

LAND PARTITION PLAT NO. 2020- 10

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2020-05
SITUATED IN THE NE1/4 AND THE NW1/4 OF SECTION 35

T13S, R31E, W.M.

CITY OF CANYON CITY
GRANT COUNTY, OREGON

September 2, 2020
SHEET 3 OF 3

APPROVALS

Approved this 9 day of September, 2020

[Signature]
Grant County Surveyor

Approved this 18 day of November, 2020

[Signature]
Chairman of the Canyon City
Planning Commission

Approved this 18 day of November, 2020

[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 11/19/2020

I do hereby certify that this plat was received on
the 19th day of November, 2020 at 1:35 o'clock
P.M., and recorded as Land Partition Plat No.
2020- 10 Grant County Records

[Signature]
Grant County Clerk

I do hereby certify that this is a true and exact
copy of the original Land Partition plat.

[Signature]
Jack L. Watson, PLS

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

NOV 20 2020

BY: [Signature]

SURVEYOR'S CERTIFICATE

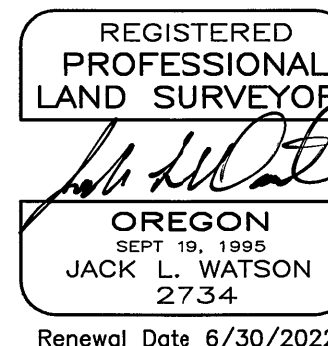
I, Jack L. Watson, Professional Land Surveyor, registered in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments Parcels 1 and 2 of this land partition in accordance with the statutes of the State of Oregon. This land partition is situated in the NE1/4 and in the NW1/4 of Section 35, T13S, R31E, W.M., City of Canyon City, Grant County, Oregon, described as follows:

Parcel 1 of Land Partition No. 2020-05 which is recorded in the office of the Grant County Clerk.

The Initial point of this land partition is the N1/4 corner of Section 35, T13S, R31E, W.M., which is a Grant County Surveyor brass cap monument.

This land partition contains 27.70 acres, more or less.

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



DECLARATION

Know all people by these presents that we, Garry N. Allen and Carol J. Allen, husband and wife, do hereby declare we are the owners of the lands described in the Surveyor's Certificate, and that we have caused the same to be partitioned into two parcels in accordance with the provisions of ORS Chapter 92 as shown hereon.

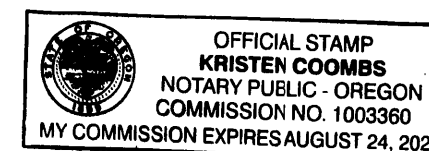
[Signature] [Signature]
Garry N. Allen Carol J. Allen

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF GRANT }

This instrument was acknowledged before me on this 9th day of
October, 2020, by Garry N. Allen and Carol J. Allen.

[Signature]
Notary Public of Oregon
My commission expires: 8/24/2024



SAID PARCELS ARE SUBJECT TO THE FOLLOWING:

- 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
- 2) The provisions and reservations contained in that certain patent from the United States of America dated April 2, 1884, recorded March 27, 1886 in the Deed Book G, Page 58, for the Humbolt Placer Mine.
- 3) The provisions and reservations contained in patent from the United States of America, dated April 3, 1905, recorded Aug. 16, 1911 in Deed Book 29, Page 335, as to the Consolidated Mining Claim No. 2 Placer.
- 4) Unpatented tunnel claims, water rights, claims or title to water.
- 5) The reservations, exceptions, easements, restrictions, regulations and rights to which said mining claims are subject under the terms and provisions of the mining laws of the United States of America and under the terms and provisions of the state, local and district mining laws, rules and regulations.
- 6) Rights of the public and governmental bodies in and to any portion of the premises herein described, now or at any time lying below high water mark of Canyon Creek, including any ownership rights which may be claimed by the State of Oregon below the high water mark.
- 7) Such rights and easements for navigation and fishing as may exist over that portion of the property lying now or at any time beneath the waters of Canyon Creek.
- 8) Any adverse claim based upon the assertion that:
 - (a) Said land or any part thereof is now or at any time has been below the ordinary high water mark of Canyon Creek.
 - (b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - (c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Canyon Creek, or has been formed by accretion to any such portion.
- 9) Any and all matters pertaining to the mining ditch from Mill Creek, known as the Tracy Ditch as disclosed in Book 41, Page 623, deeds of Grant County, Oregon. No width is given, this easement is not shown due to a lack of information given in the deed.
- 10) The private easements disclosed in Book 79, Page 149, deeds of Grant County, Oregon. No width is given for the easements and no specific location is given therefore the easement is not shown.
- 11) Agreement, including the terms and provisions thereof, between the State of Oregon, acting by and through its Game Commission and the owners of lands on which there are water rights of diversion of water from Canyon Creek, a tributary of the John Day River in Grant County, Oregon, dated May 22, 1961, recorded May 25, 1961 in Book I, Page 281, Lease & Agreement Records, in regard to the impoundment of water at the site commonly known as the Canyon Creek Meadows Dam on the headwaters of Canyon Creek; and Amendment to Agreement between the same parties, dated June 25, 1962, recorded July 3, 1962 in Book I, Page 364, said Lease & Agreement Records.
- 12) A private easement, including the terms and provisions thereof, to California Pacific Utilities Company, a corp., dated February 28, 1968, recorded April 22, 1968, in Deed Book 99, Page 57, Records of Grant County, Oregon. Right of way easement for utility and incidental purposes, 10 feet wide. This easement is not shown due to a lack of information given in the deed.
- 13) Terms and conditions shown in the deed from Barbara P. Graves to Garry N. Allen and Carol J. Allen, husband and wife, deed Instrument No. 202936, deeds of Grant County, Oregon, dated August 1, 1997.
- 14) The provisions and reservations contained in that certain patent from the United States of America recorded September 17, 2001, Instrument No. 212394 deeds of Grant County, Oregon.
- 15) A private power line right of way modification agreement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, Inc., recorded Sept. 24, 2001, in Instrument No. 212449, deed records of Grant County, Oregon, no width is given. This easement is not shown due to a lack of information given in the deed.
- 16) A private easement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, Inc., recorded July 30, 2003, in Instrument No. 032288, re-recorded December 20, 2013 in Instrument No. 20132511 deed records of Grant County, Oregon. The right of way easement is 15 ft. in width. This easement is not shown the easement location is "All as staked on the ground."
- 17) A private easement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, Inc., recorded December 7, 2016, in Instrument No. 20162574. The right of way easement is 15 ft. in width. This easement is not shown, the easement location is "as actually constructed on the ground."
- 18) A private easement, including the terms and provisions thereof, to Oregon Trail Electric Consumers Cooperative, Inc., recorded December 7, 2016, in Instrument No. 20162575. The right of way easement is 15 ft. in width. This easement is not shown, the easement location is "as actually constructed on the ground."
- 19) A private access easement, 30 feet wide, as shown on Land Partition No.s 2004-2, 2004-07, 2006-11 and 2018-02, recorded in the office of the Grant County Clerk.
- 20) Two private access easements, 20 feet wide, as shown on Land Partition No. 2007-27 recorded in the office of the Grant County Clerk.
- 21) A private access and utility easement, 30 feet wide, as shown on Land Partition No. 2014-02 recorded in the office of the Grant County Clerk.
- 22) A private access and utility easement, 30 feet wide, recorded April 20, 2020, in Instrument No. 20200608 re-recorded in Instrument No. 20200798.