONEXCLUSIVE ACCESS EASEMENT TO THE BENEFIT OF PARCELS 1, 2 AND 3, FOR THE PURPOSE OF INGRESS AND EGRESS FROM SAID PARCELS TO THE NW CANTON STREET EXTENSION, AS SHOWN HEREON.

CELESTE A. HILL-THOMAS, MANAGER

ACKNOWLEDGMENT STATE OF OREGON

COUNTY OF Grant

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 27, 2017, BY CELESTE A. HILL-THOMAS

ush Alovul NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 8-24-2020

elsto HIT Thomas

OFFICIAL STAMP
KRISTEN APRIL COOMBS NOTARY PUBLIC-OREGON COMMISSION NO. 953761 MY COMMISSION EXPIRES AUGUST 24, 2020

### SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCELS 1, 2 AND 3 OF THIS LAND PARTITION. SAID PARTITION BEING SITUATED IN THE SW1/4 SECTION 23, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 125 OF BESWICK ADDITION TO JOHN DAY, THE PLAT OF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF THE GRANT COUNTY CLERK, THENCE ALONG THE NORTH LINE OF SAID BESWICK ADDITION S.89°44'27"W., A DISTANCE OF 5.00 FEET TO THE INITIAL POINT OF THIS LAND PARTITION. SAID POINT BEING 1364.96 FEET SOUTH AND 1259.65 FEET EAST FROM THE W1/4 CORNER OF SAID SECTION 23, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING:

THENCE ALONG THE NORTH LINE OF SAID BESWICK ADDITION AND THE CONTINUATION THEREOF, S.89°44'27"W., 714.04 FEET TO A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEY MARKER:

THENCE S.11°20'49"E., 153.39 FEET (RECORD: S.11°19'22"E, 153.28 FT.) TO A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGA SURVEYOR MARKER:

THENCE S.46°43'32"E., 156.08 FEET (RECORD: S.46°41'26"E., 156.08) TO A POINT THAT IS S.00°23'34"E., 258.00 FEET (RECORD: S.00°21'38"E., 258.00 FT.) FROM THE NORTHWEST CORNER OF SAID BESWICK ADDITION:

THENCE WEST, 38 FEET, MORE OR LESS, TO THE CENTERLINE OF CANYON CREEK;

THENCE NORTHERLY, DOWNSTREAM ALONG THE CENTERLINE OF SAID CANYON CREEK A DISTANCE OF 690 FEET. MORE OR LESS. TO POINT THAT IS 300.00 FEET NORTH AND 145 FEET EAST, MORE OR LESS, FROM THE SOUTHEAST CORNER OF THE W1/2W1/2NW1/4SW1/4 SAID SECTION 23:

THENCE EAST, 790 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN CIRCUIT COURT OF GRANT COUNTY, OREGON JUDGMENT NO. L-6985, BEING RECORDED IN BOOK 50, PAGE 378, SAID TRACT BEING DESCRIBED AS AN EXTENSION OF NW CANTON STREET (30 FT. ON THE WEST AND 25 FT. ON THE EAST):

THENCE S.00°21'38"E., 347.70 FEET, PARALLEL TO AND 30.00 FEET WESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE EXTENSION OF NW CANTON STREET, TO THE POINT OF BEGINNING.

SAID PARTITION CONTAINING 6.81 ACRES, MORE OR LESS.

## **EASEMENTS**

- 1. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE BOUNDARIES OF PUBLIC STREETS, ROADS OR HIGHWAYS.
- 2. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHING AS MAY EXIST OVER THAT PORTION OF THE PROPERTY LYING BENEATH THE WATERS OF THE JOHN DAY RIVER AND CANYON CREEK.
- 3. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO C.P. NATIONAL CORPORATION, A CORPORATION. RECORDED MARCH 20, 1985 IN BOOK 131, PAGE 587. SAID EASEMENT BEING 30 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE
- 4. SUBJECT TO EASEMENTS. RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

#### **BOUNDARY** REFERENCES

RECORD MAP OF SURVEY NO.'S 111, 753, 1042, 1076 1190 & 1884

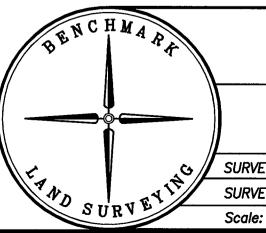
PLAT OF BESWICK ADDITION TO JOHN DAY GRANT COUNTY SURVEYOR CORNER RESTORATION RECORDS DEED RECORD INSTRUMENT NO.'S 20130404 & 20171455 DEED RECORD BOOK 97 PAGE 681 BOOK 127 PAGE 827

PRELIMINARY TITLE REPORT ORDER NO. 25732

RECEIVED AND FILED GRANT COUNTY SURVEYOR

OCT 2 7 2017





BENCHMARK LAND SURVEYING

217 N. CANYON BLVD. JOHN DAY, OREGON 1207 DEWEY AVE., BAKER CITY, OREGON 541-575-1251 ~ 541-523-5852

LAND PARTITION SITUATED IN THE SW1/4 SECTION 23, T.13S., R.31E., W.M., CITY OF JOHN DAY, GRANT COUNTY, OREGON

C & C HILL, LLC SURVEYED FOR 10/19/2017 SURVEYED BY Drawn by: MCS

SHEET 2 OF 2