

# LAND PARTITION PLAT NO. 2022-10

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-10  
SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M.,  
CANYON CITY, GRANT COUNTY, OREGON

## EASEMENTS

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. ANY AND ALL MATTER PERTAINING TO THE MINING DITCH FORM MILL CREEK KNOWN AS THE TRACY DITCH AS DISCLOSED IN DEED RECORDED MAY 13, 1937 IN BOOK 41, PAGE 623. THE DEED DOCUMENT DESCRIBES LAND IN THE NW1/4 SECTION 35. THERE IS NO SPECIFIC DESCRIPTION OF THE DITCH AND NO WIDTH IS GIVEN. NOT PLOTTED.
3. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CLEARWATER LAND EXCHANGE-OREGON, AN OREGON PARTNERSHIP. RECORDED SEPTEMBER 17, 2001 IN AS DEED INSTRUMENT NO. 212394.
4. A POWER LINE RIGHT OF WAY MODIFICATION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN CLEARWATER LAND EXCHANGE-OREGON, AN OREGON PARTNERSHIP AND OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE. A CORP. RECORDED SEPTEMBER 24, 2001 AS DEED INSTRUMENT NO. 212449. THE DEED DOCUMENT ONLY STATES THAT THE RIGHT OF WAY IS SITUATED IN SECTION 35. THERE IS NO SPECIFIC DESCRIPTION OF THE RIGHT OF WAY AND NO WIDTH IS GIVEN. NOT PLOTTED.
5. A 10 FOOT WIDE PRIVATE WATER LINE EASEMENT CREATED ON LAND PARTITION PLAT NO. 2006-13. SAID EASEMENT GRANTED TO THE OWNERS AND FUTURE OWNERS OF PARCELS 1, 2, AND 3 OF SAID LAND PARTITION PLAT NO. 2006-13, AS SHOWN.
6. A 60 FOOT WIDE PRIVATE ACCESS, UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT CREATED ON LAND PARTITION PLAT NO. 2011-10. SAID EASEMENT GRANTED TO PARCELS 1, 2 AND 3 OF SAID LAND PARTITION PLAT NO. 2011-10, AS SHOWN.
7. EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD

## SURVEYOR'S CERTIFICATE

I, MICHAEL C. SPRINGER, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE EXTERIOR BOUNDARY AND PARCEL DIVISION LINE OF THIS LAND PARTITION. SAID LAND PARTITION BEING SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M., CANYON CITY, GRANT COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

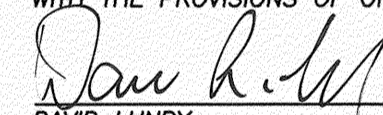
PARCEL 1 OF LAND PARTITION NO. 2011-10, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 14, 2011 IN THE OFFICE OF THE GRANT COUNTY, OREGON CLERK.

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

CONTAINING 13.03 ACRES, MORE OR LESS.


## DECLARATION

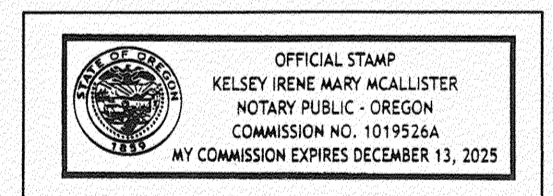
KNOW ALL MEN BY THESE PRESENTS THAT I, DAVID LUNDY DO HEREBY DECLARE THAT I AM THE OWNER OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

  
DAVID LUNDY

ACKNOWLEDGMENT  
STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov 2, 2022, BY DAVID LUNDY

  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 12-13-25

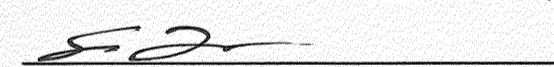



## APPROVALS

APPROVED THIS 1 DAY OF Nov, 2022.

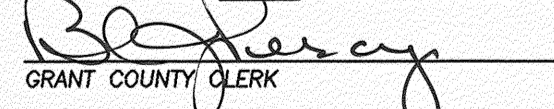
  
UNION COUNTY SURVEYOR

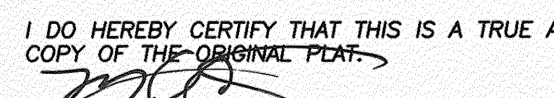
APPROVED THIS 3 DAY OF Nov, 2022.

  
CITY OF CANYON CITY, MAYOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 11/03/2022

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 3rd DAY OF November, 2022 AT 10:10 O'CLOCK A.M., AND RECORDED AS LAND PARTITION PLAT NO. 2022-10 GRANT COUNTY RECORDS.

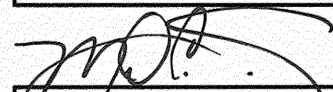
  
GRANT COUNTY CLERK

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

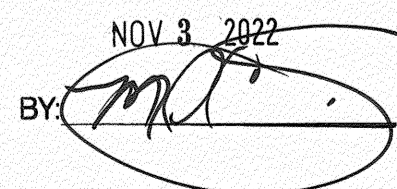
## REFERENCES

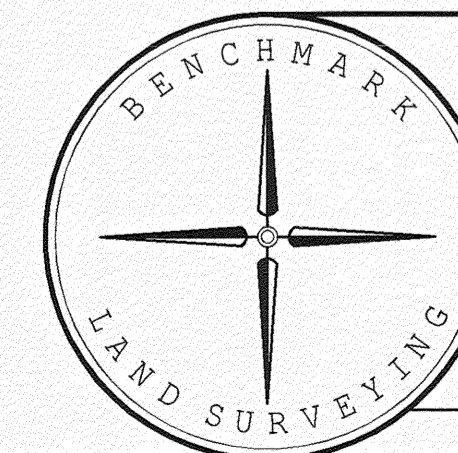
- RECORD MAP OF SURVEY NO. 1732
- RECORD LAND PARTITION PLAT NO'S 2005-14, 2006-13, 2007-21 & 2011-10
- DEED RECORD INSTRUMENT NO. 051064
- PRELIMINARY TITLE REPORT ORDER NO. 28448

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 9, 2002  
MICHAEL C. SPRINGER  
#70918  
EXPIRES: 6/30/2024

RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

NOV 3 2022  
BY: 



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD. JOHN DAY, OREGON  
541-575-1251 ~ benchmark1s.com

A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-10  
SITUATED IN THE SW1/4 SECTION 35, T.13S., R.31E., W.M.,  
CANYON CITY, GRANT COUNTY, OREGON

SURVEYED FOR	DAVID LUNDY
SURVEYED BY	MCS 10/25/2022
DRAWN BY:	MCS SHEET 2 OF 2