

LAND PARTITION PLAT NO. 2023-13

SITUATED IN GOVERNMENT LOT 4, SECTION 1, T.14S., R.31E., W.M.,
CITY OF CANYON CITY, GRANT COUNTY, OREGON

NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF MARCUS TEAGUE. THE PURPOSE OF THIS PROJECT WAS PARTITION THE LAND DESCRIBED IN GRANT COUNTY DEED INSTRUMENT NO. 20220597 INTO TWO PARCELS AS SHOWN ON THE ANNEXED PLAT.

A SEARCH WAS MADE OF AVAILABLE RECORDS PERTAINING TO THIS PROJECT. WE MADE FIELD MEASUREMENTS TO LOCATE THE MONUMENTS FROM RECORD SURVEY NO 1247 AND THE CLOSING CORNER MONUMENT AT THE NORTHWEST CORNER OF SECTION 1, T.14S., R.31E. I ALSO LOCATED EXISTING IMPROVEMENTS INCLUDING FENCES AND BUILDINGS IN THE VICINITY OF THIS PROJECT. I ACCEPT THE FOUND MONUMENTS SHOWN HEREON AND UTILIZE THEM AS CONTROL FOR THIS SURVEY.


AN EVALUATION OF THE JUNIOR/SENIOR RIGHTS SHOWS NO DISCREPANCIES OR INCONSISTENCIES BETWEEN THE DEED DESCRIPTIONS FOR THE TEAGUE PROPERTY AND LAND TO THE NORTH. ADDITIONALLY, IN MOST CASES THE FENCES AND OTHER IMPROVEMENTS FIT REASONABLY WELL WITH THE BOUNDARY LINES AS DESCRIBED IN EACH RESPECTIVE DEED. I FIND NO DEDICATION FOR THE ALLEY LYING SOUTHERLY AND EASTERLY OF THIS TRACT. SEVERAL DEEDS IN CANYON CITY REFERENCE AN UNRECORDED SUBDIVISION PLAT CALLED "KELLY'S ADDITION". SEARCHES HAVE BEEN MADE OVER MANY YEARS BY THE CLERK'S OFFICE, PRIVATE SURVEYORS, COUNTY SURVEYORS AND TITLE COMPANIES, BUT NO PLAT HAS EVER BEEN FOUND FOR KELLY'S ADDITION. I SUSPECT THAT THE MISSING PLAT MAY BE THE ORIGIN OF THE ALLEY.

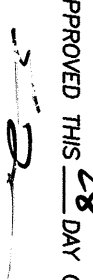
I HELD THE ALIGNMENT OF SOUTH WASHINGTON STREET AND THE DEED CALLS FROM DEED INSTRUMENT NOS 20212451 AND 20220597 TO ESTABLISH THE LINES OF THE TEAGUE TRACT. I SET NEW MONUMENTS ACCORDING TO THE EVIDENCE FOUND. THE DEED DESCRIPTION AND AT LOCATIONS APPROVED BY MR. TEAGUE. GOD BLESS AMERICA.


EASEMENTS

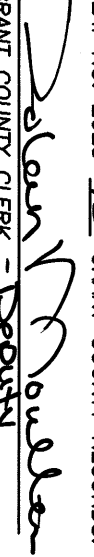
- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENTS, RIGHTS OF WAY OR RESERVATIONS AS SAME MAY EXIST OR APPEAR OF RECORD.


APPROVALS

APPROVED THIS 25 DAY OF July, 2023,

UNION COUNTY SURVEYOR


APPROVED THIS 28 DAY OF July, 2023.

CITY OF CANYON CITY, MAYOR

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

CHIEF DEPUTY ASSESSOR & TAX COLLECTOR
DATE: 7/28/23

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 28 DAY OF July, 2023 AT
10:15 O'CLOCK A.M., AND RECORDED AS LAND PARTITION
PLAT NO. 2023-13 GRANT COUNTY RECORDS.

GRANT COUNTY CLERK - Deputy

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

BENCHMARK LAND SURVEYING

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUL 28 2023
BY: 
MICHAEL C. SPRINGER
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
#70918
EXPIRES: 6/30/2024

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 GOVERNMENT LOT 4, SECTION 1, T.14S., R.31E., W.M., CANYON CITY, 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 "BENCHMARK SURVEYING" SITUATED ON THE EAST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET, SAID POINT BEING 764.34 FEET SOUTH AND 580.42 EAST FROM THE NORTHWEST CORNER OF SECTION 1, T.14S., R.31E., W.M.;

THENCE S.84°03'00"E., 153.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AN ALLEY;
THENCE ALONG THE RIGHT OF WAY LINE OF SAID ALLEY, S.47°12'00"W., 118.90 FEET;
THENCE S.72°14'00"W., 83.80 FEET TO THE INTERSECTION OF SAID ALLEY RIGHT OF WAY LINE WITH THE EAST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET;
THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.06°38'00"E., 123.11 FEET TO THE POINT OF BEGINNING.

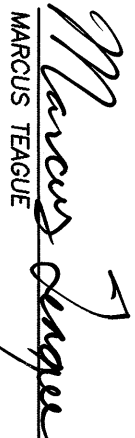
THIS PARTITION CONTAINS 11,565 SQUARE FEET (0.27 ACRES), MORE OR LESS.

REFERENCES

RECORD MAP OF SURVEY NO.'S 1247 & 1765
DEED RECORD INSTRUMENT NO.'S 20212451 & 20220597
PRELIMINARY TITLE REPORT ORDER NO. 28579

DECLARATION


KNOW ALL MEN BY THESE PRESENTS THAT I MARCUS TEAGUE, 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 ON THE ANNEXED PLAT.

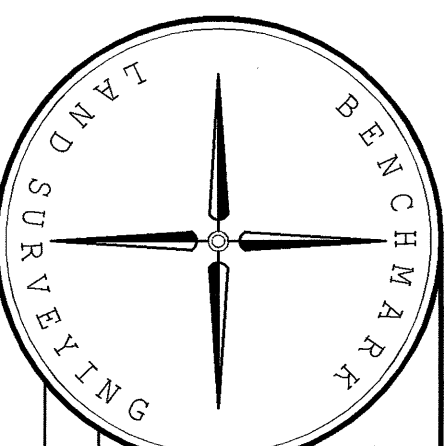
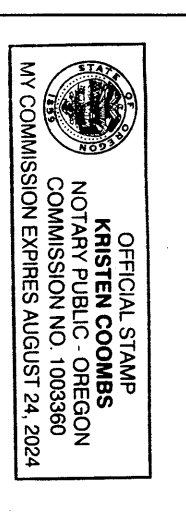

MARCUS TEAGUE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF GRANT) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-26-23, 2023, BY MARCUS TEAGUE


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 8-24-24



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

LAND PARTITION PLAT	SURVEYED FOR	MARCUS TEAGUE
SITUATED IN GOVERNMENT LOT 4, SECTION 1, T.14S., R.31E., W.M.,	SURVEYED BY	MCS & DDD
CITY OF CANYON CITY, GRANT COUNTY, OREGON	DRAWN BY:	MCS
		7/22/2023
		SHEET 1 OF 2