

LAND PARTITION PLAT NO. 2022-07

A REPLAT OF PARCEL 3 OF LAND PARTITION NO. 2006-27
AND PARCEL 2 OF LAND PARTITION NO. 2007-17
SITUATED IN THE SE1/4SE1/4 SECTION 35, T.13S., R.31E., W.M.,
CANYON CITY, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF DANA MASTROIANNI, OWNER OF THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20212407. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCEL 3 OF LAND PARTITION PLAT NO. 2006-27 AND PARCEL 2 OF LAND PARTITION PLAT NO. 2007-17 INTO A SINGLE PARCEL IN ORDER TO COMPLY WITH THE CITY OF CANYON CITY'S PLANNING ORDINANCES.

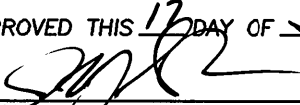
A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND LAND PARTITION PLAT NO.'S 2006-27 AND 2007-17 AND RECORD MAP OF SURVEY NO'S 692 AND 1257. WE LOCATED THE APPURTENANT RECORD MONUMENTS SHOWN ON THE ANNEXED MAP. FOUND MONUMENTS ARE ACCEPTED, UNLESS OTHERWISE NOTED HEREIN.


THERE IS A STEEP, NEARLY VERTICAL, CUT-BANK ALONG PORTIONS OF THE NORTHERLY BOUNDARY OF RELOCATED PATTERSON DRIVE. EXTENSIVE EROSION HAS COMPLETELY DISPLACED AND REMOVED ONE OF THE PINS AND THE OTHER IS DISTURBED AND LEANING AT AN ACUTE ANGLE. THE STEEPNESS OF THE CUT-BANK AND UNSTABLE SOIL MAKES ADJUSTING OR RESETTING THESE PINS IMPRACTICAL AND NO NEW PINS ARE SET AT THESE LOCATIONS.


EASEMENTS


- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORP. SAID EASEMENT RECORDED JULY 22, 1947, IN BOOK 51 PAGE 95. 30 FEET WIDTH, NOT PLOTTED DUE TO INSUFFICIENT DATA.
- CONDITIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEEDS. GRANTOR: ORIN L. PATTERSON RECORDED DECEMBER 3, 1948, BOOK 56 PAGE 58, AND GRANTOR: CANYON CITY LODGE NO. 34, A.F. & A.M. AND HOBAN LODGE NO. 22 I.O.O.F. RECORDED APRIL 24, 1965, IN BOOK 103 PAGE 267. NO SPECIFIED WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA.
- DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE RIGHT TO CONSTRUCT AND MAINTAIN A WATER LINE ADJACENT TO THE NORTH LINE OF THE CANYON CITY-MARYSVILLE COUNTY ROAD, OVER THROUGH AND ACROSS THE W1/2SE1/4SE1/4 OF SECTION 35, T.13S, R31E, W.M., LYING NORTH OF THE CANYON CITY-MARYSVILLE COUNTY ROAD. GRANTED TO THE TOWN OF CANYON CITY RECORDED AUGUST 20, 1965, IN BOOK 93 PAGE 343. NO SPECIFIED WIDTH, ONLY APPROXIMATE LOCATION PLOTTED DUE TO INSUFFICIENT DATA.
- EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF FOR INGRESS AND EGRESS GRANTED TO ELWOOD GNECKOW AND HOPE GNECKOW, HUSBAND AND WIFE RECORDED AUGUST 6, 1973, IN BOOK 110 PAGE 271. NO SPECIFIED WIDTH, NOT PLOTTED DUE TO INSUFFICIENT DATA.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR RIGHT OF WAY EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES. GRANTED TO OREGON TRAIL ELECTRIC CONSUMER COOPERATIVE, A CORP. RECORDED NOVEMBER 3, 2004, IN INSTR. NO. 20042959. 30 FEET WIDTH, NOT PLOTTED DUE TO INSUFFICIENT DATA.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

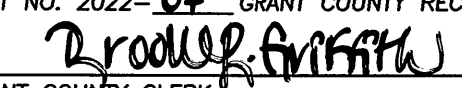
APPROVALS


APPROVED THIS 17 DAY OF JUNE, 2022,

UNION COUNTY SURVEYOR

APPROVED THIS 22 DAY OF JUNE, 2022.

CHAIRMAN, CANYON CITY PLANNING COMMISSION

APPROVED THIS 22 DAY OF JUNE, 2022.

MAYOR, CANYON CITY

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

GRANT COUNTY ASSESSOR & TAX COLLECTOR
DATE: 06/22/2022

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 23rd DAY OF JUNE, 2022 AT
9:14 O'CLOCK A.M. AND RECORDED AS LAND PARTITION
PLAT NO. 2022-07 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

REFERENCES

RECORD MAP OF SURVEY NO.'S 692 & 1257
LAND PARTITION PLAT NO.'S 2006-27 & 2007-17
DEED RECORD INSTRUMENT NO. 20212407
PRELIMINARY TITLE REPORT ORDER NO. 28307

SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, THE BOUNDARY OF THIS SINGLE PARCEL LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE SE1/4SE1/4 SECTION 35, T.13S., R.31E., CANYON CITY, GRANT COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF LAND PARTITION NO. 2006-27, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE OFFICE OF THE GRANT COUNTY CLERK ON DECEMBER 22, 2006.

AND

PARCEL 2 OF LAND PARTITION NO. 2007-17, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE OFFICE OF THE GRANT COUNTY CLERK ON JULY 19, 2007.

THIS LAND PARTITION CONTAINS 9.61 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE NORTHWEST CORNER OF PARCEL 1 OF THIS PARTITION PLAT AS THE INITIAL POINT.

DECLARATION

KNOW ALL MEN BY THE PRESENTS THAT I, DANA MASTROIANNI, DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE REPLATTED INTO A SINGLE PARCEL IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.


DANA MASTROIANNI

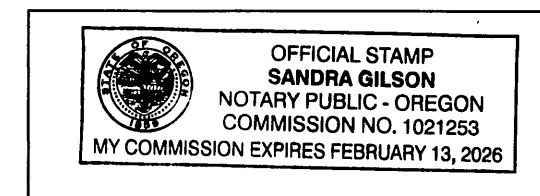
ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF GRANT

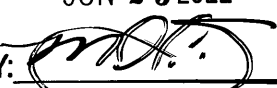
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 22, 2022,
BY DANA MASTROIANNI


NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 2/13/2026

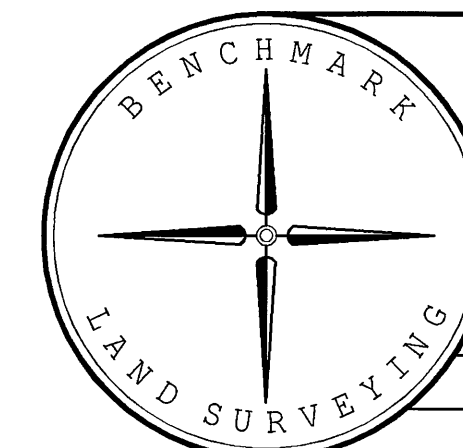


RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 23 2022
BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

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CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	DANA MASTROIANNI	
SURVEYED BY	MCS & DDD	6/9/2022
	DRAWN BY: MCS	SHEET 2 OF 2