

LAND PARTITION PLAT NO. 2022-04

SITUATED IN THE NW1/4 SECTION 1, T.9S., R.27E., W.M.,
CITY OF MONUMENT, GRANT COUNTY, OREGON

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 NW1/4 SECTION 1, T.9S., R.27E., W.M., CITY OF MONUMENT, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BGB SURVEY MARKER, SAID POINT BEING 1506.53 FEET NORTH AND 1763.29 FEET WEST FROM MONUMENTED C1/4 CORNER, SAID SECTION 1;

THENCE S.02°53'27"W., 339.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED KIMBERLY-MONUMENT HIGHWAY;

THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE, 313.38 FEET ALONG A 40 FOOT OFFSET SPIRAL CURVE LEFT, THE LONG CHORD OF WHICH BEARS N.52°29'06"W., 313.19 FEET TO HIGHWAY STATION 710+15.59 PSC;

THENCE 265.15 FEET ALONG THE ARC OF A 1949.86 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N.60°12'50"W., 264.95 FEET) TO HIGHWAY STATION 707+55.00 POC, 40 FEET LEFT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N.25°53'26"E., 60.00 FEET TO HIGHWAY STATION 707+55.00 POC, 100 FEET LEFT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD KIMBERLY-MONUMENT HIGHWAY;

THENCE, LEAVING SAID RELOCATED KIMBERLY-MONUMENT HIGHWAY RIGHT OF WAY LINE, S.85°18'34"E., 253.52 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD KIMBERLY-MONUMENT HIGHWAY;

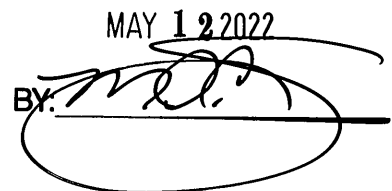
THENCE 217.27 FEET ALONG THE ARC OF A 5759.50 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.85°31'36"E., 217.26 FEET TO THE POINT OF BEGINNING.

THIS LAND PARTITION CONTAINS 2.05 ACRES.

EASEMENTS

- RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE LIMITS OF STREETS, ROADS OR HIGHWAYS.
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AND GRANT COUNTY, BY AND THROUGH ITS COUNTY COURT. RECORDED NOVEMBER 12, 1946 IN BOOK F, PAGE 273 OF LEASES AND AGREEMENTS. SAID AGREEMENT IS FOR THE ABANDONMENT OF SECTIONS OF THE OLD HIGHWAY BY THE STATE AND THE COUNTY, HENCEFORTH WILL TAKE OVER MAINTENANCE THE ABANDONED PORTIONS. UNIT "U" OF THE DESCRIPTION IS SHOWN HEREON AS THE OLD KIMBERLY-MONUMENT HIGHWAY, HAVING A VARIABLE WIDTH.
- PUBLIC RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR A ROAD. GRANTED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION. RECORDED DECEMBER 30, 1946 IN BOOK 49, PAGE 281. SAID EASEMENT IS SHOWN HEREON AT THE RELOCATED KIMBERLY-LONG CREEK HIGHWAY, WIDTH VARIES.
- PUBLIC EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR WASTE WATER COLLECTION AND PUMPING STATION; RECORDED AUGUST 23, 1999 IN DEED INSTRUMENT NO. 992451. SAID EASEMENT BEING 10 FEET IN WIDTH. THIS EASEMENT IS LOCATED SOUTHERLY AND ADJACENT TO THE SOUTHWEST RIGHT OF WAY LINE OF THE RELOCATED KIMBERLY-MONUMENT HIGHWAY AND IS NOT APPURTENANT TO THE SUBJECT PROPERTY.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

MAY 12 2022
BY: 



APPROVALS

APPROVED THIS 28 DAY OF APRIL, 2022,


UNION COUNTY SURVEYOR

APPROVED THIS 4 DAY OF MAY, 2022.


CITY OF MONUMENT PLANNING DIRECTOR

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


GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 05/11/2022

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 11 DAY OF May, 2022 AT
1:10 O'CLOCK P.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2022-04 GRANT COUNTY RECORDS.


GRANT COUNTY CLERK

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

BENCHMARK LAND SURVEYING

NARRATIVE

THIS LAND PARTITION PLAT WAS PREPARED AT THE REQUEST OF JERRY BOYER, OWNER THE LAND DESCRIBED IN DEED INSTRUMENT NO'S 202009 AND 20071738. THE PURPOSE OF THIS PROJECT WAS TO PARTITION MR. BOYER'S PROPERTY INTO TWO PARCELS AS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS SURVEY AND FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT CONTROLLING MONUMENTS FROM RECORD SURVEY NO.'S 863 AND 1452 AND LAND PARTITION PLAT NO.'S 98-24, 2001-14, 2007-26 AND 2009-10. I ALSO UTILIZED THE CENTERLINE ALIGNMENT AND RIGHT OF WAY WIDTHS FROM OREGON STATE HIGHWAY DEPARTMENT MAP NO. 6B-20-5. UNLESS OTHERWISE NOTED, I ACCEPT THE FOUND MONUMENTS SHOWN HEREON.

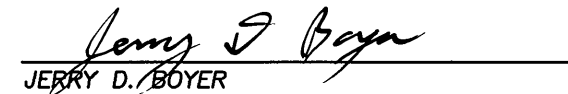
IN ORDER TO DETERMINE THE RIGHT OF WAY LINES OF THE RELOCATED KIMBERLY-MONUMENT HIGHWAY, I HELD THE IRON PINS ALONG THE SOUTH RIGHT OF WAY LINE FROM LAND PARTITION PLAT NO. 98-24 AND THE PIN ON NORTH RIGHT OF WAY LINE FROM LAND PARTITION PLAT NO. 2007-26. THESE FOUND PINS FIT HARMONIOUSLY WITH THE ALIGNMENT DEPICTED ON HIGHWAY MAP NO. 6B-20-5.

I HELD THE FOUND PINS SHOWN HEREON AND THE RECORD ALIGNMENT FROM PREVIOUS SURVEYS TO DETERMINE THE CENTERLINE AND RIGHT OF WAY LINES OLD KIMBERLY-MONUMENT HIGHWAY. HIGHWAY MAP NO 6B-20-5 SHOWS THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED HIGHWAY WIDENING TO A WIDTH OF 100 FEET AT STATION 707+55 TO CREATE AN INTERSECTION FROM THE OLD HIGHWAY TO THE RELOCATED HIGHWAY. IN ORDER TO AVOID A GAP BETWEEN THE TWO RIGHT OF WAYS, I DROVE A LINE FROM THE END OF RIGHT OF WAY CURVE 3 (C3) TO HIGHWAY STATION 707+55, 100 FT. LEFT. THE RESULTANT LINE HONORS THE EXISTING RECORD AND ACCEPTED PINS AND THE CENTERLINE ALIGNMENTS WHILE AT THE SAME TIME AVOIDING AN UNINTENDED GAP BETWEEN THE RIGHT OF WAY LINES.

I SET NEW PINS ACCORDING TO THE EVIDENCE FOUND, AND AT LOCATIONS APPROVED BY MR. BOYER AND AS OUTLINED HEREIN. GOD BLESS AMERICA.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JERRY D. BOYER, 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 HEREON.

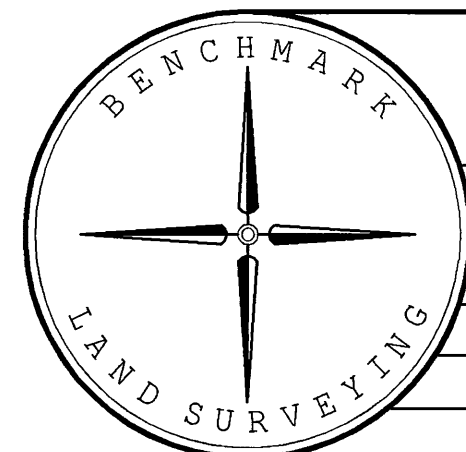
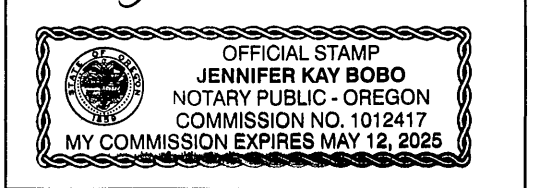

JERRY D. BOYER

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 6, 2022,
BY JERRY D. BOYER.


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES May 13, 2025



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

LAND PARTITION PLAT
SITUATED IN THE NW1/4 SECTION 1, T.9S., R.27E., W.M.,
CITY OF MONUMENT, GRANT COUNTY, OREGON

SURVEYED FOR	JERRY BOYER	
SURVEYED BY	MCS	4/19/2021
SCALE: 1"=60'	DRAWN BY: MCS	SHEET 2 OF 2