

# LAND PARTITION PLAT NO. 2021-12

SITUATED IN THE NW1/4SW1/4 SECTION 35, T.16S., R.31E., W.M.,  
CITY OF SENECA, GRANT COUNTY, OREGON

## NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF JOSH WALKER ON BEHALF OF MAHOGANY RIDGE PROPERTIES, LLC, OWNERS OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20191490. THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT RECORD MONUMENTS FROM SURVEY NO.'S 1509, 2106, 2134 AND EDWARD HINES INDUSTRIAL PARK SUBDIVISION PLAT. SURVEY NO. 1517 WAS PREPARED BY DOUG FERGUSON, PLS IN ORDER TO CORRECT CERTAIN ISSUES ON SURVEY NO. 1509, NONE OF WHICH AFFECTED THE RETRACED LINES FROM THIS PROJECT. THE FOUND MONUMENTS FROM THESE SURVEYS ARE ACCEPTED.

THE SOUTHWEST CORNER OF PARCEL 1 IS AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FOURTH STREET AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 395 SOUTH. THE POSITION IS DETERMINED BY EXTENDING THE RECORD BEARING ALONG THE NORTH LINE OF FOURTH STREET TO INTERSECT THE EAST RIGHT OF WAY LINE OF THE HIGHWAY. THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY IS DETERMINED BY OFFSETTING THE WEST LINE THE RECORD DISTANCE OF 80 FEET. OTHER BOUNDARY CORNERS WERE SET AT DEED RECORD DISTANCES FROM THE HIGHWAY AND STREET RIGHT OF WAY LINES. THE EAST AND NORTH EXTERIOR BOUNDARY LINES ARE PARALLEL TO THE HIGHWAY AND STREET RIGHT OF WAY LINES, RESPECTIVELY. THE DIVISION LINE BETWEEN PARCELS 1 AND 2 WAS ESTABLISHED AT THE DIRECTION OF MR. WALKER. GOD BLESS AMERICA.

## REFERENCES

RECORD MAP OF SURVEY NO.'S 496, 779, 1509,  
1517, 2106 & 2134

LAND PARTITION PLAT NO. 2016-07

1930 PLAT OF SENECA AND THE PLAT OF EDWARD HINES  
INDUSTRIAL PARK SUBDIVISION

DEED RECORD INSTRUMENT NO. 20191490

DEED RECORD BOOK 43 PAGE 639  
DEED RECORD BOOK 129 PAGE 339

PRELIMINARY TITLE REPORT ORDER NO. 27865

## APPROVALS

APPROVED THIS 26 DAY OF AUGUST, 2021,

[Signature]  
UNION COUNTY SURVEYOR

APPROVED THIS 1 DAY OF SEPT., 2021.

Brad L. Smith  
MAYOR, CITY OF SENECA

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

Chris Mark  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 9/1/21

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 13 DAY OF September, 2021 AT  
1:35 O'CLOCK P.M., AND RECORDED AS LAND PARTITION  
PLAT NO. 2021 12 GRANT COUNTY RECORDS.

Bradley Griffin  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF THE ORIGINAL PLAT.

[Signature]  
BENCHMARK LAND SURVEYING

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, 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. SAID LAND PARTITION BEING SITUATED IN THE NW1/4SW1/4 SECTION 35, T.16S., R.31E., W.M., CITY OF SENECA, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE JOHN DAY-BURNS HIGHWAY AND THE NORTH RIGHT OF WAY LINE OF FOURTH STREET OF THE CITY OF SENECA;

THENCE S.89°39'43"E., 175.00 FEET (RECORD: S.89°38'E., 175 FEET) ALONG THE NORTH RIGHT OF WAY LINE OF SAID FOURTH STREET;

THENCE N.00°19'24"E., 139.00 FEET (RECORD: N.00°22'E., 139 FEET) PARALLEL TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE N.89°39'43"W., 175.00 FEET (RECORD: N.89°38'W., 175 FEET) PARALLEL TO THE NORTH RIGHT OF WAY LINE OF SAID FOURTH STREET, TO THE EAST RIGHT OF WAY LINE OF SAID JOHN DAY HIGHWAY;

THENCE S.00°19'24"W., 139.00 FEET (RECORD S.00°22'W., 139 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THIS PARTITION CONTAINS 0.56 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE SOUTHWEST CORNER OF PARCEL 1 OF THIS LAND PARTITION PLAT AS THE INITIAL POINT OF THIS PLAT. SAID POINT BEING N.89°39'43"W., 364.80 FEET FROM THE SOUTHWEST CORNER OF LOT 18 OF EDWARD HINES INDUSTRIAL PARK SUBDIVISION.

## DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT MAHOGANY RIDGE PROPERTIES, LLC, DOES HEREBY DECLARE THAT SAID LLC IS THE OWNER OF 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.

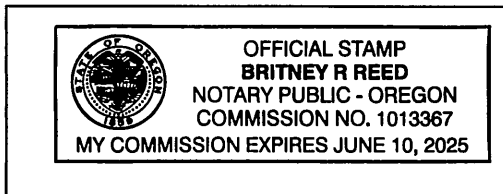
[Signature]  
RUSSEL JOHN COMER, MEMBER

## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 27<sup>th</sup>, 2021, BY RUSSEL JOHN COMER.

Britney R. Reed  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES June 10, 2025



RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

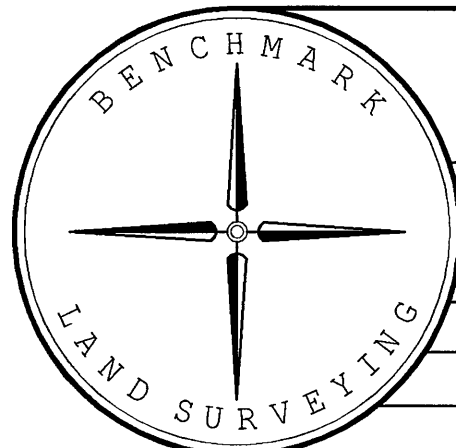
SEP 01 2021

BY: [Signature]

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918

EXPIRES: 6/30/2022



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
541-575-1251 ~ benchmarkls.com

LAND PARTITION PLAT  
SITUATED IN THE NW1/4SW1/4 SECTION 35,  
T.16S., R.31E., W.M.,  
CITY OF SENECA, GRANT COUNTY, OREGON

SURVEYED FOR	MAHOGANY RIDGE PROPERTIES, LLC	
SURVEYED BY	MCS & NNS	8/24/2021
	DRAWN BY: MCS	SHEET 2 OF 2